

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

MAY 8, 2018

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, May 8, 2018, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Aguirre, City Clerk/Secretary Foley, City Attorney/General Counsel Mitchell, Assistant City Manager Williford, City Manager/Executive Director

PLEDGE OF ALLEGIANCE TO FLAG led by Councilmember Goble and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer, as part of City Council Meetings, is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the April 24, 2018, meeting and the Agenda of the May 8, 2018, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **PRESENTATION: America on Main Street 2018**
- **PROCLAMATION: Bike to Work Week/Day**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.12)

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approves Minutes of the April 24, 2018 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

Approves payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

Approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

1.4 RESOLUTION: REJECTION OF BID NO. 030-18, APPAREL WITH SILK SCREENING & EMBROIDERY (Report: Nahid Razi, Purchasing Agent)

Adopts RESOLUTION NO. 032-18 in order to reject all bids, and authorize re-bidding the project with revised specifications.

1.5 ITEM PULLED FOR DISCUSSION

CONSENT ITEMS: (Continued)

1.6 SET PUBLIC HEARING DATE FOR THE CONSIDERATION OF A FEE ADJUSTMENT FOR THE REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP) (Report: Dirk Epperson, Director of Public Works)

Directs the City Clerk to set a Public Hearing on May 22, 2018, at 3:00 P.M. to consider an adjustment to the Regional Transportation Congestion Improvement Program Fee.

1.7 VETERINARIAN SERVICES CONTRACT EXTENSION (Report: Nahid Razi, Purchasing Agent)

Authorizes the City Manager to extend the existing Contract for Veterinarian Services between the City of El Cajon and Dr. Jennifer Sipes, D.V.M. for one year, increasing the contract by a not-to-exceed amount of \$55,000.00.

1.8 RESOLUTION: AWARD OF BID NO. 031-18, MOBILE HIGH-DEFINITION CAMERA TRAILER (Report: Nahid Razi, Purchasing Agent)

Adopts RESOLUTION NO. 033-18 in order awarding the bid to the lowest responsive, responsible bidder, Halcyon Technologies, Inc., in the amount of \$28,156.75.

1.9 RESOLUTION: REJECTION OF BID NO. 034-18, NETWORK EQUIPMENT (Report: Nahid Razi, Purchasing Agent)

Adopts RESOLUTION NO. 034-18 in order to reject all bids and authorize re-bidding the project with revised specifications.

1.10 JOINT POWERS AGREEMENT FOR THE REGIONAL COOPERATIVE CARE PARTNERSHIP (Report: Colin Stowell, Fire Chief)

Approves entering into a Joint Powers Agreement with the Regional Cooperative Care Partnership (RCCP)/American Medical Response (AMR).

CONSENT ITEMS: (Continued)

1.11 DISPOSAL OF RETIRED PROPERTY (Report: Nahid Razi, Purchasing Agent)

Declares the listed property retired and authorizes disposal in accordance with policy.

DISCUSSION

Stephanie Harper suggested donating city vehicles to help someone in the community.

1.12 SCHEDULE FOR APPLICATIONS AND INTERVIEWS FOR APPOINTMENT TO THE MISSION TRAILS REGIONAL PARK CITIZEN ADVISORY COMMITTEE (Report: Angela Aguirre, City Clerk)

Approves the timeline for accepting applications and scheduling of interviews for candidates to serve on the Mission Trails Regional Park Citizen Advisory Committee, or reappoint, if appropriate.

MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 – 1.4 and 1.6 – 1.12. Item 1.5 pulled by Councilmember Kalasho.

MOTION CARRIED BY UNANIMOUS VOTE.

ITEM PULLED FOR DISCUSSION:

1.5 CONTRACT INCREASE FOR SECURITY GUARD SERVICES (Report: Jeff Davis, Police Chief)

Authorizes the City Manager to increase the existing purchasing agreement with Power Security Group, Inc. by \$40,000.00 for a total contract amount of \$90,000.00.

DISCUSSION

Councilmember Kalasho stated his concern for paying security services for a building that will soon not be owned by the city.

Staff clarified that part of the proposed agreement for security guard services are being used for other city events such as America on Main Street.

CONSENT ITEMS: (Item 1.5 - Continued)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to AUTHORIZE the City Manager to increase the existing purchasing agreement with Power Security Group, Inc. by \$40,000.00 for a total contract amount of \$90,000.00.

MOTION CARRIED BY 4-1 VOTE (Kalasho – NO).

PUBLIC COMMENT:

Jim Cirigliano stated that official papers will be filed for rent mediation with the City Manager's office. He thanked **Councilmember Kalasho** and friends from Santee for their support of the senior mobile home park, and provided the latest mediation updates. He encouraged seniors to vote.

Paul Johnson spoke about rent stabilization, which would provide a better quality of life for residents. He invited **Mayor Wells** to their next meeting at the mobile home park library.

In response to **Mr. Johnson's** comment, **Councilmember Goble** reiterated a State Law that prohibits rent mediation on contracts longer than 12 months, and discussed grandfathered contracts.

Councilmember Kalasho states that Council has the power to assist with rent mediation because other cities have done it.

In reply to a question by Mayor Wells, Assistant City Manager, Mitchell advised that more than two (2) weeks would be required to provide comprehensive information on rent mediation.

***Recess called at 8:08 p.m.
Meeting called back to order at 8:12 p.m.***

Bonnie Price discussed the process of reclaiming water, and her support for rent stabilization.

Brenda Hammond dedicated her presentation to Sam Wilshire and spoke about homeless issues.

Stephanie Harper suggested that all city buildings should have solar panels including the East County Performing Arts Center (ECPAC) and the new animal shelter. She discussed Section 8, which officers programs for persons with natural disabilities.

PUBLIC COMMENT: (Continued)

Councilmember McClellan invited the community to the upcoming Rotary Club Round-Up BBQ event on Saturday, June 9, 2018.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee. LAFCO*

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT

Mayor Wells stated the City Council rescinded its opposition to AB 3119 because of significant amendments by the author. With the amendments, the bill continues to advance through the committee process in Sacramento.

One bill that the City Council also opposed was SB 946, which restricts the City's ability to regulate sidewalk vendors. This bill was forwarded by the Senate Governance and Finance Committee to the entire Senate. Last Thursday, the bill passed 22 to 10, along party lines.

Mayor Wells shared that the League of California Cities will be taking a more active role in opposing the bill as it advances to the Assembly side of the legislature.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7. MAYOR PRO TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

8. COUNCILMEMBER BOB MCCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

8.1 Council Activities Report/Comments

REPORT AS STATED.

9. COUNCILMEMBER BEN KALASHO

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

9.1 Council Activities Report/Comments

In addition to the submitted report. **Councilmember Kalasho** suggested adding timer to new screen. **Information Technology Manager, Sara Diaz** confirmed timers will be added, and other issues resolved on the new system.

10. COUNCILMEMBER STEVE GOBLE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

10.1 Council Activities Report/Comments

REPORT AS STATED.

11. **JOINT COUNCILMEMBER REPORTS: None**

12. **GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

13. **ORDINANCES: FIRST READING - None**

14. **ORDINANCES: SECOND READING AND ADOPTION**

14.1 **ZONING CODE OMNIBUS UPDATE**

RECOMMENDATION: That Mayor Wells requests the City Clerk to recite the title.

DISCUSSION

Bonnie Price asked if neighbors were informed of explosive devices stored in their neighborhood and about limiting multi-housing opportunities being developed in the city.

Director of Community Development, Tony Shute responded to **Ms. Price** that storage of explosives are for contractors' demolition work only with limited and controlled supply and that there will be no limit to multi-housing opportunities.

Councilmember Kalasho addressed the concern of gas station owners as to what seems to be a limit to create new driveways.

Director of Community Development, Tony Shute clarified there are no limitations for new driveways.

The **City Clerk** recited the title of the ordinance for a second reading.

An ordinance of the City Council of the city of El Cajon implementing the Zoning Code Omnibus and select code section updates by amending the El Cajon Municipal Code as follows: title 5, modifying licensing requirements and eliminating certain language in chapter 5.40; titles 5 and 17, changing references from massage "parlors" to massage "establishments" throughout; title 17 (zoning), to revise, correct and fill regulatory gaps in sections: 17.20.020, allowing amendments to be initiated by City Council action; 17.40.020, adding façade modifications in the downtown master plan area as projects that can be considered for an administrative zoning permit ("AZP"); 17.65.020, changing the threshold for a site development permit ("SDP"); 17.105.020, eliminating the "martial arts facility" definition and including it as part of "special training and schooling"; 17.115.130, adding performance standards for ground floor transparency, heat ventilation and air conditioning units; 17.130.225, creating

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

standards for security gates; 17.130.255, reducing the requirement from a conditional use permit ("CUP") to a minor use permit ("MUP") for additional storage without additional parking requirements; 17.140.180, revising and clarifying the accessory dwelling and junior accessory dwelling unit section; 17.140.210, modifying the residential land use table to allow beekeeping in the rs-40, rs-20 and open space zones and adding cross footnote reference to new section 17.125.110 for common interest developments; 17.145.150, allowing consumer electronic and repair in the heavy commercial—light manufacturing ("c-m") zone, eliminating "martial arts facility" as a separate use category, eliminating fortune tellers, including palm readers, phrenologists, spiritual mediums, and mystics use category, allowing restaurants, restaurant take-out only, and restaurant with alcoholic beverage production in office-professional zone, changing the permit for vehicle storage lot from CUP to MUP, changing the land use designation for wireless communication facilities from permitted by right ("P") to site development plan permit ("S"), and revising footnote 26 to specify that a card room can be located in a restaurant in the downtown area governed by specific plan no. 182; 17.150.170, allowing the storage of limited explosives as ancillary to an authorized primary use, modifying the required permit for day care facility from CUP to MUP, eliminating detention facilities, jails and juvenile halls, correcting the footnote reference for emergency shelter from 9 to 8, revising the "marine craft service and repair" category," revising the truck sales use category to include recreational vehicles, changing the required permit for vehicle storage lot from a CUP to a MUP and changing the land use designation for wireless communication facilities; 17.155.210, allowing beekeeping in open space zone; 17.165.020, correcting the reference to keeping chickens under permitted uses from section 17.225.065 to section 17.205.065 for planned residential developments ("PRD"); 17.185.170, revising the residential parking requirements table for planned unit developments columns, eliminating second family unit parking notes, clarifying the endnotes in the residential parking requirements table and clarifying the parking standards for the multi-family residential 6,000 square feet zone; 17.190.180, changing the permit requirement for an electronic message display sign from a CUP to a MUP; 17.190.250, clarifying location requirements for monument signs; 17.195.010, revising water use standards for landscaping; 17.195.020, removing "certified landscape irrigation auditor and irrigation audit," modifying "automatic irrigation controller," "developer," "estimated total water use," "hydrozone, irrigation efficiency," "landscape design manual," "landscape professional of record," "maximum applied water allowance," and "plant factor and rehabilitated landscape," adding "check valve or anti-drain valve," "friable," and "landscape architect" to "definitions"; 17.195.030, clarifying the types of projects subject to additional permitting and water conservation requirements in chapter 17.195; 17.195.040, revising landscaping and irrigation requirements for persons applying for a building permit, site development plan or a discretionary permit; 17.195.070, revising qualifications for preparers of landscape and irrigation plans;

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

17.195.090, revising irrigation system requirements; 17.195.100, revising minimum landscape area requirements; 17.195.110, revising general landscaping maintenance requirements; 17.195.130, revising landscaping requirements for areas adjacent to parking areas, streets and driveways; 17.195.150, revising turf regulations; 17.195.160, revising landscaping requirements on slopes created by grading; 17.195.260, adding a soil volume requirement for planting and irrigation plans for a landscape documentation package; 17.195.270, revising the water efficient landscape worksheet requirements; 17.205.035, adding beekeeping standards section; 17.220.040, replacing references to "redevelopment and housing" with "community development"; 17.220.050, eliminating the requirement for a cup for affordable housing developments; 17.225.020, correcting the maximum number of guest rooms that shall be established through an AZP instead of a CUP.

MOTION BY MCCLELLAN, SECOND BY KENDRICK, to ADOPT ORDINANCE NO. 5072, APPROVING Zoning Code Amendment 433.

MOTION CARRIED BY 4-1 VOTE (Kalasho - NO).

15. CLOSED SESSION - None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 8th day of May 2018, at 4:01 p.m., to Tuesday, May 8, 2018, at 7:00 p.m.

**Angela Aguirre
City Clerk/Secretary**

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

May 8, 2018

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, May 8, 2018, was called to order by Mayor/Chair Bill Wells at 7:04. p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday May 8, 2018, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Goble and McClellan
Council/Agencymembers absent:	Kalasho
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Aguirre, City Clerk/Secretary Foley, City Attorney/General Counsel Mitchell, Assistant City Manager Williford, City Manager/Executive Director

Darryl Priest led the PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

PRESENTATIONS:

- **Proclamation: Global Citizens Initiative Fellow Scholarships:**
 - **Osama Abdulazeez, El Cajon Valley High School; and**
 - **Andy Basaka, Valhalla High School**

AGENDA CHANGES: No

PUBLIC COMMENT: No

PUBLIC HEARINGS:

100 RESOLUTIONS: PEACH AVENUE CONDOMINIUM CONVERSION – PROPOSED PLANNED UNIT DEVELOPMENT, AND TENTATIVE PARCEL MAP FOR TWO EXISTING RESIDENTIAL UNITS – 1350 PEACH AVENUE (Report: Anthony Shute, Director of Community Development)

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 349; and
- Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Parcel Map No. 662.

DISCUSSION

Director of Community Development, Anthony Shute, provided a summary of the items.

Mayor Wells opened the Public Hearing.

Linda Keach representing Keach & McNew, provided information on the item and explained that property had to be sold as a 1 (one) unit parcel.

Councilmembers Goble and McClellan spoke in support of the proposed project.

PUBLIC HEARINGS: (Item 100 - Continued)

No further comments were offered.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 036-18 APPROVING Planned Unit Development No. 349; and ADOPT RESOLUTION NO. 037-18 APPROVING Tentative Parcel Map No. 662.

MOTION CARRIED BY UNANIMOUS VOTE.

**101 RESOLUTIONS: TRANSIT DISTRICT SPECIFIC PLAN
(Report: Anthony Shute, Director of Community Development)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to APPROVE the next RESOLUTION in order ADOPTING findings, Certifying the Program Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation, Monitoring and Reporting Program;
- Moves to APPROVE the next RESOLUTION in order APPROVING Specific Plan No. 531;
- Moves to APPROVE the next RESOLUTION in order APPROVING General Plan Amendment No. 2017-04;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2328; and
- Requests that the City Clerk read the ORDINANCE by Title only.

DISCUSSION

Director of Community Development, Anthony Shute, provided a summary of the items and introduced **Melissa Devine, Senior Planner**, who provided detailed information on the proposed project.

PUBLIC HEARINGS: (Item 101 - Continued)

Discussion ensued amongst **Council** and **Staff** regarding:

- Street narrowing and mass transit (bus routes), which would result in public safety (FD and PD) and the center turn lane;
- Concerned that people would not use mass transit;
- Concerned for homeless problems in the area;
- Availability of parking and amount of traffic for the proposed roundabouts;
- Demand for quality buildings;
- Design standards.

Director of Community Development, Anthony Shute advised the proposal does not exempt future projects on parking, and that high quality design is expected.

City Manager, Williford gave a projection for the next 20 years, which would include trolley stations surrounded by new residential areas. He added that the homeless population will not usually frequent residential areas and he acknowledged that more parking structures need to be made available.

Mayor Wells opened the Public Hearing.

The following spoke in favor of the proposed project:

1. Angeli Calinog
2. Mohammed Tuama
3. Nadheer Al Sumeri
4. Dina Polus
5. Abdul Alrikabi
6. Qamar Almwali
7. Mike Agrawi
8. Yannis Saridakis

The following person spoke against the proposed project:

1. Larry Johnson
2. Mark Whillock
3. Paula Friga

No further comments were offered.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.

PUBLIC HEARINGS: (Item 101 - Continued)

MOTION BY KENDRICK, SECOND BY GOBLE to APPROVE RESOLUTION NO. 038-18 ADOPTING findings, Certifying the Program Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation, Monitoring and Reporting Program.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.

MOVE BY KENDRICK, SECOND BY GOBLE to APPROVE RESOLUTION NO. 039-18 APPROVING Specific Plan No. 531.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.

MOVE BY KENDRICK, SECOND BY GOBLE to APPROVE RESOLUTION NO. 040-18 APPROVING General Plan Amendment No. 2017-04, and to INTRODUCE ORDINANCE NO. 5072 APPROVING Zone Reclassification No. 2328.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.

Mayor Wells requested the City Clerk to recite the title.

The **City Clerk** recited the title of the ordinance for a first reading.

An Ordinance rezoning property located in the Southwest area of the City to implement the planned land use in the Transit District Specific Plan.

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 8th day of May 2018, at 9:11p.m. to Tuesday, May 22, 2018, at 3:00 p.m.

**Angela Aguirre
City Clerk/Secretary**