



CITY COUNCIL  
HOUSING AUTHORITY AND  
SUCCESSOR AGENCY TO THE EL CAJON  
REDEVELOPMENT AGENCY

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

MARCH 26, 2019, 3:00 p.m.

Bill Wells, Mayor  
Steve Goble, Deputy Mayor  
Ben Kalasho, Councilmember  
Gary Kendrick, Councilmember  
Bob McClellan, Councilmember

Graham Mitchell, City Manager  
Vince DiMaggio, Assistant City Manager  
Morgan Foley, City Attorney  
Angela Cortez, City Clerk

**CALL TO ORDER: Mayor Bill Wells**

**ROLL CALL: City Clerk Angela Cortez**

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the March 12, 2019, Meeting and the Agenda of the March, 2019, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- April Pool's Day

**AGENDA CHANGES:**

## CONSENT ITEMS:

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

1. Minutes of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the March 12, 2019, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

That the City Council approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

That the City Council approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

4. City of El Cajon Public Works Parks Division Donation

RECOMMENDATION:

In accordance with City Council Policy B-2, staff informs the City Council about receiving the following donation for the Public Works Department Parks Division: El Cajon Lions Club - \$3,000 for the purchase of a park bench and plaque.

5. Travel Expenses for the League of California Cities Planning Commissioners Academy - Ortiz

RECOMMENDATION:

That the City Council reviews and approves the attached claims for advance/reimbursement of travel expense form for Planning Commissioner Phil Ortiz submitted in accordance with City Council Policy G-1.

6. Acceptance of the Cajon Valley Union School District-Safe Routes to School-Active Transportation Project, PW3544-ATPLNI 5211(034)

**RECOMMENDATION:**

That the City Council accepts the Cajon Valley Union School District-Safe Routes to School-Active Transportation Project, PW3544-ATPLNI 5211(034), and authorizes the City Clerk to record a Notice of Completion.

7. Community Event in the Right-of-Way – Chaldean New Year

**RECOMMENDATION:**

That the City Council reviews and approves the submitted road closures and traffic control plan for the Chaldean New Year Community Event.

8. 2018 General Plan Annual Report

**RECOMMENDATION:**

That the City Council:

1. Accepts the annual progress report required by the State of California; and
2. Directs staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD) and the San Diego Association of Governments (SANDAG).

**PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

**WRITTEN COMMUNICATIONS:**

**PUBLIC HEARINGS:**

9. Municipal Code Exemption - Amendment to Zoning Code No. 438

**RECOMMENDATION:**

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to INTRODUCE the next ORDINANCE, in order, APPROVING the amendment to the Zoning Code (Title 17) that adds a new section exempting City projects from zoning regulations, processing, and any applicable specific plan.

10. Amendment of Specific Plan No. 182 - Freestanding Signs

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to INTRODUCE the next ORDINANCE in order APPROVING the amendment to Specific Plan No. 182.

**ADMINISTRATIVE REPORTS:**

11. Fiscal Year 2018-19 Mid-Year Report and Five-Year Business Plan Update

RECOMMENDATION:

That the City Council:

1. Receives and accepts the Fiscal Year 2018-19 Mid-Year Report and Five-Year Business Plan update;
2. Increases or modifies Fiscal Year 2018-19 appropriations in the net amount of \$245,000 for additional needs as detailed in this report; and
3. Authorizes the proposed capital expenditures detailed in this report.

**COMMISSION REPORTS:**

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:**

SANDAG (San Diego Association of Governments); SANDAG Public Relations Selection Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; LAFCO.

12. Council Activity Report

13. Legislative Report

**ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:**

14. **COUNCILMEMBER GARY KENDRICK**

METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

15. **COUNCILMEMBER BOB MCCLELLAN**

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

16. **COUNCILMEMBER BEN KALASHO**

17. **DEPUTY MAYOR STEVE GOBLE**

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

**JOINT COUNCILMEMBER REPORTS:**

18. Proposal for Rotational Night Shelters

That the City Council directs City staff to coordinate meetings among or with various stakeholders and return with a recommendation regarding rotational night shelters on or before the July 9, 2019 scheduled City Council meeting.

**GENERAL INFORMATION ITEMS FOR DISCUSSION:**

19. El Cajon Animal Shelter Donations for February 2019

RECOMMENDATION:

In accordance with City Council Policy B-2, staff informs the City Council about receiving the following donation for the El Cajon Animal Shelter for the month of February:

Clara Matloub - \$110

**ORDINANCES: FIRST READING**

**ORDINANCES: SECOND READING AND ADOPTION**

**CLOSED SESSIONS:**

20. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: El Cajon Police Officers Association vs. City of El Cajon  
San Diego Superior Court Case No. 37-2019-00005450-CU-WM-CTL

21. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Mike Murphy and Joshua Pittsley, et al. vs. City of El Cajon, et al.  
United States District Court, Southern District of California Case No. 18-CV-0698-JM-NLS

**ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 26th day of March 2019, is adjourned to Tuesday, April 9, 2019, at 3:00 p.m.**



City Council  
Agenda Report

**Agenda Item 1.**

**DATE:** March 26, 2019

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Angela Cortez, City Clerk

**SUBJECT:** Minutes of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

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**RECOMMENDATION:**

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the March 12, 2019, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

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Attachments

03-12-19 Draft Minutes 3 PM

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**March 12, 2019**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, March 12, 2019, was called to order by Mayor/Chair Bill Wells at 3:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### ROLL CALL

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

**Mayor Wells invited Dr. Bonnie Price, to lead the PLEDGE OF ALLEGIANCE TO THE FLAG 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 February 26, 2019, Meetings and the Agenda of the March 12, 2019, Meeting in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:**

- **Update on Airport Development Plan**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1 – 8)**

**MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1 to 8.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

1. Minutes of El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy

Approves Minutes of the February 26, 2019, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

2. Warrants

Approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title only

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

4. Termination of Emergency Declaration for Sewer Repairs on North Pierce Street

Adopts Resolution No. 023-19, proclaiming the termination of a local Emergency Declaration in the City of El Cajon.

5. Rejection of Bid No. 025-19 - Traffic Safety Calming 2019

Adopts Resolution No. 024-19, to reject the bid and authorize re-bidding the project with revised specifications.



**CONSENT ITEMS: (Continued)**

6. Modification of City Council Policy A-29 - Confidential Employee Designation of One Accounting Technician Position

Approves the modification of City Council Policy A-29 which incorporates the Accounting Technician classification assigned to Payroll.

7. Fourth Amended National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees Memorandum of Understanding 2019

Approves the Fourth Amended National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees Memorandum of Understanding 2019 ("MOU"), and authorizes the City Manager to execute the MOU on behalf of the City.

8. Contract Amendment to City Monument Signs

Adopts Resolution No. 025-19, in order, to increase the contract for city monument signs in the not-to-exceed amount of \$46,463.69.

**PUBLIC COMMENT:**

**Dolores Landers** spoke about the City's Standard Operating Procedures in regards to zoning. Ms. Landers presented **City Manager Mitchell** with documents referencing the use of an exterior corner lot, and requested a letter from the city stating that her case is closed.

**Brenda Hammond** stated that she met with homeless subjects at Wells Park. Ms. Hammond stated the City can avoid extra expenses on police resources if people were less scared of homeless citizens.

**Bonnie Price** commended the City for addressing the homeless situation and asked if the City grants money to East County Transitional Living Center (ECTLC), based on housing the homeless people in the sectarian section only, or by other determinations. Ms. Price requested a per person amount, contributed by the City toward the winter program.

**PUBLIC COMMENT: (Continued)**

In response to Ms. Price’s question, **Mayor Wells** advised that the Block Grant Program, which the City awards to ECTLC is for their winter shelter program. Approximately \$100,000, is granted and it is not religious based. **Mayor Wells** clarified that other private donors contribute to the religious portions of the program and that **City Manager Mitchell**, will provide Ms. Price the per person cost information she requested.

**Ruth Thornton** expressed concerns regarding the homeless population in the City. She indicated that Wells Park and the areas of Walter Way are improving, but is concerned as where they are relocating to. Ms. Thornton said the City needs to do more for the homeless, and credits Officer Stoller for her work with Neighborhood Watch and creating a safer community.

**Mayor Wells** asked Ms. Thornton for her input for those who do not want help. Ms. Thornton stated that resources should be used on individuals that want assistance. **Mayor Wells** stated that many homeless subjects, when asked, have said they do not want the help and want to stay on the streets.

**Councilmember Kendrick** suggested the non-secular community coming together to create a program to host people that do not want the religious influence.

**WRITTEN COMMUNICATIONS: None**

**PUBLIC HEARINGS: None**

**ADMINISTRATIVE REPORTS:**

- 9. Service Request Application for Mobile Devices and Computers

**RECOMMENDATION:**

That the City Council considers directing the City Manager to include a budget allocation in the Fiscal Year 2019-2020 proposed budget for a new service request management platform for mobile devices and computers.

**DISCUSSION**

**Director of Information Technology, Sara Diaz**, provided detailed information on the Item.

**ADMINISTRATIVE REPORTS: (Item #9 – Continued)**

Discussion ensued among **Council** and **Staff** concerning the following:

- Cost consideration for proposed application options;
- Usage statistics by neighboring cities: National City, Chula Vista and La Mesa;
- Staffing and commitment being essential to making the application useful;
- Staff recommendation to procure the Reporting Only option;
- Success not measured by the number of clicks but rather through navigation data;
- Consider a pilot program and expand after;
- Home page use on a mobile device does not offer the feature to 'Submit a Concern';
- Importance of maintaining workload and getting a status update back to users;
- Option to hire additional personnel or contract out, if application creates an increase in workload;
- Grouping together with another city would incur higher cost due to integration; and
- Ability to link and send information to any page that is mobile compliant.

**MOTION BY GOBLE, SECOND BY McCLELLAN, to IMPLEMENT a mobile application for Service Requests reporting.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

10. Resolution of Support for Efforts to Improve the Water Quality and Reduce Transboundary Flows of Trash in the Tijuana River Valley

**RECOMMENDATION:**

That the City Council adopts a Resolution supporting the City of Imperial Beach and other participating agencies in their effort to improve the water quality and reduce the transboundary flows of trash and debris in the Tijuana River Valley.

**DISCUSSION**

**City Manager, Graham Mitchell**, provided detailed information of the Item.

Discussion ensued among **Council** and **Staff** regarding the Regional Problem. **Councilmembers** spoke in support of the Item.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT Resolution No. 026-19, supporting the City of Imperial Beach and other participating agencies in their effort to improve the water quality and reduce the transboundary flow of trash and debris in the Tijuana River Valley.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**COMMISSION REPORTS: None**

**ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:**

SANDAG (San Diego Association of Governments) Board of Directors; SANDAG – Public Relations Selection Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; LAFCO.

11. Council Activities Report/Comments

Report as stated.

12. Legislative Update – None

**ACTIVITIES REPORTS OF COUNCILMEMBERS:**

13. COUNCILMEMBER GARY KENDRICK  
METRO Commission/Wastewater JPA; Heartland Communications; Heartland  
Fire Training JPA.

Council Activities Report/Comments.

Report as stated.

14. COUNCILMEMBER BOB MCCLELLAN  
MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering  
Committee; Heartland Communications – Alternate.

Council Activities Report/Comments.

Report as stated.

15. COUNCILMEMBER BEN KALASHO

Council Activities Report/Comments.

Report as stated.

**ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

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

Council Activities Report/Comments.

In addition to the report submitted, **Mayor Deputy Goble** praised the publication of El Cajon Gateway. He stated it is an efficient method to provide citizens with helpful information.

**JOINT COUNCILMEMBER REPORTS:**

**GENERAL INFORMATION ITEMS FOR DISCUSSION:**

**ORDINANCES: FIRST READING - None**

**ORDINANCES: SECOND READING AND ADOPTION - None**

**CLOSED SESSIONS: None**

**Mayor Wells** acknowledged the passing of George Bailey, and spoke about his achievements and contribution to San Diego politics.

**Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 12th day of March, 2019, at 4:46 p.m., to Tuesday, March 26, 2019, at 3:00 p.m.**

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Angela Cortez  
City Clerk/Secretary



**City Council  
Agenda Report**

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** City of El Cajon Public Works Parks Division Donation

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**RECOMMENDATION:**

In accordance with City Council Policy B-2, staff informs the City Council about receiving the following donation for the Public Works Department Parks Division: El Cajon Lions Club - \$3,000 for the purchase of a park bench and plaque.

Prepared By: Dirk Epperson, Director of Public Works  
Reviewed By: Vince DiMaggio, Assistant City Manager  
Approved By: Graham Mitchell, City Manager

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City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** Travel Expenses for the League of California Cities Planning Commissioners Academy - Ortiz

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**RECOMMENDATION:**

That the City Council reviews and approves the attached claims for advance/reimbursement of travel expense form for Planning Commissioner Phil Ortiz submitted in accordance with City Council Policy G-1.

**BACKGROUND:**

City Council Policy G-1 requires the City Council to review the attached travel expenses and approve requests for reimbursement. On March 5 - 8, 2019, Planning Commissioner Phil Ortiz attended the League of California Cities Planning Commissioners Academy held this year in Long Beach. This conference offered planning commissioners the opportunity to learn about the major planning and land use issues facing cities. Furthermore, the academy provided ethics and sexual harassment training as required by law and a fundamentals/basic track for new commissioners, as well as topics for seasoned professionals.

**FISCAL IMPACT:**

The total cost of \$1,537.15 is included in the Fiscal Year 2018-19 Budget under the Community Development Department Account No. 170510-8594. Conference registration and travel expenses were paid in advance by City credit card.

Prepared By: Anthony Shute, Director of Community Development  
Reviewed By: Vince DiMaggio, Assistant City Manager  
Approved By: Graham Mitchell, City Manager

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Attachments

City Council Policy G-1  
Travel Expense Form

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**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b> Travel and Meetings – Councilmembers and Commissioners	<b>POLICY</b> G-1	
<b>REFERENCE:</b> Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	<b>EFFECTIVE</b> 1/24/06	<b>PAGE</b> 1 of 5

**PURPOSE**

To establish a policy to be followed by Councilmembers and Commissioners when traveling on official City Business.

**BACKGROUND**

Occasionally, it is necessary for Councilmembers and/or Commissioners to attend meetings away from the City or to travel outside the City to conduct City business. The following types of activities generally qualify as approved governmental activities where expenses incurred in the performance of such activities are reimbursable:

- ◇ Communicating with representatives of regional, state and national government on City-adopted policy positions
- ◇ Attending educational seminars designed to improve Councilmembers' skills and information levels, or as required by law
- ◇ Participating in regional, state and national organizations whose activities affect the City's interests
- ◇ Recognizing service to the City (e.g., attending retirement functions for longtime City employees)
- ◇ Attending City events
- ◇ Implementing a City-approved strategy for attracting or retaining businesses to the City, which will typically involve at least one staff member.

In the performance of such governmental activities various modes of transportation are available and the costs involved vary considerably. In an effort to control costs and to compensate individuals for their reasonable expenses, the City Council has adopted the following policy on travel and meetings.

This policy shall not apply to routine expenses, such as mileage, parking fees or meals, incurred while attending meetings within the County of San Diego in association with membership on Boards or Committees appointed by the City Council. Except as provided for Councilmembers, as described herein, all such routine expenses will be reimbursed through the administrative process and will not require City Council approval.

For Councilmember routine expenses within San Diego County the City Council has determined that the frequent use of adequate and reliable vehicles owned or rented by the



**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b> Travel and Meetings – Councilmembers and Commissioners	<b>POLICY</b>  G-1	
<b>REFERENCE:</b> Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	<b>EFFECTIVE</b>  1/24/06	<b>PAGE</b>  2 of 5

**BACKGROUND (continued)**

official are “actual and necessary” to the conduct of City business, and that it is appropriate for Councilmembers to own or rent their own, private automobile, in the performance of such duties. The City Council, therefore, has determined that, in lieu of City-owned vehicles purchased for the use of the officials, and pursuant to Government Code section 1223, a monthly vehicle allowance should be paid to each Member of the City Council in the amounts established by this policy.

**POLICY**

It is the intent of the City to reimburse individual Councilmembers and Commissioners for reasonable expenses incurred when traveling on City business, including conferences and meetings from which the City will derive benefit.

Reservations for travel shall be made through the City, as far in advanced as possible, in order to take full advantage of any travel discounts and/or early registration rates. Travel arrangements should be made through the Purchasing Division via the City Manager’s office. For convenience and centralization, applicable travel forms and all travel information may be obtained by Councilmembers and Commissioners through the City Manager’s office.

Individuals applying for reimbursement of transportation, lodging, meals and incidental expenses shall use the following guidelines:

- I. Transportation
  - A. The maximum to be paid for travel to areas outside the County of San Diego shall not exceed an amount equal to “coach fare” airline transportation.
  - B. Carrier services, including taxicabs and vehicle rental – Actual cost.
  - C. Private Car (when appropriate) in the amount established by the Internal Revenue Service as the optional standard mileage rates used to calculate deductible costs for operation of an automobile for business, as amended from time to time. Effective January 1, 2006, that rate is \$.445 cents per mile.

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b> Travel and Meetings – Councilmembers and Commissioners		<b>POLICY</b>  G-1
<b>REFERENCE:</b> Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	<b>EFFECTIVE</b>  1/24/06	<b>PAGE</b>  3 of 5

**POLICY (continued)**

II. Lodging

Convention or housing bureau reservations are permissible; however, if convention and housing bureaus are not used, and if more than one place of lodging is available, the prevailing rate for the area for single occupancy lodging shall be the allowed reimbursable amount.

III. Meals

The same "prevailing" rule as it applies to lodging shall apply to the actual cost of meals. Exceptions shall be made for situations where it is necessary, for the business purpose of the trip, to eat at specific places or to attend business luncheons or banquets where rates are above the local average. A statement of justification should be attached for situations in which said prevailing meal rate is exceeded.

IV. Councilmember Vehicle Allowances

Councilmembers are expected to conduct City business within San Diego County through the attendance of meetings of Boards and Commissions, as appointed by the City Council, as well as meetings with City staff, constituents, attendance at events, etc., within San Diego County, during various hours of the day or night, and it is determined by the City Council that their effectiveness, in representing the City, is dependent on the frequent availability of adequate and reliable vehicles. Therefore the City Council has determined that in lieu of vehicles purchased and maintained by the City, and supplied to the Councilmembers, private vehicles owned or rented by the Councilmembers, which are maintained, repaired, fueled, lubricated, and insured by the Councilmembers, are "actual and necessary" to the conduct of the City's business, and that a monthly vehicle allowance should be paid to each of the Councilmembers in the amounts established by resolution of the City Council. As of January 24, 2006, those amounts are as follows:

For the Mayor:	\$550.00
For Councilmembers:	\$450.00

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b> Travel and Meetings – Councilmembers and Commissioners		<b>POLICY</b>  G-1
<b>REFERENCE:</b> Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	<b>EFFECTIVE</b>  1/24/06	<b>PAGE</b>  4 of 5

**POLICY (continued)**

The plan for reimbursement for actual and necessary use of private vehicles of the Councilmembers is deemed a “nonaccountable plan” under IRS Regulations and will be reported as taxable income to the Internal Revenue Service.

**Claim for Expenses**

Before any travel expenses are paid, individuals requesting reimbursement shall complete and sign a Claim for Reimbursement of Travel Expense form (SF11-78). All applicable receipts *must* be attached to this form and submitted to the City Manager’s office. The City Manager will then place the documentation on the City Council agenda, as a consent item. The City Council will review each request and will either approve and direct payment, or disapprove and return to the claimant for correction or revision and resubmittal.

**Limitations**

All requests for reimbursement of transportation, lodging, meals and incidental expenses shall be at the single rate. Airport parking must utilize long-term lots for travel in excess of 24-hours. Expenses incurred by a spouse or other person accompanying the traveler are not reimbursable. In addition, the following expenditures are not reimbursable: (1) International travel, (2) the personal portion of any trip, including personal valet and laundry services, (3) late check-out fees or non-canceled reservations, in-room pay-per-view movie rentals, personal phone calls, while lodging (provided, however, that internet service not to exceed \$15.00 per day is reimbursable if used for email for City business), (4) political contributions or events, (5) family expenses, including the expenses of a spouse or partner when accompanying the Councilmember or Commissioner on City-related business, as well as child or pet care related expenses, (6) entertainment or exercise expenses, including theater, movies (whether in-room or at a theater), sporting events (including gym, massage and/or golf related expenses), alcoholic beverages or personal bar expenses, (7) non-mileage or vehicle allowance personal automobile expenses, including repairs, traffic or parking citations, insurance or registration, (8) personal losses incurred while on City business, (9) unreasonable gratuities (where “reasonable” gratuities take into account acceptable community standards and the prevailing restaurant costs of the area), and (10) expenses for which Councilmembers or Commissioners receive reimbursement from another agency.

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b> Travel and Meetings – Councilmembers and Commissioners	<b>POLICY</b>  G-1	
<b>REFERENCE:</b> Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	<b>EFFECTIVE</b>  1/24/06	<b>PAGE</b>  5 of 5

**POLICY (continued)**

**Cash Advances**

Any cash advances shall be submitted to the Finance Department via the City Manager's office, on a Request for Direct Payment form (SF27-78). Cash advances shall normally be used for travel expenses such as meals and fuel for private automobiles (if applicable). In most circumstances, cash advances should not be drawn earlier than three (3) business days prior to the date of departure.

**Report on Attendance of Meetings**

After attending a meeting or conference, for which the Councilmember or Commissioner will receive reimbursement, the official shall provide a brief report at the next Council meeting (for Councilmembers) or committee meeting (for Commissioners) on the substance of the meeting or conference. Such report may be made jointly, if more than one official attended, and may be either oral or in writing.



**CITY OF EL CAJON, CALIFORNIA  
RECONCILIATION - TRAVEL EXPENSE**

Employee Name: Phil Ortiz, Vendor #23131	Position: Planning Commissioner	Department: Comm. Dev. / Planning	Date of Claim: 3/15/2019
Purpose of Trip: League of CA Cities Planning Commissioners Academy, March 5-8, 2019		Authorized By - Date: Anthony Shute, Community Development Director	

Method of Transportation	Depart From			Arrive At		
	Name of City	Date	Time	Name of City	Date	Time
Enterprise Car Rental	El Cajon, CA	3/5/2019	4:30 p.m.	Long Beach, CA	3/5/2019	6:30 p.m.
Enterprise Car Rental	Long Beach, CA	3/8/2019	12:30 p.m.	El Cajon, CA	3/8/2019	2:30 p.m.

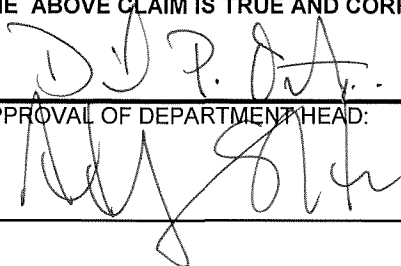
**EXPENSE REPORT**


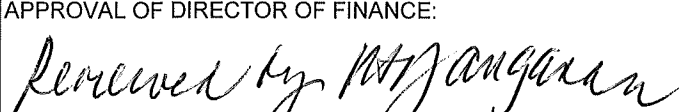
Item	Day 1 (Tue)	Day 2 (Wed)	Day 3 (Thu)	Day 4 (Fri)	Day 5	Day 6	Day 7	Total	Prepaid / Reimb / Inv
Description	3/5/19	3/6/19	3/7/19	3/8/19	xx/xx/xx	xx/xx/xx	xx/xx/xx	Expense	
1. Meals *	\$0.00	\$0.00	\$0.00	\$0.00				\$0.00	Reim
2. Lodging/Hotel Parking	\$232.72	\$232.72	\$232.72					\$698.16	RV-CC
3. Fare (Air, etc.)								\$0.00	
4. Taxi, Limo, Bus								\$0.00	
5. Telephone								\$0.00	
6. Auto Expense				\$263.99				\$263.99	
7. Registration	\$575.00							\$575.00	RV-CC
8. Airport Parking								\$0.00	
9. Personal Mileage								\$0.00	
10.								\$0.00	
<b>Totals</b>	<b>\$807.72</b>	<b>\$232.72</b>	<b>\$232.72</b>	<b>\$263.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,537.15</b>	

Items 6 through 10 require an explanation below.

**TOTAL ALLOWABLE EXPENSES ABOVE**

Item # & Co.	Explanation / Description	Traveler's Reconciliation	
#2, #6 & #7	Hotel, Car and Conference Registration	Total Allowable Expenses	\$1,537.15
		Reimbursement	

<b>THE UNDERSIGNED STATES, UNDER PENALTY OF PERJURY, THAT THE ABOVE CLAIM IS TRUE AND CORRECT:</b> 	<b>Account Number</b>	<b>Amount</b>
	170510-8594	\$1,537.15

APPROVAL OF DEPARTMENT HEAD: 	APPROVAL OF DIRECTOR OF FINANCE: 
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\* Actual Costs = need receipts of meals and after conference, will reconcile. See City Council Policy G.



Mr David Phillip Ortiz  
 200 Civic Center Way  
 El Cajon CA 92020  
 United States

Room No. : A140  
 Arrival : 03-05-19  
 Departure : 03-08-19

**INFORMATION INVOICE**

Membership No :  
 A/R Number :  
 Group Code : PLA0319  
 Company Name :  
 Booking : 11042SB439759  
 Reference

Page No. : 1 of 1  
 Folio No. :  
 Conf. No. : 20525564  
 Cashier No. :  
 User ID : ATORRES

Thank You For Staying With Us 03-08-19

Date	Text	Charges USD	Credits USD
03-05-19	Room	189.00	
03-05-19	LB City Tourism Assessment	5.67	
03-05-19	CA State Tourism Assessment	0.37	
03-05-19	Occupancy Tax	22.68	
03-05-19	Self Parking	15.00	
03-06-19	Room	189.00	
03-06-19	LB City Tourism Assessment	5.67	
03-06-19	CA State Tourism Assessment	0.37	
03-06-19	Occupancy Tax	22.68	
03-06-19	Self Parking	15.00	
03-07-19	Room	189.00	
03-07-19	LB City Tourism Assessment	5.67	
03-07-19	CA State Tourism Assessment	0.37	
03-07-19	Occupancy Tax	22.68	
03-07-19	Self Parking	15.00	
03-08-19	VISA		698.16
<b>Total</b>		<b>698.16</b>	<b>698.16</b>

Balance Due 0.00  
 Total incl. Tax 698.16

## Ron Valles

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**From:** mdunn@cacities.org  
**Sent:** Wednesday, January 30, 2019 12:33 PM  
**To:** Ron Valles  
**Subject:** 2019 Planning Commissioners Academy Registration Confirmation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for registering for the 2019 Planning Commissioners Academy, March 6 - 8 in Long Beach. Please keep this confirmation for your records. We were recently notified that the Westin is beginning a renovation. In order to deliver a high-quality experience for our attendees, we decided it was best to relocate the conference to the Queen Mary Hotel. There are no changes to the dates or city, and we hope that this minimizes changes to your travel schedule. You will receive an email with the reservation link for the Queen Mary as soon as it is provided to the League.

City of El Cajon  
Phil Ortiz  
Planning Commissioner  
rvalles@cityofelcajon.us

AB 1234 Ethics Training (must be registered for conference) \$0.00 AB 1661 Sexual Harassment Prevention Training (must be registered for conference) \$0.00 Full Conference \$575.00

Sub Total: \$575.00  
Amount Paid: \$575.00  
Balance: \$0.00

If you require special accommodations related to facility access, transportation, communication and/or dietary requests, please contact our Conference Registrar at mdunn@cacities.org by February 12.

Refunds of rate paid, minus \$75 processing charge, will be made for cancellations submitted in writing to mdunn@cacities.org and received by February. There are no refunds for cancellations after this date. Substitutions can be made onsite.

ENTERPRISE RENT-A-CAR COMPANY OF LOS ANGELES, 451 NORTH MAGNOLIA AVE, EL CAJON, CA 920203606 (619) 444-4744

RENTAL AGREEMENT REF#  
205174 519LJQ

RENTER  
ORTIZ, DAVUD  
  
DATE & TIME OUT  
03/05/2019 12:40 PM  
DATE & TIME IN  
03/08/2019 03:54 PM

BILLING CYCLE  
24-HOUR

CAR CLASS CHARGED  
IRAR

VEH #1 2018 TOYO RAV4 XEP2  
VIN# 2T3WFREV8JW445780  
LIC# 8CPA188  
MILES DRIVEN 335  
CAR CLASS: IRAR

RATE SOURCE ACCOUNT  
/EL CAJON CITY

**SUMMARY OF CHARGES**

Charge Description	Date	Quantity	Per	Rate	Total
TIME & DISTANCE	03/05 - 03/08	3	DAY	\$59.41	\$178.23
TIME & DISTANCE	03/08 - 03/08	3	HOUR	\$19.80	\$59.40
REFUELING CHARGE	03/05 - 03/08				\$0.00
<b>Subtotal:</b>					<b>\$237.63</b>
<b>Taxes &amp; Surcharges</b>					
SALES TAX	03/05 - 03/08			8.25%	\$19.60
VEHICLE LICENSE RECOVERY FEE	03/05 - 03/08	4	DAY	\$1.69	\$6.76
<b>Total Charges:</b>					<b>\$263.99</b>
<b>Bill-To / Deposits</b>					
DEPOSITS					(\$263.99)

**Total Estimated Amount Due \$0.00**

**PAYMENT INFORMATION**

<b>AMOUNT PAID</b>	<b>TYPE</b>	<b>CREDIT CARD NUMBER</b>
\$263.99	Visa	xxxxxxxxxxxx6119





City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** Acceptance of the Cajon Valley Union School District-Safe Routes to School-Active Transportation Project, PW3544-ATPLNI 5211(034)

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**RECOMMENDATION:**

That the City Council accepts the Cajon Valley Union School District-Safe Routes to School-Active Transportation Project, PW3544-ATPLNI 5211(034), and authorizes the City Clerk to record a Notice of Completion.

**BACKGROUND:**

On April 28, 2014, the contract for this project was awarded to Rady Children's Hospital of San Diego by the City Council. This non-infrastructure project focused on the evaluation, education, and encouragement component of pedestrian and bicycle safety for elementary and middle school-aged children at six schools in the Cajon Valley Union School District. The project was completed on December 31, 2018.

**FISCAL IMPACT:**

The amount of Caltrans Active Transportation Program Grant funds allocated to the City for this project was \$500,000. A total of \$391,764.24 was expended on this project with \$385,737.99 going to Rady Children's Hospital of San Diego and \$6,026.25 to the City for project oversight. The remaining balance will remain with Caltrans since the terms of the grant specify it is for reimbursement of expenses.

**REPORT:**

The project focused on the following schools in the Cajon Valley Union School District: 1) Anza Elementary, 2) Bostonia Elementary, 3) Greenfield Middle, 4) Lexington Elementary, 5) Madison Elementary, and 6) Montgomery Middle School. The collective impact of the project indicates that over 5,000 students were reached by the project's safety activities. School walk audits, community forums, safety campaigns, social media interaction, walk to school day events, and establishing relationships with local Health and Human Services organizations assisted with the existing and future success of this project. Other project highlights included an overall reduction in concerns over speed and volume of vehicle traffic, which previously discouraged walking to school, but now has motivated students and parents to walk to school as a healthy alternative to driving.

Prepared By: Dirk Epperson, Director of Public Works  
Reviewed By: Vince DiMaggio, Assistant City Manager  
Approved By: Graham Mitchell, City Manager

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City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Frank Carson, Director of Recreation  
**SUBJECT:** Community Event in the Right-of-Way – Chaldean New Year

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**RECOMMENDATION:**

That the City Council reviews and approves the submitted road closures and traffic control plan for the Chaldean New Year Community Event.

**BACKGROUND:**

The Chaldean New Year Event is being planned for Sunday, April 7, 2019 from 5:00 – 9:00 pm. The applicant, The Kaldean Apostolic Church has submitted an application to use Prescott Promenade to facilitate this event. The event is a cultural celebration to celebrate the Chaldean/Kaldean New Year and will include one DJ and band. This event will be free and open to the public. It will not include food or amusement rides. Limited street closures are requested.

In accordance with El Cajon Municipal Code Chapter 12.24, the event is not for the sole purpose of advertising products, goods, or for private profit. Instead the event will provide a central venue to promote community involvement, City awareness and public camaraderie.

The Special Event Committee will notify The Kaldean Apostolic Church of the additional conditions to be met no later than two weeks prior to the event. Requirements will include approved Certificates of Insurance and any necessary permits or licenses.

Sunday, April 7, 2019

Set-up: 3:00 PM – 5:00 PM

Event: 5:00 PM – 9:00 PM

Take down: 8:30 PM – 9:30 PM

Expected attendance: 200

Approval of simple alley closure (Installation of bollards at Promenade Only) is requested as follows:

Close at 3:00 PM, Open at 9:30 PM

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15061 (b)(3) the "General Rule," which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within City streets will not have a significant effect on the environment.

**FISCAL IMPACT:**

The applicant, The Kaldean Apostolic Church, will pay all applicable rental fees. Indirect staff costs for the event will be absorbed within the respective department budgets.

Prepared By: Frank Carson

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

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City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** 2018 General Plan Annual Report

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**RECOMMENDATION:**

That the City Council:

1. Accepts the annual progress report required by the State of California; and
2. Directs staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD) and the San Diego Association of Governments (SANDAG).

**BACKGROUND:**

State Government Code Section 65400 requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st of each year on the status of their General Plan and their progress in its implementation through the previous calendar year. The report must also detail the progress in meeting the City's share of regional housing and address efforts toward removing governmental constraints to the maintenance, improvement, and development of housing. Furthermore, in accordance with SANDAG Board Policy No. 033, local jurisdictions are requested to submit the same Housing Element annual report information to SANDAG. Policy No. 033 defines the basis for awarding discretionary grants from SANDAG.

State law requires local governments to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element.

The attached report fulfills the City's reporting requirements under Government Code Section 65400(b). The report reflects the City's cumulative progress in implementing the General Plan since its adoption of the respective elements and is organized to correspond with its Objectives and Policies.

The Housing Element annual report component is formatted differently than the report for the rest of the General Plan because HCD has specific form requirements used for reporting progress in implementing Housing Element programs. Only applicable report data in the form of tables are attached to this report. The status of implementation of each General Plan Policy is generally identified as 1) Implemented, 2) Ongoing, or 3) Not implemented. Staff has also included a highlights introduction to the annual report that emphasizes activities accomplished in 2018 with respect to General Plan implementation.

Prepared By: Alfonso Camacho, Assistant Planner

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

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## Attachments

2018 Highlights

2018 General Plan Annual Report

HCD Annual Element Progress Report

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## Highlights of Implementing the General Plan

### 1. LAND USE ELEMENT

- The City implemented a specific plan around the El Cajon Transit Center that updated the land use and mobility framework for the transit district. Funded by a smart growth planning grant from the San Diego Association of Governments, the project envisions new transit-supportive land uses including residential and mixed-uses in proximity to the transit station.

#### New Projects Completed

- Construction has started for new land uses at the former Police station site including a Hampton Inn Hotel with 96 rooms, two commercial buildings for a California Fish and Grill, Blaze Pizza, Urban Café and an In-N-Out drive-through casual restaurant.
- Renovations are underway on the Performing Arts Center. The center, which has been closed for many years, will re-open in 2019 with operations managed by Live Nation.

### 2. HOUSING ELEMENT

#### Mixed-Use Overlay

- In 2018, the City implemented a mixed-use overlay to create new investment opportunities for high quality residential development and vibrant, mixed-use neighborhoods. The project in four key areas streamlines the review and project environmental processes for new housing developments.

#### Housing Development

- 53 market-rate units were completed in 2018. San Diego Habitat is expected to produce six new affordable single-family homeowner units. A nine-unit multi-family development which includes one affordable housing unit (intended for very low income households) was approved with the affordable housing density bonus. Also in 2018, construction began on a new 70-unit multi-family affordable housing development for veterans and families, anticipated to be completed in 2020.

#### Housing Programs

- The City has adopted a series of programs and practices designed to assist in removing governmental constraints to the production of housing for all income levels and persons with disabilities. Programs include a first time home buyers program and single-family and mobile home rehabilitation programs.
- One mobile home rehabilitation loan and five new first-time homebuyer loans were issued in 2018.

- The City provides affordable housing assistance through the Housing Choice Voucher Program operated by the Housing Authority of the County of San Diego. There are approximately 2,791 low income households participating in the program and there are approximately 15,110 households on a waiting list.
- Lastly, 402 persons were assisted with Fair Housing Services by CSA San Diego County (formerly Center for Social Advocacy) and 5,923 persons were assisted with services for homelessness prevention, emergency shelter, and rapid rehousing assistance by Crisis House, East County Transitional Living Center and Interfaith Shelter Network.
- The Housing Inspector completed inspection of 125 apartment complexes and 1,800 units. The apartment inspection program ensures minimum housing standards are met.

### **3. CIRCULATION ELEMENT**

#### Roadways and Circulation

- Traffic signal upgrades were completed at 26 intersections on Chase Avenue, El Cajon Boulevard, West Main Street, and Washington Avenue, and installation of over 8 miles of fiber-optic traffic signal communications cable; installation of 17 new street lights; installation of a traffic signal and intersection improvements at the Madison Avenue/June Way intersection adjacent to El Cajon Valley High School; installation of six new street lights on Marshall Avenue adjacent to the El Cajon Transit Center; and traffic calming improvements on Swallow Drive.
- The City was awarded two grants from Caltrans/Federal Highway Administration in the total amount of \$5,414,200. Improvements include raised medians, high visibility pedestrian crossings, new street lights, new bicycle lanes, and pedestrian crossing improvements for the Jamacha and North 2<sup>nd</sup> Street project and the Madison Avenue project.
- Smart Growth Grants (SANDAG)  
The City received \$5.8 million in Smart Growth Incentive Program (SGIP) funds from SANDAG for street, sidewalk, street lighting and landscape improvements on Marshall, Palm, El Cajon Boulevard and West Main Street. The grant includes funds for an Active Transportation Plan and a Bicycle Parking Master Plan.

#### Safe Routes to School

- The City completed a Caltrans Active Transportation Program/Safe Routes to School project implementing a pedestrian safety campaign for six schools in the Cajon Valley School District.



- The street light LED retro-fit program project replaced over 350 High Pressure Sodium (HPS) fixtures with energy efficient Light-Emitted Diode (LED) fixtures.

#### **4. OPEN SPACE AND PARKS ELEMENT**

##### Parks

- The City maintains 18 parks and seven recreational facilities on 120 acres. Facilities include five lighted ball fields, three adult fitness areas and six playgrounds. Participants and park users averaged 105,000 per month throughout the City. Over 160 community groups utilize centers and parks on a monthly basis for meetings and functions. The Department provides staff support to three citizen groups: Teen Coalition, Recreation Council and the Veteran's Commission. The Recreation Department coordinates several large signature events including America on Main Street which has an attendance of 20,000 people, HauntFest which has an attendance of 35,000 people and the 4<sup>th</sup> of July which has an attendance of 10,000 people. Summer "Movies in the Park" were shown in various parks throughout the community attracting 2,000 people.

#### **5. PUBLIC SAFETY ELEMENT**

##### Fire Safety

- Heartland Fire and Rescue is in its eighth year of the cooperative service agreement between the Cities of El Cajon, La Mesa and Lemon Grove for shared Fire Service Management.
- Heartland maintains its Insurance Service Office Class 1 status for its emergency response and suppression capabilities. The best utilization and allocation of resources between the three cities of Heartland Fire & Rescue continues to be a primary focus of the Fire Department.

##### Fire Prevention

- The Heartland Fire Prevention Division has worked with homeowner associations and individual property owners providing fire wise assessments and fuel modification reviews to ensure properties maintain defensible space within the fire hazard severity zones adopted by the City.
- Routine Fire and Life Safety inspections are conducted in businesses throughout the City verifying compliance with the City adopted codes and standards. Notices of Violations are provided and tracked to ensure compliance is achieved.
- Heartland Fire and Rescue Community Risk Reduction Division provides various public education events throughout the year

providing citizens with information on life and fire safety education, trip and fall prevention, overall safety and fire extinguisher use for businesses.

#### Emergency Preparedness

- Community involvement and emergency preparedness, is a message delivered to El Cajon residents at every opportunity including at large community events such as America on Main Street.
- “Hands Only CPR” training was again taught at this year’s Fire Department Open House event and was well attended.
- The East County Community Emergency Response Team (CERT) includes the cities of El Cajon, La Mesa, Lemon Grove and Santee, and is a long standing emergency preparedness program. Each year CERT members are trained in emergency preparedness, search and rescue, medical triage, disaster psychology, and others areas of disaster response.

#### Public Safety

- The Police Department Communications Center processed over 208,000 calls. Officers responded to over 57,000 calls for service.
- To help reduce homelessness, the Police Department continues working in partnership with other East County agencies in a homeless outreach program. The East Region Homeless Outreach Team consists of the El Cajon Police Department, the San Diego County Sheriff’s Department in Santee, the County of San Diego’s Health and Human Services Agency, and the Psychiatric Emergency Response Team. These public safety agencies have adopted a regional approach in the East County to better address and serve the homeless population.
- The department continues to host the Citizen’s Academy which is a well-received outreach program which allows participants to experience the daily functions of law enforcement.
- The Police Department continues to service and expand the Crime Free Multi-Housing Program (CFMH), a state-of-the-art crime prevention program designed to reduce crime, drugs, and gangs in apartment properties. The City has offered the CFMH program since 1997 and currently has approximately 160 certified apartment communities.
- The Police Department, through contract with Parkway Plaza staffs a Mall Enforcement Team (MET). This team consists of two uniformed officers that are assigned full time at the mall to provide

police services. MET responds to any complaints on mall property as well as conducting pro-active enforcement.

#### Animal Care Facility

- The construction of the new El Cajon Animal Care Facility was completed and is currently operating various animal care services from sheltering animals to pet adoption services.

#### Flood Hazards

- In an effort to ensure the safety of the residents, the City continues to apply the development standards set forth in the City's Flood Damage Prevention Ordinance.
- The City continues to work on a drainage master plan to address areas of needed improvement.

### **6. CONSERVATION ELEMENT**

- The City continues to require that all development proposals receive proper environmental review under the California Environmental Quality Act.
- The City implements the California Green Standards Building Code for new construction; enforces the California Energy Efficiency Standards and expedites photovoltaic submittals through the building permit process.
- The City continues the implementation of its Storm Water Best Management Practices (BMP) Design Manual. The BMP Manual provides procedures for the planning, preliminary design, selection and final design of permanent storm water best management practices.
- The annual report for the San Diego River Watershed Water Quality Improvement Plan (WQIP) was submitted by the watershed jurisdictions in January 2019. The goal of the WQIP is to identify the high priority pollutants impacting the San Diego River and develop short and long term strategies to reduce or eliminate those pollutants.

### **7. NOISE ELEMENT**

- The City continually implements the noise standards and criteria stated in the El Cajon Municipal Code for every commercial, industrial and residential development.
- Noise attenuating measures such as building setbacks, walls, increased landscaping, and special building insulation are required for residential land uses proposed in noise-sensitive areas.
- The City routinely applies the compatibility policies contained in the Montgomery and Gillespie Field Airport Land Use

General Plan Annual Report - 2018  
Highlights Section

Comprehensive Plan for new developments to avoid the establishment of new incompatible land uses and minimize the public's exposure to airport noise.

## GENERAL PLAN ANNUAL REPORT – 2018 REPORTING PERIOD

	Objective/Policy	Status	Comment
O 1-1.	Ordinance requirements for landscaping of commercial areas will be reviewed, upgraded and enforced.	Ongoing	Implemented by the Planning Group through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new
P 1-1.1.	Adequate landscaped off-street parking areas shall be provided for all commercial areas and they shall be properly maintained.	Ongoing	Implemented by the Planning Group through the discretionary permit conditions of approval
P 1-1.2.	Numerous trees and ample landscaping shall be used around and within commercial areas to break up the monotonous and barren look of parking areas.	Ongoing	Implemented by the Planning Group through the discretionary permit conditions of approval
O 1-2.	Old, nonconforming signs, derelict signs and abandoned signs will be made to conform to the sign ordinance.	Ongoing	Implemented through Code Compliance efforts throughout the course of the year that ensure unpermitted signs are removed
P 1-2.1.	The City shall continue the practice of conducting an annual public hearing to eliminate derelict and abandoned signs.	Ongoing	Implemented by the Planning Group
P 1-2.2.	The City shall keep an inventory of nonconforming, derelict and abandoned signs by property.	Ongoing	Implemented through Code Compliance

	Objective/Policy	Status	Comment
P 1-2.3.	The development or redevelopment of a property shall be used as a means of bringing the nonconforming signs on said property into conformance with the sign ordinance.	Ongoing	Implemented by the Planning Group
P 1-2.4.	The City shall continue the vigorous enforcement of sign regulations, including the adoption of new penalties for repeated sign violations.	Ongoing	Implemented through Code Compliance
O 1-3.	Signs which must be viewed from the public street (street name signs, addresses, traffic signs, etc.) shall be visible, attractive and well maintained.	Ongoing	Implemented through the Sign Ordinance in the Zoning Code
P 1-3.1.	The City shall conduct periodic assessments of street name signs, street address numbers and traffic signs to see that they are clearly visible and well-maintained.	Ongoing	Implemented through regular maintenance by the Traffic Group
P 1-3.2.	The City shall coordinate the requirements for street addresses between the various codes and if necessary draft an ordinance setting the City requirements for street addresses.	Ongoing	Implemented through the Building and Fire Safety Groups
P 1-3.3.	The City shall conduct periodic work programs designed to bring street addresses into compliance with required ordinances.	Implemented	
P 1-3.4.	The City shall establish ongoing work programs for the maintenance and replacement of street and traffic signs.	Ongoing	Implemented through the Traffic Group

	Objective/Policy	Status	Comment
O 1-4.	The City will establish minimum, objective, design criteria to improve the appearance of future development.	Ongoing	Implemented by the Planning Group through the Architectural Guidelines Ordinance in the Zoning Code
P 1-4.1.	The City's design criteria will be set forth as a policy which shall be adopted by the City Council.	Ongoing	Implemented by the Planning Group through the Architectural Guidelines Ordinance in the Zoning Code
P 1-4.2.	The City shall adopt a permanent ordinance setting forth requirements for design criteria and review procedures for all development proposals in the City. This ordinance shall include specific procedures for design review within the City's expanded redevelopment district, and shall adopt by reference the design criteria adopted by City Council policy.	Ongoing	Implemented by the Planning Group through the following mechanisms: 1) Specific Plan (SP) No. 182 adopted for downtown area 2) Design criteria for whole city adopted in El Cajon Municipal Code (ECMC) Chapter 17.180 Architectural Guidelines 3) Guide to Discretionary Project Reviews for applicants, staff and decision-makers in 2011
O 1-5.	A concept of urban design will be established, particularly for major thoroughfares and entrance points to the City.	Ongoing	Implemented by the Planning Group through SP No. 182 adopted for downtown area

	Objective/Policy	Status	Comment
1-5.1.	The City shall adopt a series of design plans for the treatment of major thoroughfares within the City, starting first with those major streets within the expanded redevelopment district. These plans may take into account all visual aspects of the streets, including paving, sidewalks, signage, landscaping, street lights, undergrounding of utilities, street furniture, bus stop shelters, and landscaping and setback areas on the adjacent private property. These shall be adopted as specific plans and shall serve to enhance and unify the appearance of such streets. Where practical, these plans shall include noteworthy entrance points to the City and shall include a “Community Sign” program.	Ongoing	Implemented via the yearly Overlay Thoroughfares, Street Resurfacing, Pavement Preservation, ADA Pedestrian Curb Ramps and Sidewalk Repair. The Transit District Specific Plan adopted in 2018 provides design plans for portions of Johnson Avenue, West Main, El Cajon Boulevard, and Palm Avenue.
P 1-5.2.	The City shall retain a street tree program defined by City Council Policy.	Ongoing	Implemented by two mechanisms: 1) ECMC Chapter 9.56 2) City Council Policy D-4
P 1-5.3.	The use of public art will be encouraged in all public projects and in major private redevelopment projects.	Not implemented	
O 1-6.	The undergrounding of utility lines on a systematic basis will be continued.	Ongoing	Implemented by the Building and Public Works Group on a case by case basis
P 1-6.1.	The utilities for all new development and all major redevelopment in the City shall be undergrounded.	Ongoing	Implemented by the by the Building and Public Works Group in new subdivision projects



	Objective/Policy	Status	Comment
P 1-6.2.	The utilities for all expansion projects in the City shall be undergrounded whenever and wherever practical.	Ongoing	Implemented by the Building and Public Works Group on a case by case basis
P 1-6.3.	The City shall continue to coordinate its underground policies and underground projects with the public utilities.	Ongoing	Implemented by the Building and Public Works Group
P 1-6.4.	The City shall continue to coordinate the undergrounding of utilities with street improvement projects.	Ongoing	Implemented by the Public Works Group on a case by case basis
P 1-6.5.	Redevelopment funds may be used to achieve the undergrounding of public facilities where other reasonable alternatives cannot be found.	Not implemented	Redevelopment Agency abolished February 1, 2012
O 1-7.	The maintenance of required landscaping for commercial, industrial and multiple family developments will be thoroughly enforced.		
P 1-7.1.	The City shall periodically review and, if necessary, strengthen its ordinances by which landscaping is required to be maintained.	Ongoing	Implemented through the adoption of new Water Efficient Landscape Ordinance and Standard Conditions of Development
P 1-7.2.	The City shall systematically and vigorously enforce landscaping requirements through the complete array of enforcement legislation available to it.	Ongoing	Implemented through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new.

	Objective/Policy	Status	Comment
P 1-7.3.	The City shall strengthen its enforcement and proactively pursue violations of landscape maintenance.	Ongoing	Implemented through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new.
P 1-7.4.	Required landscaping which has been allowed to die shall be replaced either by the property owner or by the City, which will then charge the property owner.	Ongoing	Implemented through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new.
P 1-7.5.	The City shall strengthen efforts at encouraging low water use landscaping in terms of plant materials and landscaping design.	Ongoing	Implemented by the Water Efficient Landscape Ordinance in 2010
O 1-8.	The completion of public facilities such as streets, curbs, gutters, sidewalks and drainage facilities will be sought not only for the improvement of public safety and to assist the movement of people and goods but also as a means to improve the appearance of the community.		
P 1-8.1.	The City shall continue to use reasonable means within the Streets and Highways Code to complete necessary public improvements in the community.	Ongoing	Implemented through the Public Works and Traffic Groups

	Objective/Policy	Status	Comment
P 1-8.2.	As a policy consideration, the City shall regard public facilities as one of the means at its disposal to improve the appearance of an area.	Ongoing	Redeveloped the original civic plaza with a sustainable public space designed for community use
P 1-8.3.	The City shall consider the use of funds which may be available from Redevelopment to complete public improvements within the expanded Redevelopment district.	Not implemented	Redevelopment Agency abolished February 1, 2012
P 1-8.4.	The City shall use expanded developer responsibilities to complete public improvements.	Ongoing	New developments required to complete frontage improvements as a condition of project approval and all projects that exceed the building valuation threshold
P 1-8.5.	In order to preserve the semi-rural quality of certain neighborhoods, the City shall recognize reduced street standards.	Implemented	Adopted street improvement standards manual
O 2-1.	New public administration activities, cultural activities and high rise office activities will be concentrated in the downtown area.		
P 2-1.1.	Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the City.	Ongoing	Implemented by the Planning Group through SP No. 182 that provides the framework for an urban environment

	Objective/Policy	Status	Comment
P 2-1.2.	The City shall become active in soliciting public administration activities, cultural activities, high rise office activities and support commercial uses in the old downtown area.	Ongoing	Implemented by the Planning Group through SP No. 182 that provides the framework for an urban environment
P 2-1.3.	The City shall implement the “Urban Village” concept recommended by the Stanford Research Institute Report of 1983 within the Redevelopment Project Area, especially that area known as the old downtown area of the City.	Ongoing	Implemented by the Planning Group through two mechanisms: 1) SP No. 182 2) Downtown Master Design Plan
O 2-2.	The physical form and the street system of the downtown area will be reshaped if necessary		
P 2-2.1.	The primary function of the street system developed in the downtown area shall be to move traffic safely and efficiently.	Ongoing	
P 2-2.2.	Where it is possible to eliminate portions of a street or alley or portions of a public right-of-way, the vacated property may be used for development.	Ongoing	
P 2-2.3.	The City shall by 1991 completely review traffic circulation in the downtown area and establish priorities for the provision of improvements.	Implemented	A review of the traffic circulation was completed for the Downtown Specific Plan Study  The Bicycle Master Plan indicates new facilities in the downtown area that connects the surrounding neighborhoods with commercial districts

	Objective/Policy	Status	Comment
P 2-2.4.	The secondary function of the street system in the downtown area shall be to enhance the area through its design and appearance.	Ongoing	The Bicycle Master Plan indicates new facilities in the downtown area that connects the surrounding neighborhoods with commercial districts
O 2-3.	Blighted areas shall be considered for redevelopment.		
P 2-3.1.	The City shall become active in the solicitation of new uses in the downtown area.	Ongoing	Implemented by the Planning Group through SP No. 182 and the Zoning Code that allows a mixed-use area for existing properties and proposed development
P 2-3.2.	The City may assist developers in the assemblage of land, in the provision of public improvements, and/or in the clearance of property to help provide redevelopment in blighted areas	Implemented by Redevelopment Agency through 2011	Redevelopment Agency abolished February 1, 2012
P 2-3.3.	Quality standards of development shall be used in the replacement of blighted areas.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180, applicable specific plans and discretionary review process
O 3-1.	The City shall assume a proactive role in matters of redevelopment.		

	Objective/Policy	Status	Comment
P 3-1.1.	Even though the City already has greatly expanded the City's original Redevelopment district into the City of El Cajon Redevelopment Project Area, the City should remain alert to the possibilities of further expansion should the unique opportunities offered by redevelopment be appropriate for other areas of the community.	Implemented	Redevelopment Agency abolished February 1, 2012
P 3-1.2.	The City shall have sufficient staff for the specific purpose of advancing the timing of redevelopment activity.	Implemented	Redevelopment Agency abolished February 1, 2012
P 3-1.3.	The City shall assist in the timely acquisition of property which shows genuine promise of being a part of a redevelopment project.	Implemented	Redevelopment Agency abolished February 1, 2012
O 3-2.	The City shall establish redevelopment goals, set schedules, create deadlines and set aside funds for achieving those goals.		
P 3-2.1.	The City shall, with all reasonable speed, accomplish the budgeting requirements for the redevelopment district.	Implemented through 2011	Redevelopment Agency abolished February 1, 2012
P 3-2.2.	The City shall, with all reasonable speed, initiate a significant redevelopment project within the expanded redevelopment district.	Not implemented	Redevelopment Agency abolished February 1, 2012
P 3-2.3.	The City shall create one or more Special Development Areas (SDAs) for the expanded redevelopment district, adopt specific plans containing special development standards, special use provisions, and special procedures regulating development.	Implemented	Implemented by the Planning Group through the creation of SDAs

	Objective/Policy	Status	Comment
P 3-2.4.	The City shall introduce and use the concept of developer's agreements.	Ongoing	Implemented by the City Manager's office in cooperation with the Planning Group for Economic Development purposes.
O 4-1.	The area around Gillespie Field will be maintained as the City's prime industrial area.		
P 4-1.1.	The City shall continue its excellent cooperation with the County of San Diego in the joint development of a quality industrial area with Gillespie Field as its focus.	Ongoing	The City cooperates with County Airports redevelopment efforts of former speedway site, the Weld project site, and the North Marshall Avenue site
P 4-1.2.	The City shall review and improve the circulation patterns in and around Gillespie Field.	Partially implemented	
P 4-1.3.	A diversity of industrial uses shall be encouraged to locate in the El Cajon area; however, heavy industrial uses or industries creating noxious or nuisance conditions shall be restricted.	Ongoing	Implemented by the Planning Group through reviewing uses in the Manufacturing (M) zone by discretionary action
P 4-1.4.	The City shall solicit industrial opportunities, cooperating especially with the East County Economic Development Council and the El Cajon Chamber of Commerce.	Ongoing	Implemented by the City Manager's office
O 4-2.	The Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes.		
P 4-2.1.	Uses which are incompatible with quality industrial development shall be excluded from the City's Industrial Park category as shown on the General Plan.	Ongoing	Implemented by the Planning Group through development proposals and business license reviews

	Objective/Policy	Status	Comment
P 4-2.2.	The Zoning Code and City policies shall be so structured as to prohibit commercial or other intrusion into the Gillespie Field Industrial Area, with one exception as listed below.	Implemented	
P 4-2.3.	That portion of the Gillespie Field Area which is indicated as Special Development Area No. 1 near the intersection of Weld Blvd. and Cuyamaca Street shall be permitted to develop with commercial uses which are complementary to and supportive of industrial uses.	Implemented	SP No. 291 adopted
O 4-3.	The Main-Marshall-Johnson Industrial Area will be maintained as the City's secondary industrial area.		
P 4-3.1.	The City recognizes that the Main-Marshall Industrial Area is subject to development influences such as the new trolley/transit center that will modify its role as an exclusive industrial area.	Ongoing	
P 4-3.2.	Well established industrial and light industrial uses will be permitted to remain.	Implemented	Updated ECMC Chapter 17.120
P 4-3.3.	New directions in land use will be accepted provided they remain basically compatible with industrial uses.	Ongoing	
P 4-3.4.	A SDA will be located on and around the transit center which will permit the establishment of uses capitalizing on this facility.	Implemented	SDA No. 1 in place and the Transit District Specific Plan was approved in 2018.



	Objective/Policy	Status	Comment
P 4-3.5.	Smaller and older industrial lots will be encouraged to consolidate and redevelop with contemporary uses providing up-to-date standards.	Ongoing	Implemented by the Planning Group through development proposals
O 4-4.	The City, through ordinance, policy and practice, will strive to improve the quality of industrial development.		
P 4-4.1.	The City shall develop and use performance standards based on changing technologies.	Ongoing	Implemented by the Planning Group through development proposal reviews and annual zoning code updates
P 4-4.2.	Undergrounding of distribution utility lines shall be accomplished where economically and technically feasible.	Ongoing	Implemented by the Public Works Group
P 4-4.3.	Older industrial areas shall be upgraded through both on-site and off-site improvements. Public facilities, such as curbs, gutters, sidewalks, street lighting and fire protection facilities, shall be provided. Blighted and deteriorated buildings shall be removed. Smaller properties shall be combined and outmoded uses replaced with contemporary uses.	Ongoing	Implemented through new development proposals
P 4-4.4.	Judicious landscaping of developed properties and parking areas shall be required in industrial areas. Loading, storage and other unsightly areas shall be screened from residential and commercial areas. Vacant properties shall be maintained to keep them from becoming unsightly.	Ongoing	Implemented by the Planning Group through new development proposals and enforcement through Code Compliance

	Objective/Policy	Status	Comment
P 4-4.5.	Adequate off-street parking facilities shall be provided for industrial development, as shall space for maneuvering, loading, docking and storage.	Ongoing	Implemented by the Planning Group through entitlement process
P 4-4.6.	The City shall require that all industrial operations excepting storage, loading and unloading shall be done inside buildings except as permitted under special circumstances.	Ongoing	Implemented by the Planning Group through entitlement process, Zoning Code exceptions and Code Compliance
O 5-1.	Maintain and enhance the quality of residential neighborhoods in El Cajon.		
P 5-1.1.	The City shall advocate the rehabilitation of substandard residential properties by homeowners and landlords.	Ongoing	Implemented through the Housing Group rehabilitation programs and Code Compliance
P 5-1.2.	The City shall continue to utilize its code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in El Cajon.	Ongoing	Implemented through Code Compliance
P 5-1.3.	City shall promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	Ongoing	Implemented through the Housing Group
P 5-1.4.	The City shall preserve affordable housing stock.	Ongoing	Implemented through Housing Element programs, residential rehabilitation and Section 8
O 5-2.	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of El Cajon residents.		

	Objective/Policy	Status	Comment
P 5-2.1.	The City will provide a variety of residential development opportunities in the City to fulfill regional housing needs.	Ongoing	Implemented through the Planning and Housing Groups by administering programs
P 5-2.2.	The City will facilitate the production of housing for all segments of the population, including those with special needs.	Ongoing	Housing Group encourages and participates as funds allow
P 5-2.3.	The City will require that housing constructed expressly for low income households not be concentrated in any single portion of the City.	Ongoing	
P 5-2.4.	The City will implement the Downtown Specific Plan and facilitate the development of higher density housing in and around downtown.	Ongoing	Implemented by the Planning Group through the adoption of SP No. 182 which allows for flexibility in development standards of underlying zone, such as density increase
P 5-2.5.	The City will encourage the development of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.	Ongoing	1) Lexington Senior Apartments 2) El Cajon Senior Towers 3) Solterra Senior Residences 4) Cornerstone Place
P 5-2.6.	The City will pursue State and Federal funding sources to maintain the supply of affordable housing in El Cajon.	Ongoing	Sources include: CDBG, HOME, and others
P 5-2.7.	The City will continue to use the San Diego County Housing Authority to provide rental assistance to lower income households with special needs who are overpaying for housing.	Ongoing	The County of San Diego subsidizes rent through the Section 8 program
O 5-3.	Provide increased opportunities for home ownership.		

	Objective/Policy	Status	Comment
P 5-3.1.	The City will assist in the development of affordable ownership housing for low income residents	Ongoing	HOME and CDBG funds
P 5-3.2.	The City will provide favorable home purchasing options to low and moderate income households, such as through interest rate write-downs, down payment assistance, mortgage revenue bond financing and Mortgage Credit Certificates.	Ongoing	Implemented through Housing Group administered programs
P 5-3.3.	The City will facilitate the purchase of units converted to condominium ownership by existing tenants through use of ownership subsidies.	Ongoing	First Time Home Buyers Program
O 5-4.	Remove governmental constraints on housing development.		
P 5-4.1.	The City will continue to allow second units, condominium conversions, and residential units in office/commercial zones as specified in the City's Zoning Code.	Ongoing	Implemented by the Planning Group as allowed by the Zoning Code and State Law
P 5-4.2.	The City will encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.	Ongoing	Implemented by the Planning Group as allowed by the Zoning Code and State Law
P 5-4.3.	The City will allow manufactured housing in all residential zones.	Ongoing	Implemented by the Planning Group as allowed by the Zoning Code
P 5-4.4.	The City will facilitate building permit and development plan processing for residential construction. The City will expedite project review of residential developments with an affordable housing component.	Ongoing	Implemented by the Planning, Building and Engineering Groups

	Objective/Policy	Status	Comment
O 5-5.	Promote equal opportunity for all residents to reside in housing of their choice.		
P 5-5.1.	The City will prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and housing composition.	Ongoing	
P 5-5.2.	The City will provide fair housing services to El Cajon residents.	Ongoing	Implemented by the Housing Group with Federal CDBG and HOME Grant Funds
P 5-5.2.	The City will encourage the dispersion of affordable housing to avoid the overconcentration of such units in any geographic areas.	Ongoing	Implemented by the Planning Group through the dissemination of zoning information for proposed developments and through the discretionary permit review process
O 5-6.	Ensure that new housing is compatible with existing development and sensitive to environmental needs.		
P 5-6.1.	The City will continue to maintain and develop a set of strong local ordinances intended to benefit the quality of living in residential areas and to promote high standards of aesthetics.	Ongoing	Implemented by the Planning Group through ECOM Chapter 17.180 Architectural Guidelines

	Objective/Policy	Status	Comment
P 5-6.2.	The City will prohibit or restrict, as appropriate, residential development within or in close proximity to airport flight patterns, freeways, railroads, industrial areas, areas subject to flooding or geologic hazards or any other areas determined to be incompatible or inharmonious.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.115.040 referencing Gillespie Field Airport Land Use Compatibility Plan that identifies allowable uses, height limitations and other standards due to a development's close proximity to the airport
P 5-6.3.	The City will encourage the design of residential developments which are buffered from nearby commercial and industrial area, freeways and railroads and avoid fronting on major (primary and secondary) streets.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.140 Residential Zone development standards but not applicable for mixed-use areas such as the downtown
P 5-6.4.	The City will require residential developments to respect the natural topography by avoiding excessive grading and promoting planned or clustered developments in hillside and other areas containing sensitive physical and biological features and open spaces worthy of preservation.	Ongoing	Implemented by the Planning Group through ECMC Chapters 17.60 Planned Unit Developments, 17.165 Planned Residential Developments, and 17.170 Hillside Overlay Zone
P 5-6.2.	The City will encourage residential developments which form neighborhood units with both natural (streams, ridgelines, etc.) and man-made (major streets, etc.) boundaries and which focus on schools, parks and other activity centers in order to create neighborhood focal points to foster social interaction within the neighborhood.	Ongoing	Implemented by the Planning Group through ECMC Chapters 17.60 Planned Unit Developments, 17.65 Site Development Plans, and 17.165 Planned Residential Developments

	Objective/Policy	Status	Comment
O 5-7.	Ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing and independent living.		
P 5-7.1.	The City will seek to address the needs of the homeless and those threatened with homelessness using a continuum of care model.	Ongoing	Implemented by the Planning Group through the Zoning Code that permits a homeless shelter by right in CM- and M-zone; Implemented by the Housing Group through CDBG Funds used to support shelter for the homeless
P 5-7.2.	The City will evaluate support facilities and service needs of the homeless and near homeless and identify appropriate agencies and resources.	Ongoing	Collaboration efforts with: 1) Crisis House 2) East County Transitional Living Center 3) Center for Social Advocacy 4) Volunteers of America 5) Salvation Army
P 5-7.3.	The City will coordinate with the San Diego County Regional Task Force for the Homeless for needs assessment and resource allocation.	Ongoing	Implemented by Police Department and Housing Group
P 5-7.4.	The City will seek to provide adequate sites for homeless shelters and transitional housing facilities to accommodate the City's homeless population.	Partially implemented	East County Transitional Living Center, Crisis House, Interfaith Shelter Network, and Volunteers of America provide transitional shelter facilities and hotel vouchers to El Cajon's homeless
O 5-8.	Provide supportive services for non-homeless persons with special needs.		

	Objective/Policy	Status	Comment
P 5-8.1.	The City will seek to provide supportive services and facilities for persons with special needs, including the elderly, disabled, at-risk youth, people with substance abuse, and people living with AIDS/HIV.	Ongoing	Implemented by the Housing Group's administering CDBG and HOME
O 5-9.	Improve public safety for all residents.		
P 5-9.1.	The City will strive to improve public safety through increased community policing and crime prevention activities.	Ongoing	Implemented by Police Department with funding from CDBG program for Crime Free Multi-Family Housing Program  Police Department's Sector Community Forums
O 5-10.	Provide for the economic development needs of lower and moderate income target areas.		
P 5-10.1.	The City will support the expansion of employment opportunities for residents through job creation and retention efforts.	Ongoing	
P 5-10.2.	The City will seek to revitalize economically blighted areas through property rehabilitation and public improvement activities.	Ongoing	Implemented by the Housing Group's administering of CDBG and HOME funds
P 5-10.3.	The City will support the provision of job training and placement services for the unemployed and underemployed.	Ongoing	Implemented through Housing Group's administering of CDBG funds
O 5-11.	Provide for needed infrastructure improvements in lower and moderate income target areas.		



	Objective/Policy	Status	Comment
P 5-11.1.	The City will coordinate the needed infrastructure improvements through the City's capital improvement planning process.	Ongoing	Implemented by various Groups in the annual Capital Improvement Planning process
P 5-11.2.	The City will seek to provide for the access needs of the physically disabled.	Ongoing	Implemented through the Housing and Building & Fire Safety Groups. The Building & Fire Safety Group continually applies disabled access standards to new and existing development
O 5-12.	Provide for the needed public and community services and facilities to serve those of lower and moderate income.		
P 5-12.1.	The City will support the provision of new public and community facilities and improve the quality of existing public and community facilities to serve those of lower and moderate income.	Ongoing	Implemented through the Housing Group's administering of the CDBG program. Completed miscellaneous improvements to several parks and recreation facilities, ball fields and community centers. Improvements to Wells Park are currently underway.
P 5-12.2.	The City will continue to support public and social service agencies that serve the lower and moderate income population through direct funding and/or reduced rents for City-owned buildings.	Ongoing	Implemented through the Housing Group's administration of the CDBG program. Crisis House occupies a building purchased with CDBG funds and pays on \$1/year for rent.
O 6-1.	Innovative solutions to traffic problems should receive serious consideration.		

	Objective/Policy	Status	Comment
P 6-1.1.	The City should explore a direct physical connection between the redeveloping Civic Center area and the Parkway Plaza area.	Not Implemented	
P 6-1.2.	The City should explore additional freeway access points to and from Interstate 8 and Route 67 to help reduce congestion in the Parkway Plaza area.	Explored	
O 6-2.	State Route 52 should be constructed as soon as is practical.		
P 6-2.1.	The City shall exercise all aspects of its authority to gain the early construction of State Route 52.	Implemented	State Route 52 has been completed
P 6-2.2.	The City shall be prepared to modify its local streets and highway system to handle the shifts in traffic which are anticipated and which will occur with the construction of State Route 52.	Implemented	State Route 52 has been completed
O 6-3.	Public facilities such as streets, curbs, gutters, sidewalks and drainage channels shall be completed to facilitate traffic needs.		
P 6-3.1.	The City shall use reasonable methods to accomplish the installation of public facilities.	Ongoing	Implemented through discretionary and ministerial permits and conditions required by the Public Works Group
P 6-3.2.	The City shall require private properties to bear a reasonable and fair burden in the provision of public rights-of-way and public facilities.	Ongoing	Implemented through discretionary and ministerial permits and conditions required by the Public Works Group

	Objective/Policy	Status	Comment
P 6-3.3.	The City shall use all possible funding sources in its efforts to complete and maintain public facilities.	Ongoing	The City completed the following projects: Fire Station No. 6 Renovation, City Hall Modernization, Fletcher Hills Pool Renovation, new Animal Care facility and East County Performing Arts Center Renovation.
O 6-4.	A loop transportation system, preferably within its own right-of-way, shall be established between the El Cajon Transit Center, Parkway Plaza and the old downtown area.		
O 6-5.	Motor vehicle circulation problems shall be identified and solved with solutions explored and implemented as funds are available.		
P 6-5.1.	Streets should be designed with primary emphasis on traffic movement.	Ongoing	Implemented by the Traffic Group through traffic monitoring systems that have been installed and are monitored throughout the City
P 6-5.2.	Rights of way adequate to meet anticipated traffic volumes shall be designated and reserved as far in advance of need as is possible.	Ongoing	Right-of-way is continually acquired through the entitlement process
P 6-5.3.	Sound design practices should be used to minimize traffic conflicts along primary and secondary streets.	Ongoing	Implemented by the Traffic Group through pedestrian safety enhancements such as those installed pedestrian safety enhancements through the Safe Routes to School

	Objective/Policy	Status	Comment
O 6-6.	State Route 54 should be preserved as a freeway route.		
P 6-6.1.	State Route 54 shall remain designated as a freeway on the City's General Plan.	Not implemented	CALTRANS has indicated removal of State Route 54 from the State Highway System
P 6-6.2.	The City shall influence, persuade and lobby other jurisdictions and agencies to plan for and then provide for State Route 54 as a freeway.	Not implemented	Caltrans has indicated removal of State Route 54 from the State Highway System
P 6-6.3.	The City shall not intensify proposed land uses within the potential construction corridor of State Route 54.	Not Implemented	Caltrans has indicated removal of State Route 54 from the State Highway System
P 6-6.4.	The City shall encourage CALTRANS to provide for mass transit rights-of-way within freeway design whenever feasible.	Ongoing	<p>2050 Regional Transportation Plan is complete</p> <p>No mass transit rights-of-way planned on I-8, SR-67, &amp; HWY-125</p> <p>Peak Bus Rapid Transit from El Cajon Transit Center to University Town Center via SR-52 and to Downtown via HWY-94 in 2020</p> <p>Bus Rapid Transit from El Cajon Transit Center to Sorrento Mesa via SR-52 in 2030</p>
O 6-7.	All facilities for transportation should be interrelated to one another and to the land uses.		

	Objective/Policy	Status	Comment
P 6-7.1.	The planning, development and operation of the various elements in the transportation system (road, rail, mass transit, bicycle facilities, etc.) shall be coordinated to recognize interrelationships both between one element and another, and between each element and land uses they serve or affect.	Ongoing	Implemented as private and public projects are brought forward and evaluated on a case-by-case basis. The City received grant funding to begin preparing an Active Transportation Plan.
P 6-7.2.	Residential development standards should include provisions for bikeways as separate from sidewalks and vehicular traffic and they should be provided in conjunction with the construction of such residential development.	Not implemented	
P 6-7.3.	Pedestrian and bicycle routes separated from auto traffic should be provided wherever possible. It is particularly desirable that adequate provision be made for pedestrian or bicycle movement at freeway grade separations and interchanges affecting the local street system. Bicycle and pedestrian facilities should be considered as alternative modes of transportation, not just recreational features. The City should take positive action in this area	Ongoing	Implemented by the Bicycle Master Plan
P 6-7.4.	The City should adopt CALTRANS' standards of development for bicycle routes, lanes and paths.	Implemented	Included in the Bicycle Master Plan

	Objective/Policy	Status	Comment
P 6-7.5.	The City should support efforts to provide for a regional transportation system in the county. Also, El Cajon should work toward being served by that regional system and should continue efforts to provide supplemental transportation facilities.	Ongoing	2050 Regional Transportation Plan
P 6-7.6.	Trolley stations and transit lines shall be so located as to gain the maximum benefit for the largest number of users.	Implemented	
P 6-7.7.	The City shall continue to recognize Gillespie Field as an area-wide asset; it should make every effort to preserve the field and cooperate in its continued development.	Ongoing	
P 6-7.8.	In very low traffic areas such as hillside areas or very low density areas, the City may establish adjusted access standards.	Not implemented	
O 6-8.	The development of public transportation systems shall be encouraged.		
P 6-8.1.	Efforts to encourage the use of public transit should be implemented such as cross-town transit, use of shuttle buses, carpooling, Transportation Demand Management Systems and other methods to reduce auto traffic.	Ongoing	The City Public Works and Planning Groups collaborate to secure grants to promote alternative sustainable and safe transportation options
O 7-1.	The City will consider annexations of those areas currently outside the City limits but within the City's Sphere of Influence (SOI) when feasible and when sewer allocations and street improvement can be negotiated.		

	Objective/Policy	Status	Comment
P 7-1.1.	The City shall revise its General Plan boundaries to coincide generally with its adopted SOI.	Ongoing	LAFCO designated the SOI conterminous with the City boundaries in 2008
P 7-1.2.	The City shall require the preparation of a fiscal impact study for all annexation proposals where it is unclear if there will be a positive fiscal impact for the City.	Ongoing	This is done on a case by case basis
P 7-1.3.	The City should inventory all unincorporated areas within the City's SOI to ascertain the presence of zoning and building code violations, the level and quality of street improvements and drainage facilities and the existence of fire hydrants or adequate water pressure.	Not implemented	LAFCO designated the SOI conterminous with the City boundaries in 2008  There are no unincorporated areas within the City's SOI
P 7-1.4.	The City should survey the residents in adjacent unincorporated areas within the City's SOI to determine the level of interest in annexation.	Not implemented	LAFCO designated the SOI conterminous with the City boundaries in 2008  There are no unincorporated areas within the City's SOI
P 7-1.5.	The City shall reserve the right to require that the full costs of annexation such as installing or upgrading public improvements, obtaining additional sewer capacity, funding the need for additional City employees, buildings and equipment (for example, fire stations or street sweepers) are borne by the annexation proponents.	Ongoing	This will be done when applicable

	Objective/Policy	Status	Comment
P 7-1.6.	The City shall apply current General Plan land use designations for those areas within the adopted SOI, but not yet within the City limits.	Implemented	
P 7-1.7.	The City shall require that any annexation involving property which is largely developed must include the transfer of sewer capacity rights to the City of El Cajon equivalent to the sewer usage of the area being annexed.	Ongoing	This will be done when applicable
P 7-1.8.	The City may require existing uses in areas proposed for annexation which would become nonconforming uses upon annexation to either eliminate the nonconformity or terminate the uses as a condition of annexation.	Ongoing	This will be done when applicable
P 7-1.9.	It shall be the general philosophy of the City of El Cajon that consideration of use designations in the areas outside the City, but in the SOI, will not include future uses at any higher density than that which is already designated on the General Plan.	Ongoing	LAFCO designated the SOI conterminous with the City boundaries in 2008  There are no unincorporated areas within the City's SOI
O 8-1.	The development of property shall be coordinated with efforts at conservation of natural resources.		
P 8-1.1.	All development proposals shall receive the judicious and rational use of environmental review procedures.	Ongoing	Implemented by the Planning Group through the permit review process
P 8-1.2.	The City shall support and cooperate with the ongoing conservation work of other governmental jurisdictions and other governmental agencies.	Ongoing	



	Objective/Policy	Status	Comment
O 8-2.	Ensure that the physical environment of the El Cajon area is protected from adverse impact.		
P 8-2.1.	The retention of the unique natural features of a development site such as rock outcroppings, native vegetation and trees shall be encouraged.	Ongoing	Implemented by the Planning Group through the permit review process
P 8-2.2.	The flat, valley portions of El Cajon shall receive the most intensive development. Hillside areas shall receive less intensive development. Steep hillside areas (slopes more than 25%) shall be placed in the open space land use category.	Ongoing	Implemented by the Planning Group through the ECMC Chapter 17.170 Hillside Overlay Zone
P 8-2.3.	All graded slopes shall be adequately planted for erosion control.	Ongoing	Implemented by the Private Development and Planning Group through ECMC Chapters 13.10 Waters and Sewers, 17.170 Hillside Overlay Zone and 17.195 Water Efficient Landscaping
P 8-2.4.	Special design standards shall be considered for local residential service roads in hillside areas.	Ongoing	Implemented by the Planning Group through the ECMC Chapter 17.170 Hillside Overlay Zone
O 8-3.	Reduce levels of noise so they do not adversely affect the physiological, psychological or sociological well-being of the citizens of El Cajon.		
P 8-3.1.	The City shall develop a new and updated noise contour map using the 65 decibel, day-night average contour as the maximum acceptable standard.	Not Implemented	Addressed on individual projects that are subject to CEQA

	Objective/Policy	Status	Comment
P 8-3.2.	Noise-attenuating measures such as special building insulation, increased setbacks, walls, landscaping, etc., shall be required whenever any residential noise-sensitive land uses are proposed in the noise impact area of a major transportation facility as indicated on the noise contour map on file in the office of the Department of Community Development.	Ongoing	Implemented by Planning Group through permit reviews and the Building Group under the California Building Code
P 8-3.3.	In future transportation planning, the noise impact of all proposed transportation facilities shall be adequately assessed with the purpose of subjecting as few people as possible to a noise level equal to or exceeding 65 decibels, day-night average sound level.	Ongoing	Implemented by the various disciplines involved in a particular project
P 8-3.4.	The City shall waive, modify, or make exceptions to the above standards only where it can be demonstrated that such waiver, modification or exception is for a short, definite duration or prompted by substantial public interest.	Not implemented	
P 8-3.5.	The City shall require that notice be given to all prospective purchasers of new dwelling units constructed in noise impact areas.	Ongoing	Implemented by the Planning Group for new housing within the Gillespie Field Airport Influence Area and areas that could be exposed to noise impacts

	Objective/Policy	Status	Comment
P 8-3.6.	The Airport Land Use Commission (SANDAG) shall be supported in its efforts to reduce the adverse effects of noise on land uses around Gillespie Field. To this end, the land use element of the El Cajon General Plan shall be reviewed for conformance with the comprehensive land use plan adopted by the Airport Land Use Commission and all discrepancies shall be resolved. If necessary, those properties around Gillespie Field which are zoned inconsistent with the Comprehensive Land Use Plan shall be rezoned.	Ongoing	The San Diego Regional Airport Authority's Airport Land Use Commission is responsible for the development of the regions airport compatibility plans. Zoning code changes to achieve consistency with the Gillespie and Montgomery Field ALUCPs were adopted in December 2014.
P 8-3.7.	Require strict enforcement of the City's noise ordinance.	Ongoing	Implemented by the Planning, Building and Code Compliance Groups through ECMC Section 17.115.130 Performance Standards
P 8-3.8.	In order to minimize noise impacts from noise sources, the City may require site design considerations such as increased setbacks, sound attenuating walls and landscaping, and may also require building design considerations such as type of construction, insulation and orientation of building openings.	Ongoing	Implemented by the Planning Group through project review of development proposals
O 8-4.	Encourage future land use planning and development which take into consideration the effects of noise upon the environment.		

	Objective/Policy	Status	Comment
P 8-4.1.	In future land use planning, the placement of noise sensitive land uses in existing or projected noise impact areas shall be considered if additional noise-attenuating measures or plans are adopted. The table entitled "Land Use Compatibility in Noise Impact Areas" on file in the Department of Community Development shall be utilized in determining the acceptability of specific land uses in noise impact areas.	Ongoing	Implemented by the Planning Group through the discretionary permit review process
P 8-4.2.	A City-wide noise control ordinance shall be adopted in order to prohibit excessive noise within the City boundaries.	Ongoing	Implemented by the Planning Group through ECMC Section 17.115.130 Performance Standards
P 8-4.3.	Quiet zones shall be established around certain noise-sensitive land uses; i.e., hospitals, where maximum noise generation standards are more restrictive than elsewhere in the City.	Not implemented	
P 8-4.4.	Where necessary, truck routes shall be established so as to reduce their effect on noise-sensitive land uses.	Implemented	
O 8-5.	Achieve an urban form which respects the natural land forms of the area and preserves the unique contrast between the valley's level floor and the surrounding hills.		
P 8-5.1.	Planned Residential Developments shall be recommended for proposed projects on hillside property.	Ongoing	

	Objective/Policy	Status	Comment
P 8-5.2.	Excessive amounts of grading with enormous and unsightly banks shall be controlled by application of the Hillside Overlay zone to hillside property.	Implemented	Implemented by the Planning Group through ECMC 17.170 Hillside Overlay Zone
P 8-5.3.	Hillside property retained in its natural state and used for passive public recreational purposes (hiking, picnicking, etc.) shall be considered for public acquisition.	Ongoing	Considered on a case by case basis
P 8-5.4.	The Hillside Overlay zone shall be reviewed regarding its standards.	Ongoing	Implemented by the Planning Group through ECMC 17.170 Hillside Overlay Zone
O 8-6.	Promote urban development characterized by the balanced coexistence of people, wildlife and vegetation.		
P 8-6.1.	The City shall conduct research for purposes of developing a wildlife/vegetative inventory for the Planning Area with special emphasis on preserving any unique habitats of any rare, endangered or declining species.	Not implemented	Implemented by the Planning Group as applied through individual consultations for specific projects as needed

	Objective/Policy	Status	Comment
8-6.2.	The City of El Cajon shall develop an Urban Forestation policy the goal of which would be to provide increased vegetation mass for enhanced wildlife value. A tree planting program shall be considered for zones within the urban and rural areas of El Cajon, including but not limited to, street trees, parking lots, municipal projects, private projects, parks and open space. The development of this program shall include an analysis of significant factors which affect the selection of trees. Of particular importance is an analysis of the wildlife habitat we wish to encourage, the amount of water necessary for the plant to survive, and other considerations such as fire susceptibility, type and quality of pests, tree litter and life span.	Implemented	Implemented by: 1) Urban Forestry Policy A-21 2) Street Tree Program Policy D-4
O 8-7.	Protect rare, endangered or declining species of animal or plant life.		
P 8-7.1.	Appropriate measures shall be required for the protection of any rare or endangered animal or plant species located in an area to be developed. Methods of compensation to the property owners should be explored to assist in the preservation of such species.	Ongoing	Implemented by the Planning Group through project reviews

	Objective/Policy	Status	Comment
P 8-7.2.	The City shall consider imaginative and effective measures to preserve unique species and habitats, including, but not limited to, relocation of the species, creation of open space preserves and transfer of development rights.	Ongoing	Implemented by the Planning Group through project reviews
O 8-8.	Use existing water supplies wisely and adhere to water quality control standards.		
P 8-8.1.	Water conservation and reclamation programs shall be supported.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.195 Water Efficient Landscape Ordinance; by the Building Group through the California Green Building Standards Code; and by the Storm Water Group through implementation of Best Management Practices and development standards.
P 8-8.2.	The City shall upgrade and improve its landscaping policy which encourages use of vegetation which has low water requirements.	Ongoing	Implemented by the Planning Group by ECMC Chapter 17.195 Water Efficient Landscape Ordinance
P 8-8.3.	The San Diego Regional Water Quality Control Board shall be supported in the implementation of its policies relative to water pollution control.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan

	Objective/Policy	Status	Comment
P 8-8.4.	The City shall support and participate in efforts aimed at water conservation. A reduced level of per capita consumption of water and energy shall be achieved locally through public education, policy actions and code changes.	Ongoing	Water conservation is implemented through Padre Dam and Helix Water District conservation programs and mailings, Council Policy F-6, ECMC Chapter 17.195 Water Efficient Landscape Ordinance, and California Green Building Standards Code  The City is preparing a Climate Action Plan, which will address water and energy conservation.
P 8-8.5.	The City shall support regional and statewide efforts to increase water supplies.	Ongoing	Implemented by the Planning Group through the ECMC Chapter 17.195 Water Efficient Landscape Ordinance and Storm Water Group through the ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan
O 8-9.	Achieve and maintain a level of air quality which has no significant adverse effects on human physical health, plant and animal life, material objects, weather or visibility.		
P 8-9.1.	The Air Pollution Control District (APCD) shall be supported in its efforts to meet state and federal air quality standards.	Ongoing	Implemented by the Planning Group through applicable project referral to APCD



	Objective/Policy	Status	Comment
P 8-9.2.	The City shall discourage drive-up or drive-through developments which are exclusively automobile-oriented or automobile-dependent in the transaction of business.	Ongoing	Implemented by the Planning Group through Zoning Code Land Use Tables and prohibited in the downtown through Downtown SP No. 182
O 8-10.	Achieve and maintain a level of water quality which protects affected watersheds by minimizing runoff which may cause erosion and pollution.		
P 8-10.1.	The City shall minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment. Where feasible, the City will insure that new development or redevelopment slows runoff and maximizes on-site infiltration of runoff.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan through project review
P 8-10.2.	The City shall implement pollution prevention methods supplemented by pollutant source controls and treatment. The City will use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants off site and into a municipal separate storm sewer system. (MS4)	Ongoing	Implemented by the Storm Water Group through Standard Urban Storm Water Mitigation Plan Ordinance 4707 adopted 2002 Amended in 2007 by Ordinance 4907 Amended in 2010 by Ordinance 4939 Amended in 2015 by Ordinance 5034

	Objective/Policy	Status	Comment
P 8-10.3.	The City shall preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. The City will encourage land acquisition of such areas.	Not implemented	Identification of these potential sites is included in the current Drainage Master Plan study and Water Quality Improvement Plan
P 8-10.4.	The City shall limit disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.	Ongoing	Implemented by the Storm Water Group through project reviews
P 8-10.5.	Prior to making land use decisions, the City will utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. The City shall require incorporation of structural and non-structural best management practices to mitigate the projected increases in pollutant loads and flows.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan through project review
P 8-10.6.	The City will avoid development of areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan through each project review
P 8-10.7.	The City will reduce pollutants associated with vehicles and increasing traffic resulting from development. The City will coordinate local traffic management reduction efforts with the San Diego County Congestion Management Plan	Ongoing	Implemented through Storm Water and Traffic Groups

	Objective/Policy	Status	Comment
P 8-10.8.	The City will implement the San Diego Association of Government's (SANDAG's) recommendations as found in the Water Quality Element of its Regional Growth Management Strategy.	Ongoing	Implemented by the Storm Water Group through the ongoing application of Regional and State Water Quality Regulations via SUSMP
P 8-10.9.	Post-development runoff from a site shall not contain pollutant loads which cause or contribute to an exceedance of receiving water quality objectives or which have not been reduced to the maximum extent practicable.	Ongoing	Implemented by the Storm Water Group through the ongoing application of storm water regulations to project reviews
O 9-1.	Parkway Plaza and its immediate vicinity will be maintained as the City's regional shopping center.		
P 9-1.1.	Parkway Plaza shall be expanded from its original size and the number of major tenants and stores shall be increased.	Implemented	
P 9-1.2.	The City shall continue to improve traffic circulation in the vicinity of Parkway Plaza.	Ongoing	Implemented by the Traffic Group
P 9-1.3.	The City shall cooperate with Parkway Plaza in the provision of parking facilities and may develop special parking requirements for regional shopping facilities.	Implemented	
P 9-1.4.	Prior to approving any new commercial developments which could compound traffic problems in the vicinity of Parkway Plaza, traffic impact studies will be required and mitigation measures or a statement of overriding considerations may also be necessary.	Ongoing	Implemented by the Traffic Group and evaluated when appropriate as new development comes to the area surrounding the shopping center

	Objective/Policy	Status	Comment
P 9-1.5.	New commercial areas around Parkway Plaza shall be limited to only those properties already designated for commercial development or to those other areas where it can be clearly shown to cause no adverse effects to the existing commercial areas.	Ongoing	Implemented by the Planning Group through the ECOM Chapter 17.145 Commercial Zones land use table that establishes allowable uses
O 9-2.	A well-defined automotive sales and service area will be established.		
P 9-2.1.	The City shall use the opportunities presented by the expansion of the Redevelopment District to create a quality automotive sales and service area.	Implemented	Implemented by the Planning Group through SDA No. 10 and as implemented by SP No. 462 for El Cajon Blvd. and North Johnson Ave.  Redevelopment funds are no longer available
P 9-2.2.	Special legislation shall be adopted and special incentives shall be employed to enhance the attractiveness of an automotive sales and service area to potential users.	Implemented	Previously implemented with redevelopment funds which are no longer available
P 9-2.3.	The City shall be proactive in soliciting potential users to locate in the automotive sales and service area.	Ongoing	Implemented by the Planning Group through SDA No.10 by SP No. 462
P 9-2.4.	The City will make every effort to concentrate automotive dealerships in the new El Cajon Blvd.-Johnson Avenue Special Development Area.	Ongoing	Implemented by the Planning Group through SDA No.10 by SP No. 462

	Objective/Policy	Status	Comment
O 9-3.	The City will capitalize on commercial redevelopment opportunities, especially those related to an expanded redevelopment district.		
P 9-3.1.	The City shall target those areas for commercial redevelopment where the need for redevelopment and the opportunities for redevelopment come together.	Implemented	Redevelopment Agencies abolished February 1, 2012
P 9-3-2.	Whenever possible, the City shall assist potential developers in the assemblage of land for especially promising projects.	Implemented	Implemented by Redevelopment Agency through 2011. Will be more difficult in future without Redevelopment Agency, but Housing Authority is a potential tool for affordable housing development
P 9-3.3.	The City shall be proactive in soliciting commercial opportunities, cooperating especially with other organizations such as the East County Chamber of Commerce.	Ongoing	
P 9-3.4.	The City shall assist in the relocation or expansion of successful local businesses so they may be retained locally.	Ongoing	Implemented previously with funds by the Redevelopment Agency  Limited assistance without funding sources
O 9-4.	All commercial development shall be subject to sound design requirements and strict standards of performance.		

	Objective/Policy	Status	Comment
P 9-4.1.	Commercial areas shall be designed as a comprehensive unit subject to strict standards governing building arrangement, appearance, street access, through access, parking signs and landscaping.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines, Chapter 17.145 Commercial Zones development standards and through the discretionary review process
P 9-4.2.	The City should create a design review process intended to improve aesthetic standards in all commercial areas of the City.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines and through the discretionary review process
P 9-4.3.	Commercial establishments shall be carefully integrated with the surrounding area. Conflicts with residential or other sensitive land uses should be minimized.	Ongoing	Implemented by the Planning Group through the permit review process
P 9-4.4.	All commercial activities shall be located and designed so as to benefit from the access afforded by major streets without impairing the efficiency or operation of these streets. Major streets are provided primarily for the movement of people and goods and not for the convenience of adjacent businesses.	Ongoing	Implemented by the Planning, Engineering and Traffic Groups through the project review process
P 9-4.5.	Points of access shall not be allowed too near intersections, but shall be located at an appropriate distance from intersections and shall be adequately spaced to avoid traffic friction and conflict.	Ongoing	Substandard access points are closed and new ones are reviewed for compliance with our standards as part of discretionary review process

	Objective/Policy	Status	Comment
P 9-4.6.	Access to commercial areas shall be controlled by use of median strips, frontage roads, and through other means to assure safety and to minimize traffic conflicts.	Ongoing	Implemented by the Planning, Engineering and Traffic Groups through the discretionary review process
P 9-4.7.	Loading docks, trash collection areas, equipment storage including roof equipment and other unsightly areas shall be concealed from sight. Older, nonconforming commercial areas shall be required to construct trash enclosures and all commercial areas shall be required to utilize trash enclosures.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines and discretionary project reviews as well as Storm Water Group administering the storm water requirements for trash enclosures
P 9-4.8.	Provision of landscaping shall be encouraged to help beautify older commercial areas.	Ongoing	Implemented by the Planning Group when appropriate during entitlement review process
P 9-4.9.	Commercial uses shall be buffered from surrounding streets and uses by means of curbs, islands, landscaping, fencing and/or back-up development.	Ongoing	Implemented by the Planning Group through adherence to ECMC Chapter 17.145 Commercial Zones development standards such as exterior setback requirements
P 9-4.10.	Retail commercial uses shall be encouraged to locate within retail commercial areas as designated by the General Plan.	Ongoing	Implemented by the Planning Group through adherence to ECMC Chapter 17.145 Commercial Zones land use regulations

	Objective/Policy	Status	Comment
P 9-4.11.	Removal of outdated, nuisance, or incompatible buildings shall be encouraged to provide parking areas and open space, to enhance remaining uses, or to make room for new uses compatible with the General Plan.	Ongoing	Implemented by the Planning Group through the project review process
P 9-4.12.	Periodic inspection of buildings and properties shall be made to assure compliance with regulatory and development codes and standards	Ongoing	Implemented by the Building and Fire Safety Group through conducting inspections
P 9-4.13.	Commercial areas shall be integrated with well-designed interconnecting access between adjacent commercial developments.	Ongoing	Implemented by the Planning Group through the project review process
P 9-4.14.	Commercial areas shall be encouraged to develop in depth to provide adequate room for beneficial design. To that end, the assemblage of properties into one legal lot or one completely integrated development having frontage upon a primary thoroughfare can be considered for commercial zoning to a depth beyond the commercial designation on the General Plan Map, provided that said expansion will not adversely impact other noncommercial areas and that development is approved through the specific plan process. Improvements or requirements exceeding those of the zoning ordinance can be required to ensure that the extended commercial depth does not adversely impact surrounding areas.	Ongoing	Implemented by the Planning Group when applicable through the project review process



	Objective/Policy	Status	Comment
O 10	The City will manage growth through strict standards of land use, design, construction and aesthetics.		
P 10-1.1.	The City shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.	Ongoing	The Zoning Code was updated and adopted in 2010, 2011, 2012, 2013, 2014, 2015 and 2017  The Zoning Code updates are part of an annual work program goal
P 10-1.2.	The City shall develop and maintain systematic programs aimed at creating and keeping a quality community. These shall include, but not necessarily be limited to, vigorous code enforcement, undergrounding of utilities, street cleaning and maintenance, land use, design review of development projects, continued implementation of the sign ordinance, creation of an attractive streetscape, and participation in regional growth management efforts.	Ongoing	Implemented through all disciplines in the Community Development Department
O 11	A broad, stable financial base will be established to provide a high level of services and facilities.		
P 11-1.1.	The City shall continue the implementation of the recommendations contained in the Stanford Research Institute 1983 Report Urban Economic Development Framework Study for El Cajon, California.	Not applicable	This policy is out of date

	Objective/Policy	Status	Comment
P 11-1.2.	The City shall continue to strive for quality development of all kinds: residential, commercial, office, industrial or governmental.	Ongoing	Implemented by the Planning, Engineering and Building Group through permit processing.
P 11-1.3.	The City shall protect the existing investment in the community through vigorous enforcement of codes and ordinances.	Ongoing	Implemented by Code Compliance. 737 cases were investigated in 2017.
P 11-1.4.	The financial and fiscal implications of new development or the annexation of existing development shall be evaluated when such implications are unclear.	Ongoing	This will be applied when applicable
O 12	An aggressive, balanced work program will be established to implement the goals, objectives and policies of the General Plan.		
P 12-1.1.	The Planning Commission shall establish an annual work program related directly to the implementation of the General Plan.	Not implemented	
P 12-1.2.	Following adoption of the General Plan, the City shall immediately begin a systematic review of its development ordinances (zoning code, zoning districts and special development ordinances) for compliance with the revised General Plan.	Ongoing	Implemented by the Planning Group, the Zoning Code is updated continuously
O 13-1.	El Cajon will solicit and encourage land uses and facilities which provide services on a region-wide basis.		
P 13-1.1.	The City shall remain proactive in its efforts to attract regional uses into the El Cajon area.	Ongoing	

	Objective/Policy	Status	Comment
P 13-1.2.	The City shall judiciously use the expanded redevelopment district to encourage and assist the location of regional facilities such as additional court facilities, school district headquarters, a county main branch library, or major commercial or industrial developments.	Partially implemented	Redevelopment Agencies abolished February 1, 2012
P 13-1.3.	The City shall capitalize on the excellent nucleus of regional facilities already present (the County's Regional Facility, the Performing Arts Center and the City's Administration Building) to entice additional regional facilities to locate nearby.	Ongoing	
O 14-1.	El Cajon will develop a Historical Element to its General Plan which shall propose certain policies for the preservation of historically significant buildings.		
P 14-1.1.	All applications for discretionary permits shall be checked against the City's historic resources inventory.	Ongoing	Implemented by the Planning Group through project reviews  Historic Preservation Ordinance adopted in 2006
P 14-1.2.	A portion of the City's set-aside funds within the redevelopment project area may be utilized for residential rehabilitation of historic structures if permitted by redevelopment law.	Not implemented	Redevelopment Agencies abolished February 1, 2012
P 14-1.3.	Demolition or removal of an historic structure will require review under the California Environmental Quality Act.	Ongoing	Implemented by the Planning Group through project reviews

	Objective/Policy	Status	Comment
O 14-2.	El Cajon will develop special legislation to assist in the preservation of historically significant buildings.		
P 14-2.1.	The Zoning Code shall be reviewed to permit the adaptive reuse of historic structures by allowing low impact commercial uses by conditional use permit in residential zones.	Implemented	Amended Zoning Code to allow bed and breakfast establishments in buildings of historic interest
P 14-2.2.	The City shall consider using the transfer of density or development rights as a means to help preserve historic structures.	Not implemented	No applications have been received for this consideration
O 15-1.	Continue the cooperative programs with the school districts on the joint development and use of parks and playfields.		
O 15-2.	To acquire and develop park and open space lands by all reasonable means.		
P 15-2.1.	The City should use all available means to acquire parks and open space such as the budget process, developer fees, the design process, gifts, grants, bond issues, etc.	Ongoing	Implemented by various disciplines such as the Planning Group, Public Works and Recreation Department
P 15-2.2.	Property which has the Open Space designation shown on the General Plan shall first be considered for public use prior to approval of development for private use.	Ongoing	Implemented by the Planning Group and applied when applicable
P 15-2.3.	Areas in the Open Space designation which the City has not established for public use shall be developed with very low density or cluster-type residential development, resulting in large areas of open space in and around the development.	Ongoing	Implemented by the Planning Group and applied when applicable

	Objective/Policy	Status	Comment
P 15-2.4.	The City shall use the specific plan process for the following open space purposes: a. To pool private open space into contiguous areas. b.To link continuous trail systems. c.To create open space areas as a feature of project design.	Ongoing	Implemented by the Planning Group and applied when applicable
P 15-2.5.	The City should encourage the private development of open space areas with recreational uses which are compatible with the surrounding area.	Ongoing	Implemented by the Planning Group during the discretionary permit review process
P 15-2.6.	Unusual physical features such as knolls and groupings of large trees and boulders should be incorporated into the park and open space system of the community.	Ongoing	Implemented by the Recreation Department
P 15-2.7.	Common open spaces created through specific plan, subgroup or cluster-type development, together with parks and schools, shall be linked, where possible, to form a network of green open space throughout urban areas.	Ongoing	Implemented by the Planning Group as new development projects are proposed
P 15-2.8.	All publicly owned lands shall be examined for their potential park or open space use before their disposal.	Ongoing	Implemented by the Recreation Department
P 15-2.9.	The Parks and Recreation Commission shall be encouraged to take a stronger role in influencing park and recreation planning.	Terminated	The commission was dissolved

	Objective/Policy	Status	Comment
P 15-2.10.	The City recognizes that religious facilities and activities are a significant, integral part of the community. As a result, the City will consider religious land uses anywhere in the City, subject to the granting of a conditional use permit to establish the compatibility between the religious use and surrounding uses.	Ongoing	Implemented by the Planning Group through the ECOM Zoning Code. Religious facilities are permitted with approval of a CUP in the industrial zones, residential zones; and with CUP approval in the other commercial zones (O-P and C-M). However, they are permitted by right in some of the commercial zones (C-N, C-R, and C-G) as long as required parking is available.
O 16	El Cajon shall take positive steps to minimize risks to life and property resulting from disasters.	Ongoing	
P 16-1.1.	The City should continue to cooperate with the San Diego Unified Emergency Service Organization and update emergency operations as new technology and more detailed hazard situations become known.	Ongoing	The City has a new emergency operations center in the Public Safety Center, regularly trains City staff and participates with the County of San Diego Office of Emergency Services
P 16-1.2.	The City should establish a Structural Hazards Abatement Program on a comprehensive basis to ensure compliance with the Uniform Building and Fire Codes and adopted City ordinances, giving priority to those structures which represent the greatest potential risk.	Ongoing	Implemented by the Building Group, the program was adopted in late 2010 and implementation began in 2011

	Objective/Policy	Status	Comment
P 16-1.3.	The City shall maintain a mapping system for areas of known seismic or geologic hazard. Whenever proposed development is to take place in an area of documented or suspected seismic or geological hazards, the Environmental Impact Report procedure should establish the degree of risk which the site presents and should recommend mitigating measures to eliminate these risks. Said investigations must be conducted by a duly licensed soils engineer and engineering geologist who certifies to the accuracy of the investigations and to the completion of all mitigating requirements.	Partially implemented	The City uses the State of California, Department of Conservation, Probabilistic Seismic Hazards Mapping Ground Motion Page when applicable; for projects within known hazard areas that require an EIR, a licensed civil engineer and engineering geologist prepare and certify the degree of risk and mitigating measures
P 16-1.4.	Environmental Impact Reports or Mitigated Negative Declarations which address seismic risks should be required for all major developments in: a. Emergency services and public utilities. b. Involuntary occupancies, such as hospitals, jails, etc. c. High rise and high occupancy structures.	Ongoing	Implemented by the Planning Group through the permit review process
P 16-1.5.	The City should adopt and continue to update the various Uniform Codes which pertain to earthquake regulations.	Ongoing	Implemented by the Building Group which implements the 2016 California Codes
P 16-1.6.	Soils reports shall be required for all new construction.	Ongoing	Implemented by the Building Group
P 16-1.7.	The City shall continue proven safety related programs; e.g., weed abatement.	Ongoing	Implemented by the Building Group and Fire Department

	Objective/Policy	Status	Comment
P 16-1.8.	The City shall approve only those land uses which are consistent with the Gillespie Field Land Use Plan developed by SANDAG.	Ongoing	San Diego Regional Airport Authority is now the administering agency and has adopted the Gillespie Field Airport Land Use Compatibility Plan, which the City implements
P 16-1.9.	The City shall complete or assist in completing the flood-control system in and around El Cajon.	Not complete	Work continues on a Drainage Master Plan that will address the flood-control system in El Cajon
P 16-1.10.	The City shall adopt its own Hazardous Waste Management Plan (HWMP) or, in the alternative, approve the HWMP prepared by the County of San Diego for application in the City of El Cajon.	Implemented	Adopted County of San Diego HWMP by reference



Table A

Housing Development Applications Submitted

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes			
1		2	3	4	5								6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	484 033 01 00	1203 El Rey Ave Unit 2	ADU	ADU, 4 car garage, covered porch ( Unit #2)	BP2018-437	R	6/11/2018			1					46	47		No	
	492 643 09 00	812 Grossmont Ave	2 story, slab SFR	BP2018-744	SFD	O	11/20/2018			1						1		No	Issued 2-4-19
	488 300 11 00	130 E Washington	4 additional units to multi family development total (6)	SDP 1513	SFA	R									4	4		No	Issued 2-13-19
	488 191 01 00	101 E Main St	4 Story; 15 Dwelling Units + 10,000 sf Commercial + 15 Covered Parking Spaces	BP2018-123	SFA	R	43277 43151								15	15		No	4 additional units to existing 2 sfr
	489 121 07 00	1355 Naranca Ave	New SFR - new address	BP2018-133	SFD	O									1	1		No	Recheck
	484 031 06 00	1246 Dawnridge Ave	ADU	BP2018-135	ADU	R	2/28/2018								1	1		No	Recheck
	488 371 01 00	748 Lincoln Pl	New SFR	BP2018-335	SFD	O	5/11/2018								1	1		No	Applied
	488 371 01 00	756 Lincoln Pl	New SFR	BP2018-336	SFD	O	5/11/2018								1	1		No	Applied
	488 371 01 00	745 Lincoln Pl	New SFR	BP2018-341	SFD	O	5/11/2018								1	1		No	Applied
	488 371 01 00	751 Lincoln Pl	New SFR	BP2018-342	SFD	O	5/11/2018								1	1		No	Applied
	488 371 01 00	759 Lincoln Pl	New SFR	BP2018-343	SFD	O	5/11/2018								1	1		No	Applied
	488 371 01 00	765 Lincoln Pl	New SFR	BP2018-344	SFD	O	5/11/2018								1	1		No	Applied
	488 371 01 00	760 Lincoln Pl	New SFR	BP2018-345	SFD	O	5/11/2018								1	1		No	Applied
	488 010 13 00	172 -180 Wells Ave	2 Story duplex (1 of 2 on property used as apartments)	BP2018-353	2 to 4	R	5/16/2018								2	2		No	Recheck
	488 010 13 00	178 - 186 Wells Ave	2 Story duplex (2 of 2 on property used as apartments)	BP2018-354	2 to 4	R	5/16/2018								2	2		No	Applied
	492 360 02 00	1043 Leslie Rd Unit 2	New ADU and Garage (with BP2018-364)	BP2018-366	ADU	R	5/21/2018								1	1		No	Recheck
	492 014 18 00	862 Lemon Ave Unit 2	ADU w/garage & two additional detached garages w/200A service and RV dump	BP2018-490	ADU	R	7/9/2018								1	1		No	Recheck
	484 263 06 00	1317-2 Marline Ave	New SFR with Garage	BP2018-514	SFD	O	7/24/2018								1	1		No	Applied
	514 012 40 00	1365 E Washington Ave	Proposed (3) detached (2-story) single family dwellings with attached garage	BP2018-577	SFD	O	8/30/2018								3	3		No	Recheck
	489 041 06 00	1137 Naranca Ave Unit 2	ADU	BP2018-607	ADU	R	9/14/2018								1	1		No	Applied
	486 031 06 00	2516 Dryden Rd Unit 2	ADU	BP2018-800	ADU	R	12/18/2018								1	1		No	
	507 302 10 00	1527 Luke Lane Unit 2	ADU	BP2018-788	ADU	R	12/21/2018								1	1		No	
	489 242 01 00	1169 E Lexington	JADU	BP2018-208	ADU	R	4/11/2018								1	1		No	
	492 050 08 00	611 Patricia Ln Unit 2	ADU	BP2018-792	ADU	R	12/13/2018								1	1		No	
	492 281 17 00	986 Wiggins	ADU	BP2018-494	ADU	R	7/10/2018								1	1		No	
	484 252 10 00	1235 Peach	SFR	BP2018-578	SFD	R	8/30/2018								1	1		No	





Project Identifier			Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1			19	20			21
Current APN	Street Address	Project Name*	Term of Affordability or Deed Restriction (years) (if affordability in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
ity Below				5			
488 222 01 00	235 E Lexington	10 unit MU Overlay project					Approved with conditions
489 180 26 00	1362 E Main	Vista Bella Modification		2	Demolished		0 units gained
481 081 09 00	635 Medford St Unit 2	ADU Unit 2					Issued
486 143 07 00	2183 Falmouth Dr Unit 2	ADU					Issued
492 572 08 00	697 Skyview St	Build out basement and (create an ADU BP2018-219)					Issued
493 031 13 00	828 Avocado Ave	ADU (all entries on BP2018-240 SFR addition)					Closed
400 251 60 00	1866 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1862 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1858 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1854 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1850 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1846 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1842 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1855 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1851 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1847 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1843 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1839 Emily St	New SFR - Phase 1					Issued
400 251 60 00	1838 Emily St	New SFR - Phase 2					Issued
400 251 60 00	1834 Emily St	New SFR - Phase 2					Issued
400 251 60 00	1801 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1805 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1809 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1813 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1817 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1821 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1825 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1829 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1833 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1837 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1841 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1836 Olivia St	New SFR - Phase 2					Issued
400 251 60 00	1878 Emily St	New SFR - Model Home Phase					Closed
400 251 60 00	1874 Emily St	New SFR - Model Home Phase					Closed
400 251 60 00	1870 Emily St	New SFR - Model Home Phase					Closed
488 371 01 00	712 Lincoln Pl	New SFR					Issued
488 371 01 00	720 Lincoln Pl	New SFR					Issued
488 371 01 00	728 Lincoln Pl	New SFR					Issued
488 371 01 00	740 Lincoln Pl	New SFR					Issued
489 140 08 00	395 N First St	Jumak 9 units					Approved
488 371 01 00	707 Lincoln Pl	New SFR					Issued
488 371 01 00	715 Lincoln Pl	New SFR					Issued
488 371 01 00	723 Lincoln Pl	New SFR					Issued
488 371 01 00	739 Lincoln Pl	New SFR					Issued
488 300 11 00	116 E Washington Ave	DEMO existing SFR		1			Closed 4-13-18
488 300 11 00	130 E Washington Ave	DEMO existing SFR		1			Closed 4-13-18
489 140 08 00	395 N 1st St	DEMO existing SFR		1			Closed 5-29-18
492 643 09 00	812 Grossmont Ave	Habitat for Humanity					Approved

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1448	48									48	1400
	Non-Deed Restricted												
Low	Deed Restricted	1101	2		1	6		74				83	1018
	Non-Deed Restricted												
Moderate	Deed Restricted	1019											
	Non-Deed Restricted		24	8	2							34	985
Above Moderate	Non-Deed Restricted	2237	12	24	23	78	51	94				282	1955
Total RHNA		5805											
Total Units			86	32	26	84	51	168				447	5358

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	El Cajon	
<b>Reporting Period</b>	2018	(Jan. 1 - Dec. 31)

Note: + Optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity	1			1					Mobile Home rehabilitation for extremely low income.
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income	1			1					

<b>Jurisdiction</b>	El Cajon	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Entitled Units Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	1
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		34
<b>Total Units</b>		<b>36</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals

<b>Submitted Applications Summary</b>	
Total Housing Applications Submitted:	26
Number of Proposed Units in All Applications Received:	47
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas





City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** Municipal Code Exemption - Amendment to Zoning Code No. 438

---

**RECOMMENDATION:**

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to INTRODUCE the next ORDINANCE, in order, APPROVING the amendment to the Zoning Code (Title 17) that adds a new section exempting City projects from zoning regulations, processing, and any applicable specific plan.

**PROJECT DESCRIPTION:**

On February 26, 2019, staff advised the City Council that city projects can be made exempt from municipal code regulations by means of an amendment to the Zoning Code. Specifically, the City Council was advised that City projects could be exempted from Zoning Code regulations and processes which would allow for expeditious processing and savings to taxpayers. The City Council then directed the Planning Commission to hold a public hearing at its March 19, 2019 meeting to process an amendment to the Zoning Code exempting municipal projects.

**BACKGROUND:**

When it comes to local land use regulation, state law recognizes that certain governmental entities are exempt. For example, activities of the federal government are exempt from local zoning restrictions under the supremacy clause of the United States Constitution. Also, in cases involving activities of the state, its authorized agents, or its political subdivisions, the state legislature has provided by statutory enactment that an activity is not subject to local zoning restrictions. When the State is conducting a governmental activity, it is exempt from local building and zoning regulations, unless the state consents to regulation. Moreover, school districts and other local agencies (water districts, transit, etc.) may also exempt themselves from local land use regulations (Gov. Code section 53091 et seq.).

The California Constitution gives cities the ability to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations necessary to ensure the public health, safety and general welfare. This includes the power to adopt zoning regulations that gives the City the discretion to control buildings, signs, use of land, parking, etc. Because the City has the ability to adopt such laws, it is also able to exempt itself from such laws, if it chooses to do so. Many cities across the state and the nation have adopted this municipal code exemption.

## DISCUSSION

City projects that would be subject to the El Cajon Zoning Code are rare. Common use and development efforts would likely be parks, facilities at parks (soccer fields), community centers, public safety facilities, etc. Some advantages of having such an exemption from the local zoning laws is to avoid any unnecessary delays in the development of a public use/project, unnecessary waste of municipal resources and unnecessary costs to taxpayers.

The proposed amendment would give the City the ability to exempt public projects in any zone from the zoning code requirements, planning process, and any applicable specific plan. The staff believes there are two approaches to this exemption.

- ***Absolute:** The provisions of this title and any applicable specific plan shall not apply to or limit the City, whether the City acts in a governmental or in a proprietary capacity.*
- ***Qualifying:** Except as otherwise required by law, any activities, developments, and/or projects of or initiated by the City shall be exempt from the requirements of this Zoning Code and any applicable specific plan. However, the City will strive to meet the requirements to the maximum extent practical based on individual circumstances.*

Cities throughout the State rely on both types of exemptions. Furthermore, it is important to note that city projects, such as the ones mentioned above, are brought before the City Council for project and funding approval. This still allows for open and transparent governance. Also, projects will still be subject to CEQA, California Building Codes, and the American with Disabilities Act. The proposed exemption does not exempt the City from other outside agency requirements.

## PLANNING COMMISSION RECOMMENDATION:

On March 19, 2019, the Planning Commission held a public hearing to consider the proposed exemption. No members of the public spoke regarding the item. After public testimony, the public hearing was closed and the Commission discussed the item and voted 5-0-0 to adopt Resolution No. 10972, with findings, recommending that the City Council deny the proposed amendment.

## FINDINGS:

The following findings support the recommendation to introduce the proposed ordinance.

*A. The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The General Plan contains goals, objectives, and policies to serve the public health, safety, and general welfare and the proposed amendment aims to serve the public by using municipal resources effectively.

*B. The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

The proposed amendment is applicable to city projects and exempts such projects from any applicable specific plan.

*C. It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

The proposed amendment only pertains to city projects and promotes the expeditious processing and development of these projects by minimizing cost to taxpayers thereby facilitating an effective and prudent governance.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The proposed amendment is exempt from CEQA pursuant to the “General Rule” that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061(b)(3)). The proposed amendment does not result in any development or changes to the physical environment and does not raise this project to a level of significance that warrants CEQA analysis.

**PUBLIC NOTICE & INPUT:**

Notice of this public hearing was advertised in the East County Gazette on February 28, 2019, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City’s website under “Public Hearings/Public Notices.” The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

**FISCAL IMPACT:**

The proposed code exemption is expected to promote expedited processing and development of City projects thereby savings in municipal resources. Although there is an expectation this will result in a reduction in the use of City funds, the fiscal impact is not known at this time.

Prepared By: Anthony Shute, Director of Community Development

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

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Attachments

Proposed Ordinance

Planning Commission Resolution

Draft Excerpt Minutes

Public Hearing Notice

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ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING TITLE 17 OF THE  
EL CAJON MUNICIPAL CODE AND ADDING A  
NEW SECTION 17.35.070 TO CHAPTER 17.35 TO  
EXEMPT CITY PROJECTS FROM THE ZONING CODE  
AND ANY APPLICABLE SPECIFIC PLAN

WHEREAS, the El Cajon City Council ("City Council"), at its meeting on February 26, 2019, directed the El Cajon Planning Commission (the "Planning Commission") to hold a public hearing and process an amendment to Title 17 (the "Zoning Code") allowing the City Council to exempt city projects from the Zoning Code; and

WHEREAS, the Planning Commission held a duly advertised public hearing on March 19, 2019, to consider Amendment to the Zoning Code No. 438; and

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(3), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the City Council held a duly advertised public hearing on March 26, 2019, to consider Amendment to the Zoning Code No. 438; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the City Council, including (but not limited to) evidence such as the following:

- A. Based upon the record as a whole, the City Council hereby finds that the proposed Zoning Code amendment is exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, section 15061(b)(3)).
- B. The General Plan contains goals, objectives, and policies to serve the public health, safety, and general welfare and the proposed amendment aims to serve the public by using municipal resources effectively.
- C. The proposed amendment is applicable to city projects and also allows the City Council to exempt such projects from any applicable specific plan.
- D. The proposed amendment only pertains to city projects and promotes the expeditious processing and development of these projects by minimizing cost to taxpayers thereby facilitating an effective and prudent governance.

WHEREAS, after considering such evidence and facts, the City Council did consider Amendment to the Zoning Code No. 438 as presented at its meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

SECTION 1. That the foregoing recitals are true and correct, and are findings of fact of the City Council in regard to Amendment to the Zoning Code No. 438.

SECTION 2. A new section 17.35.070 is hereby added to Chapter 17.35 of Title 17 of the El Cajon Municipal Code to read as follows:

**17.35.070 City exemption.**

Except as otherwise required by law, activities, developments, and/or projects of or initiated by the City are exempt from the requirements of this Zoning Code and any applicable specific plan. However, the City will strive to meet the requirements to the maximum extent practical based on individual circumstances.

Amend ECMC Title 17 – Add 17.35.070 Exempting City Projects 031519

03/26/19 CC Agenda – 1<sup>st</sup> Reading  
04/09/19 CC Agenda – 2<sup>nd</sup> Reading

PLANNING COMMISSION RESOLUTION NO. 10972

A RESOLUTION RECOMMENDING CITY COUNCIL DENIAL OF ZONING CODE AMENDMENT NO. 438 THAT AMENDS TITLE 17 BY ADDING A NEW SECTION 17.35.070 EXEMPTING CITY PROJECTS FROM THE ZONING CODE AND ANY APPLICABLE SPECIFIC PLAN.

WHEREAS, the El Cajon City Council, at its meeting on February 26, 2019, directed the Planning Commission to hold a public hearing and process an amendment to Title 17 (Zoning Code) exempting city projects from the Zoning Code; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 19, 2019, to consider Amendment to the Zoning Code No. 438; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(3), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, because of the principle of government transparency and the well-being and health of the City of El Cajon and its citizens, the City should not be allowed carte blanche to exempt itself from zoning codes and regulations; and

WHEREAS, the public should be duly notified in advance of any public projects the City of El Cajon will undertake requiring planning permits; and

WHEREAS, the City of El Cajon should follow the same law any citizen of El Cajon is required to follow when it comes to land use, planning, and permitting; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. Based upon the record as a whole, the Planning Commission hereby finds that the proposed Zoning Code amendment, as modified by this Resolution, is exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, section 15061(b)(3)).
- B. The proposed amendment would exempt city projects from the Zoning Code, and as a result city projects would not be reviewed for consistency with the General Plan and its goals, objectives, and policies to serve the public health, safety, and general welfare. Thus, the proposed amendment would not aim to serve the public interest or use municipal resources effectively.

- C. The proposed amendment to afford city projects an exemption would not take into account any applicable specific plan.
- D. The proposed amendment is not taking into consideration the general welfare of the public.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Amendment to the Zoning Code No. 438 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Amendment to the Zoning Code No. 438.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council DENIAL of Amendment to the Zoning Code No. 438 adding a new section 17.35.070 that exempts city projects from the Zoning Code and any applicable specific plan, as shown in Section 3 of this resolution.

Section 3. A new section 17.35.070 is to be added to Title 17, Chapter 17.35 of the El Cajon Municipal Code as follows:

**17.35.070 City exemption.** Except as otherwise required by law, any activities, developments, and/or projects of or initiated by the City shall be exempt from the requirements of this Zoning Code and any applicable specific plan. However, the City will strive to meet the requirements to the maximum extent practical based on individual circumstances.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 19, 2019, by the following vote:

AYES:	CIRCO, LONGORIA, MROZ, ORTIZ, SOTTILE
NOES:	NONE
ABSENT:	NONE

  
\_\_\_\_\_  
Paul CIRCO, Chair

ATTEST:

  
\_\_\_\_\_  
Melissa DEVINE, Secretary



**EXCERPT FROM THE DRAFT MINUTES OF THE  
EL CAJON PLANNING COMMISSION MEETING  
March 19, 2019**

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>Municipal Code Exemption</b>
<b>Request:</b>	<b>Exempt City projects from the Zoning Code</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Amendment to the Zoning Code No. 438
<b>Location:</b>	Citywide
<b>Project Planner:</b>	Anthony Shute; 619-441-1742
<b>City Council Hearing Required?</b>	Yes   March 26, 2019 at 3:00 p.m.
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of proposed amendment to the Zoning Code</li> </ol>

DEVINE provided a verbal staff report.

No speakers spoke in favor or opposition.

Commissioners expressed the following concerns about exempting city projects from the zoning code: the lack of transparency and noticing to the public, giving the city carte blanche on city projects, and the city not following the same laws that apply to citizens.

Motion was made by LONGORIA, seconded by MROZ, to DENY the proposed Planning Commission resolution recommending City Council approval of Zoning Code Amendment No. 438 that amends Title 17 by adding a new Section 17.35.070 exempting City projects from the Zoning Code and any applicable Specific Plan; carried 5-0.

Motion was made by CIRCO, seconded by MROZ, to APPROVE a Planning Commission resolution with alternative findings recommending City Council DENIAL of Zoning Code Amendment No. 438 that amends Title 17 by adding a new Section 17.35.070 exempting City projects from the Zoning Code and any applicable Specific Plan; carried 5-0.

This item has been joint-noticed for the City Council public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, California.



270 E. Douglas Ave.  
El Cajon, CA 92020  
PO Box 697, El Cajon, CA 92022  
Phone: (619) 444-5774  
e-mail: ads@ecgazette.com



**CITY OF EL CAJON**

**NOTICE OF PROPOSED  
ZONING CODE AMENDMENT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, March 19, 2019, and the El Cajon City Council will hold a public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**AMENDMENT TO THE ZONING CODE NO. 438** as directed by the El Cajon City Council at its February 26, 2019 meeting, that the Planning Commission hold a public hearing and process an amendment exempting municipal projects and uses from the El Cajon Zoning Code and entitlement process. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at [www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all](http://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all). In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619.441.1742. More information about planning and zoning in El Cajon is available at [www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division).

If you have any questions, or wish any additional information, please contact ANTHONY SHUTE at 619.441.1742 or via email at [tshute@cityofelcajon.us](mailto:tshute@cityofelcajon.us) and reference "Exemption" in the subject line.

*Please sign and fax back*

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City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** Amendment of Specific Plan No. 182 - Freestanding Signs

---

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to INTRODUCE the next ORDINANCE in order APPROVING the amendment to Specific Plan No. 182.

PROJECT DESCRIPTION:

The Downtown Master Plan aims to create a mixed use urban village in El Cajon. It includes special development standards and design requirements for new developments and external building renovations. It also stipulates sign standards in terms of location, size and area. This proposed amendment would allow for larger freestanding signs on sites that are greater than seven acres.

BACKGROUND:

*Downtown Master Plan Signage*

Downtown sign provisions are primarily designed to allow for the identification of businesses and services at a pedestrian scale. However, there is an allowance for monument signs on project sites that have capacity for such signs which are limited to eight feet high and 120 square feet per sign face.

The largest sites in the downtown are the civic center (police station, city hall, performing arts center, etc.), Superior Court, Magnolia Shopping Center (Motoworld, Indian Motorcycles, etc.) and West Main Shopping Center (24 HR fitness, Ross, etc.). These sites include large parking areas and multiple uses that are not specifically pedestrian oriented but are more aligned with drawing and directing people from the roadway.

The proposed amendment would allow large development sites, either commercial or institutional, that are seven acres or more to have a taller sign than currently permitted. The revised sign standards would allow a freestanding sign up to 20 feet high, and no more than five feet wide, and no more than 100 square feet of sign area per sign face. The greater height and smaller area would allow larger developments improved signage options and would generally result in a sign that is less bulky and narrower (e.g. blade sign). The taller sign would allow associated businesses/services to be seen from a greater distance.

The proposed sign edits are provided as strikeout underline in the attached Specific Plan No. 182 document. Some proposed edits include minor revisions to the text for the purpose of consistency and language clarification.

**FINDINGS:**

*A. The proposed specific plan serves the public interest.*

The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would create an opportunity for larger sites in the downtown to adequately identify businesses, uses, events, and services to the public.

*B. The proposed specific plan will systematically implement the city's general plan.*

Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment enhances economic revitalization and aesthetic quality in the downtown.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The proposed downtown master plan amendment is exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061(b)(3)). The proposed amendment is minor in nature due to limitations imposed by design standards and do not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable signage is not increased and there are no potentially significant environmental effects.

**PUBLIC NOTICE & INPUT:**

Notice of this public hearing was published in the East County Gazette on February 28, 2019 in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

**RECOMMENDATION:**

At its March 19, 2019 public hearing, the Planning Commission recommended City Council approval of the proposed amendment to the Downtown Master Plan (SP No. 182) to allow greater sign flexibility for large site developments.

Prepared By: Anthony Shute, Director of Community Development

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

Proposed Ordinance  
Planning Commission Resolution  
Draft Excerpt Minutes  
Public Hearing Notice

---

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 182  
TO ALLOW FOR FREE STANDING SIGNS UP TO  
20 FEET HIGH ON QUALIFYING DEVELOPMENT SITES

WHEREAS, Specific Plan No. 182 ("SP 182") is intended to create a mixed use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments, external building renovations, and signs; and

WHEREAS, SP 182 allows for freestanding signs up to eight feet high and up to 120 square feet on qualifying development sites; and

WHEREAS, there are several large sites that have frontage on primary corridors where a taller freestanding sign will promote commerce, investment, tourism, and visitation while protecting and preserving the visual environment; and

WHEREAS, the Planning Commission adopted Resolution No. 10971 recommending City Council approval of the proposed CEQA exemption and Specific Plan Amendment; and

WHEREAS, the El Cajon City Council (the "City Council") held a duly advertised public hearing on March 19, 2019, to consider an amendment to SP 182 to allow for a taller freestanding sign on certain sites; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. Based upon the record as a whole, the City Council hereby finds that the proposed amendments to SP 182 are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, section 15061(b)(3)). The proposed amendment is minor in nature due to limitations imposed by design standards and does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable signage is not increased and there are no potentially significant environmental effects.
- B. The proposed specific plan amendment is applicable to the downtown area and would create an opportunity for larger sites in the downtown to adequately identify businesses, uses, events, and services to the public.
- C. SP 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the

defined area. The proposed amendment enhances economic revitalization and aesthetic quality in the downtown; and

WHEREAS, after considering such evidence and facts, the City Council did consider Amendments to SP 182 as presented at its meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

SECTION 1. That the foregoing recitals are true and correct, and are findings of fact of the City Council in regard to this Amendment to SP 182.

SECTION 2. That based upon said findings of fact, the City Council approves Amendment to SP 182.

SECTION 3. Section VI.H.4 of the Specific Plan No. 182 – Downtown Master Plan is hereby repealed.

SECTION 4. A new section VI.H.4 of the Specific Plan No. 182 – Downtown Master Plan is hereby added to read as follows:

4. Freestanding Signs.

Freestanding signs shall be limited to monument signs with one monument sign permitted for each street frontage of each development. Except as otherwise provided below, the maximum height of a monument sign is eight feet and the maximum sign area is one hundred twenty (120) square feet per face. Notwithstanding the foregoing, for developments that are seven acres or more, freestanding signs (1) may be up to 20 feet high and no more than five feet wide and limited to 100 square feet of sign area per sign face; and (2) shall not be on a single pole and must be designed as a solid architectural feature (e.g. blade sign).

Unless a freestanding sign is set back at least ten feet perpendicular from the public right-of-way, it shall be located at least fifteen feet to the side of any driveway or interior property line to assure visibility. On any corner radius, a freestanding sign shall be set back from the public right-of-way unless it is demonstrated that safe and proper visibility can be maintained at a lesser setback.

SECTION 5. This ordinance shall become effective thirty (30) days following its passage and adoption.

PLANNING COMMISSION RESOLUTION NO. 10971

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PROPOSED AMENDMENTS TO SPECIFIC PLAN NO. 182 ALLOWING FOR FREE STANDING SIGNS UP TO 20 FEET HIGH ON QUALIFYING DEVELOPMENT SITES.

WHEREAS, Specific Plan No. 182 is intended to create a mixed use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments, external building renovations, and signs; and

WHEREAS, Specific Plan No. 182 allows for freestanding signs up to eight feet high and up to 120 square feet on qualifying development sites; and

WHEREAS, there are several large sites that have frontage on primary corridors where a taller freestanding sign will promote commerce, investment, tourism, and visitation while protecting and preserving the visual environment; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 19, 2019 to consider an amendment to Specific Plan No. 182 to allow for a taller freestanding sign on certain sites; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. Based upon the record as a whole, the Planning Commission hereby finds that the proposed amendments to Specific Plan No. 182, as modified by this Resolution, are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061(b)(3)). The proposed amendment is minor in nature due to limitations imposed by design standards and does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable signage is not increased and there are no potentially significant environmental effects.
- B. The proposed specific plan amendment is applicable to the downtown area and would create an opportunity for larger sites in the downtown to adequately identify businesses, uses, events, and services to the public.



- C. Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment enhances economic revitalization and aesthetic quality in the downtown; and

WHEREAS, after considering such evidence and facts, the Planning Commission did consider Amendments to Specific Plan No. 182 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to this Amendment to Specific Plan No. 182.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Amendment to Specific Plan No. 182, in accordance with the attached Exhibit "A," incorporated herein by reference as if fully set forth.

{The remainder of this page intentionally left blank}

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 19, 2019, by the following vote:

AYES:	CIRCO, LONGORIA, MROZ, ORTIZ, SOTTILE
NOES:	NONE
ABSENT:	NONE

  
\_\_\_\_\_  
Paul CIRCO, Chair

ATTEST:

  
\_\_\_\_\_  
Melissa DEVINE, Secretary

**EXCERPT FROM THE DRAFT MINUTES OF THE  
EL CAJON PLANNING COMMISSION MEETING  
March 19, 2019**

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Downtown Master Plan Amendment</b>
<b>Request:</b>	<b>Amend sign provisions</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Specific Plan No. 182 Amendment
<b>Location:</b>	Downtown El Cajon
<b>Project Planner:</b>	Anthony Shute; 619-441-1742
<b>City Council Hearing Required?</b>	Yes   March 26, 2019 at 3:00 p.m.
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of proposed amendment to Specific Plan (SP No. 182).</li> </ol>

DEVINE provided the staff report in a PowerPoint presentation.

No speakers spoke in favor or opposition.

Motion was made by MROZ, seconded by SOTTILE, to approve the proposed and revised Planning Commission resolution recommending City Council approval of proposed amendments to Specific Plan No. 182 allowing for free-standing signs up to 20 feet high on qualifying development sites; carried 5-0.

This item has been joint-noticed for the City Council public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, California.



270 E. Douglas Ave.  
El Cajon, CA 92020  
PO Box 697, El Cajon, CA 92022  
Phone: (619) 444-5774  
e-mail: ads@ecgazette.com



CITY OF EL CAJON

NOTICE OF PROPOSED  
DOWNTOWN MASTER PLAN  
AMENDMENT

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, March 19, 2019, and the El Cajon City Council will hold a public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**AMENDMENT TO SPECIFIC PLAN NO. 182** as submitted by the City of El Cajon, requesting an amendment to the sign standards regulating the height and area of freestanding signs in the downtown. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at [www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all](http://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all). In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters upon request.

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If you have any questions, or wish any additional information, please contact ANTHONY SHUTE at 619.441.1742 or via email at [tshute@cityofelcajon.us](mailto:tshute@cityofelcajon.us) and reference "Downtownsigns" in the subject line.

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## City Council Agenda Report

Agenda Item 11.

**DATE:** March 26, 2019

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Clay Schoen, Director of Finance

**SUBJECT:** Fiscal Year 2018-19 Mid-Year Report and Five-Year Business Plan Update

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### RECOMMENDATION:

That the City Council:

1. Receives and accepts the Fiscal Year 2018-19 Mid-Year Report and Five-Year Business Plan update;
2. Increases or modifies Fiscal Year 2018-19 appropriations in the net amount of \$245,000 for additional needs as detailed in this report; and
3. Authorizes the proposed capital expenditures detailed in this report.

### BACKGROUND:

The City of El Cajon prepares the Mid-Year Report and Five-Year Business Plan Update as part of an overall financial planning and monitoring program. Other major components of the program include the Annual Budget and the Comprehensive Annual Financial Report. When viewed as a cycle, they represent long-term planning, the implementation of that plan, and the execution and measurement of that plan.

*Mid-Year Report* - This document is an opportunity to measure financial performance at the midpoint of the fiscal year. Mid-year results are compared to both budgeted amounts and previous year's results. This is also the basis for projecting year-end results, as well as longer-term projections.

*Five-Year Business Plan* - This document is a long range financial plan intended to clarify City goals and objectives. By forecasting five years, City decision makers can easily see the long term impacts of their decisions, as well as provide time to prepare for future challenges.

As part of this process, it is not uncommon to identify City Council actions, including budget adjustments, which are needed for financial and/or operational circumstances that have arisen since the Fiscal Year 2018-19 budget was developed last year. A brief description of each such circumstance follows.

#### Appropriation Adjustments

Each of the following items require an appropriation increase or modification and/or a Capital Outlay authorization.

#### Information Technology Services Fund

The IT Department is renewing the current Microsoft Enterprise Agreement (EA), for another 3-year term. In the past, with the agreement ending so close to the end of the fiscal year, the City has historically paid annual payments out of the following fiscal year's budget. In order to better align costs to service periods, an increase in Information Technology Services Fund (615) appropriations from fund balance of \$90,000 is required. This action represents a change to the timing of the payment only, and does not affect the total funds expended.

#### Vehicle/Equipment Maintenance Fund

During the course of regular operations, Truck 6 incurred damage requiring specialty repair. These repair costs exceed Vehicle/Equipment Maintenance Fund appropriations. An increase of \$130,000 from fund balance is required.

#### Vehicle/Equipment Replacement Fund

As part of the adopted Fiscal Year 2016-17 Annual Budget, the purchase of a sign-truck was authorized. This purchase consists of the separate acquisitions of a regular pick up and sign equipment. The truck was purchased that year; however, the purchase and installation of the sign equipment was delayed until this fiscal year. Unspent appropriations for the sign equipment was returned to fund balance at that year's fiscal year-end, and now requires the reappropriation of \$25,000 in the Fiscal Year 2018-19 Vehicle/Equipment Replacement Fund in order to complete the purchase.

#### FISCAL IMPACT:

The Fiscal Year 2018-19 Mid-Year Report and Five-Year Business Plan are critical for informed financial decision making and the on-going implementation of City goals. As part of the analysis performed in preparing the Report and Plan, a number of items require Council Action, some of which will result in budget increases and/or modifications in the net amount of \$245,000. All funds are from Internal Service Funds' fund balance and do not require additional use of General Fund appropriations.

Prepared By: Clay Schoen, Director of Finance

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

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Attachments

FY19 Mid-Year Report and Five-Year Business Plan Update

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# CITY OF EL CAJON MID-YEAR REPORT FISCAL YEAR 2018-19

This report is intended to evaluate the status of revenues and expenditures at the halfway point of the fiscal year, as well as communicate anticipated year-end results. In evaluating mid-year performance, current year activity is compared to that of previous years and budgeted expectations. This analysis has been conducted for the City of El Cajon’s six major funds: the General Fund, the Low-Moderate Income Housing Asset Fund special revenue fund, the Wastewater enterprise fund, the HOME special revenue fund, the City Capital Improvement Program fund, and the Public Safety Facilities Projects capital improvement fund. This report is useful for both managing operations for the remainder of this fiscal year, as well as contributing information necessary for the Five-Year Business Plan and developing the Fiscal Year 2019-20 Annual Budget.

*Note: The following analysis was prepared solely for the purpose of determining how revenues and expenditures are performing as related to the budget. Consequently, the information contained herein may not be presented in accordance with generally accepted accounting principles.*

## GENERAL FUND

### Overview

As of December 31, 2018, General Fund Revenues and Sources of Funds totaled \$24.9 million, a decrease of 4.8% (\$1.3 million) from the same point last year. Expenditures and Uses of Funds totaled \$33.8 million, which is up approximately 5.4% (\$1.7 million) from last year’s midway point.

For this period, July through December 2018, Expenditures and Uses of Funds exceeded Revenues and Sources of Funds by approximately \$8.9 million. Several of the General Fund’s larger revenue streams, such as Property Taxes, are received in the latter half of the fiscal year. During the first six months of the fiscal year, the General Fund cash flow needs are reliant upon the City’s 20% Operating Reserve which prevents the City from having to borrow funds (i.e. issue tax and revenue anticipation notes), thereby avoiding additional interest and issuance expenses.

The table below summarizes this activity for the current year, as well as the two previous years.

	FY18-19 Budget*	FY18-19 Mid-Year	% of Budget	FY17-18 Mid-Year	FY16-17 Mid-Year
Revenues and Sources of Funds	\$74,847,405	\$24,915,262	33.3	\$26,173,956	\$24,039,570
Expenditures and Uses of Funds	80,137,655	33,772,231	42.1	32,083,154	31,197,243

By fiscal year end, Revenues and Sources of Funds are projected to total \$75.3 million, which is \$460,960 above budget and represents a 1.6% increase from last year. This increase is attributable to growth in most minor revenue categories. Expenditures and

Uses of Funds are estimated to be \$78.5 million at fiscal year-end. This is 16.2% higher than last year, but is \$1.7 million under budget. The majority of this year-to-year increase is attributable to the transfer to the City CIP Program Fund (\$4.9 million), increased CalPERS contributions (\$2.2 million), as well as increases in other personnel costs (\$1.7 million). Together, this activity is expected to decrease fund balance by an estimated \$3.2 million. Further analysis of selected revenues and expenditures follows.

**Revenue and Sources of Funds**

While the General Fund has many sources of revenue, three major categories account for 84.1% of total budgeted revenue. These categories are: Sales Taxes, Property Taxes, and Franchise Fees. Each of these will be discussed separate of all remaining sources.

**Sales Taxes-** Sales tax revenue is comprised of two components: the City’s share of the State sales tax rate and a voter approved 0.5% general sales tax (Proposition J). At the mid-year point of the fiscal year, sales tax receipts are down \$2.5 million from the same point last year. The primary reason for this decrease is a change in accrual practices. With this adjustment made, the corrected difference is a real increase of \$474,108. The table below summarizes these balances, as well as those of the two previous years.

	FY18-19 Budget	FY18-19 Mid-Year	% of Budget	FY17-18 Mid-Year	FY16-17 Mid-Year
Sales Taxes	\$27,949,100	\$10,066,555	36.0	\$11,789,725	\$10,831,971
Sales Taxes (Proposition J)	10,418,500	3,652,870	35.1	4,414,801	4,023,924

Sales Taxes are expected to be below budgeted amounts by approximately \$707,202 by fiscal year end.

**Property Taxes-** Property tax revenue is comprised of three major components: regular property taxes, property tax received in lieu of Vehicle License Fees, and the residual distribution from the Redevelopment Property Tax Trust Fund. Property taxes are up approximately 16.6% (\$556,640) from this point last year. The majority of this increase is attributable to the timing of receipt of Redevelopment Property Tax Trust Fund distributions. Regular property tax, the key source in this revenue category, is up 5.2% (\$174,344) from the same point last year.

	FY18-19 Budget	FY18-19 Mid-Year	% of Budget	FY17-18 Mid-Year	FY16-17 Mid-Year
Property Taxes (PT)	\$8,803,963	\$3,530,502	40.1	\$3,356,157	\$3,103,430
PT – In Lieu VLF	9,220,221	-	-	-	-
PT – RPTTF Residual Distribution	1,307,047	381,296	29.2	-	-

The majority of this revenue is received in the second half of the fiscal year, and projections indicate that year-end results will meet budgetary expectations for this category.



**Franchise Fees-** Franchise fees are collected from San Diego Gas & Electric, Waste Management, Cox Communications, and Pacific Bell. At the midpoint of the fiscal year, current year Franchise Fees are up 1.4% (\$14,569) from last year. The table below illustrates Franchise Fees for the current year, as well as the two previous years.

	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Franchise Fees	\$5,278,923	\$1,068,716	20.2	\$1,054,148	\$1,018,726

**Other Revenue Categories-** The remaining revenue categories represent 15.9% of total General Fund Revenues and Sources of Funds. The following table details the mid-year performance of each category for the current year, as well as the two most recent years.

	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Transient Occupancy Tax	\$1,441,795	\$634,768	44.0	\$453,873	\$416,608
Business Licenses	838,902	550,616	65.6	490,407	521,176
Real Property Transfer Tax	325,000	119,903	36.9	130,170	112,620
Ambulance/Paramedic Tax	378,000	97,812	25.9	53,139	-
Licenses and Permits	1,233,200	1,153,526	93.5	645,092	543,084
Intergovernmental Revenues	764,800	315,782	41.3	495,069	299,210
Charges for Services	3,178,334	1,622,938	51.1	1,585,879	1,422,315
Investment Earnings	400,000	206,267	51.6	153,895	34,237
Fines and Forfeitures	538,000	250,942	46.6	348,254	270,432
Other Revenue & Reimbursement	2,558,705	1,252,461	48.9	1,177,890	1,212,256
Other Financing Sources	212,915	10,308	4.8	25,458	240,581

By year end, these categories in total are projected to exceed budgeted amounts. Projected results for each major revenue category is shown in the following table.

	FY18-19 <u>Budget</u>	FY18-19 <u>Projected</u>	% of <u>Budget</u>
Sales Taxes	\$38,367,600	37,660,398	98.2
Property Taxes	19,331,231	19,316,477	99.9
Franchise Fees	5,278,923	5,371,717	101.8
All Other Categories	<u>11,869,651</u>	<u>12,959,773</u>	109.2
Total General Fund Revenue	<u>\$74,847,405</u>	<u>\$75,308,365</u>	100.6

### **Expenditures and Uses of Funds**

Expenditures and Uses of Funds are \$33.8 million or 42.1% of budget at mid-year. This represents a 5.4% (\$1.7 million) increase from the same point last year. The following table shows mid-year expenditures organized by function for the current year, as well as the two preceding years.

	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
General Government	\$6,687,367	\$2,589,330	38.7	\$2,768,310	\$3,131,343
Public Safety- Police	35,625,470	16,813,815	47.2	15,540,276	14,500,008
Public Safety- Fire	7,537,743	7,537,743	48.1	7,169,174	5,329,098
Public Works	9,942,372	3,939,516	39.6	3,886,426	3,370,522
Recreation	3,290,657	1,499,496	45.6	1,321,217	1,197,396
Community Development	3,053,797	1,392,331	45.6	1,397,751	1,209,453
Other Financing Uses	<u>5,850,000</u>	<u>-</u>	-	<u>-</u>	<u>2,462,528</u>
Total General Fund Expenditures	<u>\$80,137,655</u>	<u>\$33,772,231</u>	42.1	<u>\$32,083,154</u>	<u>\$31,200,348</u>

General Fund expenditures are also shown by category in the following table.

	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Salaries and Benefits	\$55,996,716	\$26,207,160	46.8	\$25,027,433	\$23,188,254
Materials, Services, and Supplies	18,160,789	7,515,208	41.4	6,996,845	5,922,390
Capital Outlay	63,150	28,473	45.1	58,876	2,176
Other Financing Uses	<u>5,917,000</u>	<u>21,390</u>	0.4	<u>-</u>	<u>2,087,528</u>
Total General Fund Expenditures	<u>\$80,137,655</u>	<u>\$33,772,231</u>	42.1	<u>\$32,083,154</u>	<u>\$31,200,348</u>

By year end, these categories in total are projected to total less than budgeted amounts. Projected results for each expenditure category is shown in the following table.

	FY18-19 <u>Budget</u>	FY18-19 <u>Projected</u>	% of <u>Budget</u>
Salaries and Benefits	\$55,996,716	56,503,819	100.9%
Materials, Services, and Supplies	18,160,789	16,199,081	89.2%
Capital Outlay	130,150	61,859	47.5%
Other Financing Uses	<u>5,850,000</u>	<u>5,350,000</u>	91.5%
Total General Fund Expenditures	<u>\$80,137,655</u>	<u>\$78,114,759</u>	97.5%

**Fund Balance**

Fund balance is comprised of reserves and designations for specific operating needs or purposes. The 20% Operating Reserve is used to provide sufficient cash flow during the first half of the fiscal year, primarily resulting from the timing differences between expenditures and revenues. The Economic Uncertainty Reserve is established for the purpose of stabilizing delivery of City services during periods of budget deficits and to mitigate the effects of major economic uncertainties resulting from unforeseen changes in revenues and/or expenditures. The Reserve for Unfunded Retirement Obligation was established to address increasing unfunded liabilities and higher employer contribution rates. Any remaining fund balance creates a Carryover Reserve.

The fund balance at the start of the fiscal year was \$48.7 million. Taking into consideration projected revenues and expenditures at fiscal year-end, fund balance is expected to total approximately \$45.5 million. The following table illustrates projected reserve balances at year-end.

**Projected General Fund Balance**

	07/01/18 <u>Fund Balance</u>	06/30/2019 Estimated <u>Fund Balance</u>
20% Operating Reserve	\$13,052,990	\$15,695,067
Economic Uncertainty Reserve	6,500,000	6,500,000
Reserve for Unfunded Retirement Obligation	8,000,000	8,000,000
Carryover Reserve **	<u>21,113,098</u>	<u>15,304,053</u>
Total Fund Balance	<u>\$48,666,088</u>	<u>\$45,499,120</u>

\*\* Carryover Reserve is available to bridge any imbalance of expenditures exceeding revenues.

**LOW-MODERATE INCOME HOUSING ASSET FUND**

The Low-Moderate Income Housing Asset Fund (LMIHAF) is a special revenue fund used to manage the housing programs and projects to increase affordable housing opportunities for the City’s lower income households. The fund is administered by the City’s Community Development Department, and is funded primarily by revenues generated from the housing assets transferred from the former redevelopment agency.

	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Expenditures	\$4,091,005	\$393,336	9.6	\$37,339	\$56,876
Revenues	1,227,421	103,960	8.5	303,313	255,132

The activity in this fund is largely project based, and therefore highly impacted by timing differences. However, it is anticipated that year-end results will be within budget.

**WASTEWATER ENTERPRISE FUND**

Revenues at the midpoint of the fiscal year total \$10.0 million, which is down 11.2% from the same point last year. The chart below illustrates mid-year performance for the current year, as well as the two preceding years.

<u>Wastewater Revenues</u>	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Sewer Service Fee	\$18,000,000	\$7,687,100	42.7	\$9,620,690	\$9,198,448
Septic Tank Disposal Fee	1,500,000	666,818	44.5	1,286,907	723,807
All Other Revenue	<u>4,306,500</u>	<u>1,678,547</u>	39.0	<u>391,060</u>	<u>264,879</u>
Total Revenue	<u>\$23,806,500</u>	<u>\$10,032,465</u>	42.1	<u>\$11,298,657</u>	<u>\$10,187,134</u>

Expenditures of \$10.1 million are 10.0% lower than the same period last year, largely as a result of the timing of capital expenditures. It is anticipated that the Wastewater Fund expenditures will be within budget at year end.

<u>Wastewater Expenditures</u>	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Salaries & Benefits	\$4,318,970	\$1,593,229	36.9	\$1,485,443	\$1,447,411
Materials, Services, and Supplies	19,618,900	7,037,003	35.9	6,807,514	6,241,231
Debt Service	500,000	47,456	9.5	36,559	25,086
Capital Outlay and Projects	8,217,082	1,424,811	17.3	2,891,900	561,412
Other Financing Uses	-	-	-	-	<u>28,628</u>
Total Expenditures	<u>\$32,654,952</u>	<u>\$10,102,499</u>	30.9	<u>\$11,221,416</u>	<u>\$8,303,768</u>

**HOUSING INVESTMENT PARTNERSHIP (HOME) FUND**

The Housing Investment Partnership (HOME) Fund is a special revenue fund used to manage various housing related programs such as the First Time Homebuyer and Rehabilitation Loan Programs. The fund is administered by the City’s Community Development Department, and is funded primarily by revenues generated from federal grants and its programs.

	FY18-19 <u>Budget</u>	FY18-19 <u>Mid-Year</u>	% of <u>Budget</u>	FY17-18 <u>Mid-Year</u>	FY16-17 <u>Mid-Year</u>
Expenditures	\$602,319	\$343,545	9.6	\$264,457	\$386,340
Revenues	602,319	98,079	16.3	126,871	863,424

The activity in this fund is largely project based, and therefore highly impacted by timing differences. However, it is anticipated that year-end results will be within budget.

## CITY CAPITAL IMPROVEMENT PROGRAM FUND

This capital fund includes capital projects primarily funded by general tax revenues. However, some projects include additional funding sources. While many projects are multi-year in nature, each project has an annual budget for anticipated activity in the current fiscal year. The following table illustrates the annual budget and expenditures through the half-way point in the year for each capital project in this fund.

PROJECT DESCRIPTION	PROJECT NUMBER	FY 2018-19 BUDGET	FY 2018-19 YTD EXPENDITURE	% of BUDGET
ECPAC Improvements	IFM3471	6,305,347	562,679	8.9%
City Hall and Council Chambers HVAC	IFM3389	1,560,538	874,875	56.1%
Property Development Improvements	IFM3662	1,000,000	-	0.0%
Recreation Center HVAC Improvements	IFM3642	100,000	4,181	4.2%
City Monument Sign - El Cajon Boulevard	IFM3645	54,300	-	0.0%
City Monument Sign	IFM3637	50,700	47,262	93.2%
Security Improvements	IFM3643	50,000	-	0.0%
Fletcher Hills Recreation Center Sliding Glass Doors	IFM3641	48,000	481	1.0%
Transfer out to other capital project funds		350,050	67,777	19.4%
<b>TOTAL</b>		<b>9,518,935</b>	<b>1,557,255</b>	<b>16.4%</b>

## PUBLIC SAFETY FACILITIES PROJECTS FUND

The voters approved Proposition O in 2004, a one-half cent sales tax which is dedicated to the construction and/or improvement of public safety facilities. Proposition O expired on March 31, 2015. While many projects are multi-year in nature, each project has an annual budget for anticipated activity in the current fiscal year. The following table illustrates the annual budget and expenditures through the half-way point in the year for each capital project in this fund.

PROJECT DESCRIPTION	PROJECT NUMBER	FY 2018-19 BUDGET	FY 2018-19 YTD EXPENDITURE	% of BUDGET
Fire Station #9 Driveway	PS0061	100,000	-	0.0%
Fire Station #9 Extractors	PS0062	40,000	492	1.2%
<b>TOTAL</b>		<b>140,000</b>	<b>492</b>	<b>0.4%</b>

**CITY OF EL CAJON  
MID-YEAR REVENUE AND SOURCES OF FUNDS COMPARISON REPORT**

FUND	CURRENT YEAR / FY2018-19				PRIOR YEAR / FY2017-18				
	BUDGET	REVENUE	BALANCE	%	BUDGET	REVENUE	BALANCE	%	
101	GENERAL FUND								
103000	COMMUNITY SVCS & E	82,000.00	4,664.40	77,335.60	5.69	76,000.00	10,925.00	65,075.00	14.38
106000	CITY ATTORNEY	-	4,362.16	(4,362.16)	-	-	78,550.00	(78,550.00)	-
107000	CITY CLERK AND ELE	340.00	3,280.00	(2,940.00)	964.71	340.00	1,000.00	(660.00)	294.12
110000	CITY MANAGER	60,000.00	26,283.17	33,716.83	43.81	60,000.00	25,680.67	34,319.33	42.80
114000	FINANCE	69,077,825.00	21,852,036.35	47,225,788.65	31.63	64,368,723.00	23,314,566.90	41,054,156.10	36.22
123000	FACILITIES MAINTEN	56,727.00	13,201.93	43,525.07	23.27	56,466.00	28,969.48	27,496.52	51.30
130110	POLICE ADMINISTRAT	1,621,365.00	445,453.53	1,175,911.47	27.47	1,459,601.00	617,773.21	841,827.79	42.32
130230	AUXILIARY	150.00	-	150.00	-	150.00	-	150.00	-
135000	ANIMAL CONTROL	178,018.00	105,027.00	72,991.00	59.00	155,000.00	101,955.18	53,044.82	65.78
140000	FIRE ADMINISTRATIO	120,200.00	253,936.57	(133,736.57)	211.26	120,200.00	196,231.65	(76,031.65)	163.25
141000	FIRE SUPPRESSION	-	8,749.92	(8,749.92)	-	-	-	-	-
145000	HEARTLAND FIRE & R	-	5,411.27	(5,411.27)	-	-	-	-	-
146000	FIRE EMERGENCY MED	901,000.00	368,042.99	532,957.01	40.85	750,000.00	351,789.72	398,210.28	46.91
151330	ENG - PRIVATE DEVE	250,000.00	133,171.03	116,828.97	53.27	250,000.00	208,172.04	41,827.96	83.27
151900	ENG - CIP PROJECTS	750,000.00	352,681.22	397,318.78	47.02	750,000.00	321,011.50	428,988.50	42.80
152310	TRAFFIC ENGINEERIN	21,000.00	7,503.00	13,497.00	35.73	16,000.00	22,190.75	(6,190.75)	138.69
160000	PARKS	-	224.78	(224.78)	-	-	-	-	-
165000	RECREATION	10,000.00	6,526.69	3,473.31	65.27	10,000.00	5,424.49	4,575.51	54.24
170110	HOUSING & SA ADMIN	156,280.00	75,116.24	81,163.76	48.07	150,625.00	77,544.47	73,080.53	51.48
170510	PLANNING DIVISION	250,500.00	49,550.42	200,949.58	19.78	235,500.00	98,718.25	136,781.75	41.92
170520	PLANNING - ADVANCE	243,000.00	242,301.57	698.43	99.71	228,500.00	147,518.54	80,981.46	64.56
171000	BUILDING AND FIRE	1,069,000.00	957,738.05	111,261.95	89.59	1,067,000.00	565,934.55	501,065.45	53.04
	<b>TOTAL GENERAL FUND</b>	<b>74,847,405.00</b>	<b>24,915,262.29</b>	<b>49,932,142.71</b>	<b>33.29</b>	<b>69,754,105.00</b>	<b>26,173,956.40</b>	<b>43,580,148.60</b>	<b>37.52</b>
209	CA BEVERAGE GRANT	-	855.74	(855.74)	-	-	616.87	(616.87)	-
211	GAS TAX	2,508,711.00	911,451.06	1,597,259.94	36.33	2,854,237.00	988,475.14	1,865,761.86	34.63
213	TRANSIT	92,701.00	97,537.86	(4,836.86)	105.22	90,883.00	265,860.07	(174,977.07)	292.53
215	STATE COPS GRANT-B	157,000.00	132,903.07	24,096.93	84.65	100,000.00	122,915.70	(22,915.70)	122.92
221	ST HOMELAND SEC GR	78,392.00	(64,792.00)	143,184.00	(82.65)	62,249.00	9,075.00	53,174.00	14.58
222	ASSET FORFEITURE	15,000.00	9,868.75	5,131.25	65.79	30,000.00	7,420.86	22,579.14	24.74
223	STATE ASSET FORFEI	-	5,674.91	(5,674.91)	-	-	7,202.69	(7,202.69)	-
224	LOCAL PUB SAFETY P	420,000.00	156,772.46	263,227.54	37.33	400,000.00	188,373.51	211,626.49	47.09
225	POLICE MISC GRANTS	286,655.00	34,667.47	251,987.53	12.09	700,907.00	77,326.94	623,580.06	11.03
240	RECREATION PROGRAM	598,280.00	342,065.53	256,214.47	57.17	546,080.00	344,287.22	201,792.78	63.05
241	ECPAC FUND	1,643,434.00	-	1,643,434.00	-	-	-	-	-
253	UASI GRANTS	98,902.00	(389,915.81)	488,817.81	(394.24)	489,961.00	-	489,961.00	-
254	INDIAN GAMING GRAN	-	107.67	(107.67)	-	-	25.53	(25.53)	-
265	COMM DEV MISC GRAN	190,000.00	-	190,000.00	-	275,428.00	10,347.23	265,080.77	3.76
266	STATE CASP (AB1379)	57,000.00	23,158.06	33,841.94	40.63	-	-	-	-
270	CDBG	1,508,227.00	102,682.29	1,405,544.71	6.81	1,308,960.00	38,817.00	1,270,143.00	2.97
275	HOME	602,319.00	98,078.56	504,240.44	16.28	435,000.00	126,871.05	308,128.95	29.17
280	CAL HOME GRANT	275,750.00	-	275,750.00	-	394,000.00	59,650.00	334,350.00	15.14
298	LOW/MOD HOUSING AS	1,227,421.00	103,960.44	1,123,460.56	8.47	1,594,421.00	303,313.05	1,291,107.95	19.02
299	HOUSING IN LIEU FE	-	1,444.15	(1,444.15)	-	-	901.28	(901.28)	-
501	CITY CAPITAL IMPRO	6,457,507.00	551,430.85	5,906,076.15	8.54	1,912,998.00	41,668.67	1,871,329.33	2.18
502	PUBLIC SFTY FACILI	20,000.00	19,859.14	140.86	99.30	-	38,405.97	(38,405.97)	-
503	TRANSNET	5,716,706.00	352,900.51	5,363,805.49	6.17	3,693,113.00	485,000.00	3,208,113.00	13.13
505	PARKS & REC IMPROV	1,187,799.00	167,434.02	1,020,364.98	14.10	1,099,053.00	88,143.86	1,010,909.14	8.02
506	TRAFFIC CONGESTION	-	578.69	(578.69)	-	-	-	-	-
515	PARKS IMPACT FEES	5,000.00	24,166.74	(19,166.74)	483.33	5,000.00	7,783.55	(2,783.55)	155.67
550	PW TRANSPORTATION	10,354,911.00	1,258,968.96	9,095,942.04	12.16	6,986,912.00	736,912.09	6,249,999.91	10.55
552	TRANSPORTATION GRA	2,347,397.00	742,139.13	1,605,257.87	31.62	2,796,685.00	105,772.54	2,690,912.46	3.78
553	REG TRANS CONGSTIO	75,000.00	203,930.17	(128,930.17)	271.91	-	43,979.27	(43,979.27)	-
554	ROAD MAINT & REHAB	1,707,152.00	652,793.39	1,054,358.61	38.24	-	-	-	-
601	VEHICLE/EQUIP MAIN	1,250,471.00	600,234.00	650,237.00	48.00	2,400,000.00	1,204,710.06	1,195,289.94	50.20
605	VEHICLE/EQUIP REPL	750,000.00	380,406.00	369,594.00	50.72	750,000.00	382,206.00	367,794.00	50.96
610	SELF-INSURANCE	2,200,000.00	1,285,214.32	914,785.68	58.42	898,260.00	487,978.73	410,281.27	54.32
615	IT SERVICES FUND	4,042,248.00	2,021,142.00	2,021,106.00	50.00	3,797,029.00	1,898,514.00	1,898,515.00	50.00
620	OTHER POST-EMP BEN	1,600,000.00	800,010.00	799,990.00	50.00	1,500,000.00	750,006.00	749,994.00	50.00
650	WASTEWATER	23,806,500.00	10,032,465.27	13,774,034.73	42.14	19,222,500.00	10,609,898.98	8,612,601.02	55.20

**CITY OF EL CAJON  
MID-YEAR EXPENDITURE AND USES OF FUNDS COMPARISON REPORT**

FUND		CURRENT YEAR / FY2018-19				PRIOR YEAR / FY2017-18			
		BUDGET	EXPENDITURE	BALANCE	%	BUDGET	EXPENDITURE	BALANCE	%
101	GENERAL FUND								
101000	CITY COUNCIL	490,078.00	181,554.27	308,523.73	37.05	482,181.00	183,123.95	299,057.05	37.98
103000	COMMUNITY SVCS & E	249,300.00	94,994.77	154,305.23	38.10	250,000.00	74,405.60	175,594.40	29.76
103100	CENTENNIAL CELEBRA	-	-	-	-	36,613.00	6,205.10	30,407.90	16.95
104000	CONTINGENCY	100,000.00	42,950.00	57,050.00	42.95	100,000.00	66,875.00	33,125.00	66.88
106000	CITY ATTORNEY	830,753.00	251,796.10	578,956.90	30.31	798,620.00	239,141.68	559,478.32	29.94
107000	CITY CLERK AND ELE	528,676.00	193,713.09	334,962.91	36.64	471,692.00	205,459.72	266,232.28	43.56
110000	CITY MANAGER	1,551,576.00	612,968.68	938,607.32	39.51	1,641,187.00	602,423.10	1,038,763.90	36.71
114000	FINANCE	1,932,329.00	830,794.39	1,101,534.61	42.99	1,960,349.00	962,665.31	997,683.69	49.11
118000	HUMAN RESOURCES	911,335.00	320,739.79	590,595.21	35.19	754,206.00	235,849.41	518,356.59	31.27
122000	ADMINISTRATIVE SER	342,620.00	154,813.77	187,806.23	45.19	421,675.00	192,161.08	229,513.92	45.57
123000	FACILITIES MAINTEN	2,639,514.00	797,588.22	1,841,925.78	30.22	2,102,876.00	863,210.90	1,239,665.10	41.05
130110	POLICE ADMINSTRAT	3,299,282.00	1,620,451.37	1,678,830.63	49.12	4,198,849.00	2,057,341.22	2,141,507.78	49.00
130120	INSPECTION & TRAIN	2,050,621.00	1,013,421.85	1,037,199.15	49.42	1,912,132.00	752,810.42	1,159,321.58	39.37
130130	RECORDS	1,310,520.00	484,758.27	825,761.73	36.99	1,112,512.00	381,464.38	731,047.62	34.29
130150	COMMUNICATIONS	2,576,147.00	1,050,756.19	1,525,390.81	40.79	2,179,948.00	950,735.24	1,229,212.76	43.61
130160	PATROL	14,745,216.00	7,400,732.21	7,344,483.79	50.19	13,180,530.00	6,582,265.91	6,598,264.09	49.94
130170	SPECIAL OPERATIONS	2,785,523.00	1,338,929.26	1,446,593.74	48.07	2,150,865.00	1,099,175.72	1,051,689.28	51.10
130190	TRAFFIC ENFORCEMEN	1,938,644.00	785,148.22	1,153,495.78	40.50	1,909,386.00	914,533.50	994,852.50	47.90
130210	INVESTIGATION	4,776,483.00	2,160,986.01	2,615,496.99	45.24	5,178,142.00	2,043,689.51	3,134,452.49	39.47
130220	LABORATORY	950,627.00	448,318.31	502,308.69	47.16	842,976.00	270,305.35	572,670.65	32.07
130230	AUXILIARY	181,780.00	41,805.47	139,974.53	23.00	173,652.00	72,487.53	101,164.47	41.74
135000	ANIMAL CONTROL	1,010,627.00	468,507.58	542,119.42	46.36	878,792.00	415,466.22	463,325.78	47.28
140000	FIRE ADMINISTRATIO	1,980,458.00	1,041,405.58	939,052.42	52.58	1,853,956.00	1,003,673.21	850,282.79	54.14
141000	SUPPRESSION	11,347,821.00	5,668,545.73	5,679,275.27	49.95	11,152,855.00	5,324,933.31	5,827,921.69	47.75
145000	HEARTLAND FIRE & R	2,037,245.00	768,194.10	1,269,050.90	37.71	2,074,503.00	795,832.42	1,278,670.58	38.36
146000	FIRE EMERGENCY MED	322,468.00	59,597.90	262,870.10	18.48	201,058.00	44,735.48	156,322.52	22.25
150000	PW ADMINISTRATION	585,781.00	249,539.52	336,241.48	42.60	641,249.00	318,810.24	322,438.76	49.72
151310	ENG - OTHER	24,774.00	66,259.55	(41,485.55)	267.46	198,810.00	82,965.83	115,844.17	41.73
151330	ENG - PRIVATE DEVE	619,780.00	249,668.62	370,111.38	40.28	534,341.00	213,777.71	320,563.29	40.01
151900	ENG - CIP PROJECTS	1,047,199.00	483,184.85	564,014.15	46.14	968,733.00	378,907.37	589,825.63	39.11
152310	TRAFFIC ENGINEERIN	1,076,487.00	530,579.16	545,907.84	49.29	963,628.00	357,318.24	606,309.76	37.08
152320	TRAFFIC MAINTENANC	757,433.00	184,294.55	573,138.45	24.33	727,695.00	197,696.89	529,998.11	27.17
160000	PARKS	2,092,408.00	887,850.07	1,204,557.93	42.43	2,110,258.00	852,044.07	1,258,213.93	40.38
161000	ST MEDIAN MAINT &	1,098,996.00	490,551.93	608,444.07	44.64	972,331.00	588,069.64	384,261.36	60.48
165000	RECREATION	3,041,357.00	1,404,501.14	1,636,855.86	46.18	3,005,130.00	1,321,217.05	1,683,912.95	43.97
170110	HOUSING & SA ADMIN	401,075.00	237,389.11	163,685.89	59.19	438,243.00	255,241.30	183,001.70	58.24
170510	PLANNING DIVISION	1,214,483.00	541,361.99	673,121.01	44.58	1,250,713.00	488,471.32	762,241.68	39.06
171000	BUILDING AND FIRE	1,438,239.00	613,579.76	824,659.24	42.66	1,391,912.00	654,038.75	737,873.25	46.99
190000	OTHER FINANCING US	5,850,000.00	-	5,850,000.00	-	-	-	-	-
	<b>TOTAL GENERAL FUND</b>	<b>80,137,655.00</b>	<b>33,772,231.38</b>	<b>46,365,423.62</b>	<b>42.14</b>	<b>71,222,598.00</b>	<b>32,049,528.68</b>	<b>39,173,069.32</b>	<b>45.00</b>
209	CA BEVERAGE GRANT	171,742.00	-	171,742.00	-	197,616.00	-	197,616.00	-
211	GAS TAX	3,202,135.00	1,066,302.30	2,135,832.70	33.30	2,606,999.00	883,540.30	1,723,458.70	33.89
213	TRANSIT	352,987.00	165,105.48	187,881.52	46.77	303,170.00	82,225.95	220,944.05	27.12
215	STATE COPS GRANT-B	289,458.00	140,956.07	148,501.93	48.70	253,802.00	97,629.66	156,172.34	38.47
221	ST HOMELAND SEC GR	78,392.00	7,359.02	71,032.98	9.39	62,249.00	-	62,249.00	-
222	ASSET FORFEITURE	67,709.00	25,047.33	42,661.67	36.99	121,434.00	29,440.93	91,993.07	24.24
223	STATE ASSET FORFEI	19,000.00	7,633.78	11,366.22	40.18	-	-	-	-
224	LOCAL PUB SAFETY P	502,007.00	287,104.16	214,902.84	57.19	469,559.00	270,928.29	198,630.71	57.70
225	POLICE MISC GRANTS	347,791.00	81,467.50	266,323.50	23.42	825,293.00	205,382.46	619,910.54	24.89
240	RECREATION PROGRAM	606,015.00	278,708.12	327,306.88	45.99	547,273.00	268,457.54	278,815.46	49.05
241	ECPAC FUND	643,434.00	19,315.66	624,118.34	3.00	-	-	-	-
253	UASI GRANTS	98,902.00	47,846.70	51,055.30	48.38	489,961.00	39,921.15	450,039.85	8.15
254	INDIAN GAMING GRAN	-	-	-	-	5,464.00	-	5,464.00	-
259	FIRE MISC GRANTS	-	-	-	-	545.00	-	545.00	-
265	COMM DEV MISC GRAN	190,000.00	15,044.50	174,955.50	7.92	25,885.00	69,738.41	(43,853.41)	269.42
266	STATE CASP (AB1379)	31,000.00	1,355.56	-	4.37	-	-	-	-
270	CDBG	1,508,227.00	340,070.84	1,168,156.16	22.55	1,737,337.00	218,294.44	1,519,042.56	12.56
275	HOME	602,319.00	343,545.30	258,773.70	57.04	2,237,453.00	264,456.91	1,972,996.09	11.82
280	CAL HOME GRANT	275,750.00	-	275,750.00	-	394,000.00	119,300.00	274,700.00	30.28
298	LOW/MOD HOUSING AS	4,091,005.00	393,336.19	3,697,668.81	9.61	4,040,661.00	37,339.45	4,003,321.55	0.92
299	HOUSING IN LIEU FE	287,000.00	-	287,000.00	-	287,000.00	-	287,000.00	-
501	CITY CAPITAL IMPRO	9,565,613.00	1,557,543.22	8,008,069.78	16.28	5,748,105.00	80,401.93	5,667,703.07	1.40
502	PUBLIC SFTY FACILI	209,900.00	11,108.44	198,791.56	5.29	10,123,100.00	2,682,889.94	7,440,210.06	26.50
503	TRANSNET	5,374,709.00	317,488.53	5,057,220.47	5.91	3,693,113.00	621,125.05	3,071,987.95	16.82
505	PARKS & REC IMPROV	1,206,286.00	175,936.22	1,030,349.78	14.58	1,099,053.00	90,924.42	1,008,128.58	8.27
550	PW TRANSPORTATION	10,354,911.00	1,258,968.96	9,095,942.04	12.16	6,986,912.00	717,878.13	6,269,033.87	10.27
552	TRANSPORTATION GRA	2,347,397.00	927,063.81	1,420,333.19	39.49	2,796,685.00	99,476.69	2,697,208.31	3.56
553	REG TRANS CONGSTIO	-	-	-	-	280,000.00	-	280,000.00	-
554	ROAD MAINT & REHAB	2,293,457.00	43,741.62	-	1.91	-	-	-	-
601	VEHICLE/EQUIP MAIN	2,786,598.00	1,036,029.15	1,750,568.85	37.18	2,733,476.00	999,163.40	1,734,312.60	36.55
605	VEHICLE/EQUIP REPL	1,492,742.00	199,845.58	1,292,896.42	13.39	1,474,798.00	472,495.74	1,002,302.26	32.04
610	SELF-INSURANCE	1,904,018.00	938,496.90	965,521.10	49.29	1,709,485.00	889,631.66	819,853.34	52.04
615	IT SERVICES FUND	4,263,279.00	1,966,982.91	2,296,296.09	46.14	4,011,063.00	1,447,361.88	2,563,701.12	36.08
620	OTHER POST-EMP BEN	1,632,400.00	932,223.11	700,176.89	57.11	1,610,000.00	157,274.90	1,452,725.10	9.77
650	WASTEWATER	32,654,952.00	10,102,498.80	22,552,453.20	30.94	35,525,584.00	11,221,416.10	24,304,167.90	31.59

## CITY OF EL CAJON FIVE-YEAR BUSINESS PLAN FISCAL YEAR 2019-20 UPDATE

The Five-Year Business Plan is used to evaluate and update revenue and expenditure assumptions for the General Fund and other funds based on current economic conditions. Long-range forecasting can reveal imbalances not apparent today, providing time to take corrective action in a proactive way. Accordingly, financial planning is central to how the City is governed and managed. This long-range financial forecast is not intended as a budget, but as a decision-making tool.

The purpose of the plan is to assist City staff in making better business decisions by assessing mid-term and long-term financial implications of current economic conditions and proposed obligations, policies, programs, and assumptions. As such, the Five-Year Business Plan is an important tool in preparation of the upcoming budget. The plan represents the opportunity to take a broad view of the City's operating finances before considering the details of the Annual Budget.

### **Economic Outlook**

The economic outlook for the county, state, and nation are taken into consideration when updating the Five-Year Business Plan. The economy continued to grow in 2018, but many economists are beginning to recognize a softening in the economy.

In January 2019, the Federal Open Market Committee made the following comments.

Information received since the Federal Open Market Committee met in December indicates that the labor market has continued to strengthen and that economic activity has been rising at a solid rate. Job gains have been strong, on average, in recent months, and the unemployment rate has remained low. Household spending has continued to grow strongly, while growth of business fixed investment has moderated from its rapid pace earlier last year. On a 12-month basis, both overall inflation and inflation for items other than food and energy remain near 2 percent. Although market-based measures of inflation compensation have moved lower in recent months, survey-based measures of longer-term inflation expectations are little changed.

These comments are consistent with many assessments of the economy over the past few years. More recently, in a March 2019 press release, the UCLA Anderson Forecast stated "After growing at a 3.1% clip on a fourth-quarter to fourth-quarter basis in 2018, growth will slow to 1.7% in 2019 to a near-recession pace of 1.1% in 2020." Looking a little further ahead, the report added "by mid-2021, growth is forecast to be around 2%." These comments clearly indicate the Forecast's expectations regarding the economy's declining condition, as well as recovery.

Also signaling changes in the economy is information received from the City's sales tax consultants which have tempered sales tax growth expectations. In a recent report, these consultants quoted a January 2019 statement in the Wall Street Journal which stated "More than half of the economists, 56.6%, said they expected a recession to start in 2020,



a presidential election year, while another 26.4% of those surveyed expect a recession in 2021.” Importantly, the report identified the following problem.

The partial shutdown of the U.S. government is making it harder to read the economy at a critical moment. Economic data produced by the Commerce Department are not being released during the government shutdown, nor are some key data from other economic agencies.

While much of this delayed information has now been released, there hasn’t been much opportunity for it to be fully analyzed and reflected in many sources of economic reporting and forecasting. However, it does seem that the majority of economic pundits are sharing a common belief we are on the leading edge of a change in the economy, opinions still differ significantly on impact and timing.

Specific to California, the UCLA Anderson forecast also spoke to the housing market by stating “Home prices are falling in California, as is the level of building, and mortgage rates are higher, yet the fundamentals would suggest that there would be a surge in buying.” Additionally, the release contemplated the effect of mortgage interest rates by saying

With our national forecast for slowing economic growth, continued discussion on when the next recession will be, and the Fed indicating that the peak of the interest rate cycle could be near, we now expect weaker housing markets into 2020.

## **Employee Retirement – CalPERS**

The City is a member of the California Public Employees’ Retirement System (CalPERS). All City employees who work at least 1,000 hours per fiscal year are eligible to participate in CalPERS. Participants in the plan vest after five years of employment.

Over the past few years the CalPERS Board approved significant changes to actuarial policies and assumptions to enhance the long-term stability of the fund. As a result of these changes, along with investment performance, employer retirement contribution rates have increased, and are expected to continue to grow. The largest portion of this rate increase is attributed to the unfunded liability of the miscellaneous and safety plans. The following table shows the actual employer contributions over a five-year period.

### **CALPERS EMPLOYER CONTRIBUTION RATES**

<b>Miscellaneous Members</b>	<b><u>FY 2014-15</u></b>	<b><u>FY 2015-16</u></b>	<b><u>FY 2016-17</u></b>	<b><u>FY 2017-18</u></b>	<b><u>FY 2018-19</u></b>
Normal Cost	10.042%	10.012%	10.575%	10.512%	11.002%
Unfunded Rate	<u>20.103%</u>	<u>23.749%</u>	<u>27.185%</u>	<u>30.285%</u>	<u>35.200%</u>
<b>Total Miscellaneous Rate</b>	<b><u>30.145%</u></b>	<b><u>33.761%</u></b>	<b><u>37.760%</u></b>	<b><u>40.797%</u></b>	<b><u>46.202%</u></b>
<b>Safety Members</b>	<b><u>FY 2014-15</u></b>	<b><u>FY 2015-16</u></b>	<b><u>FY 2016-17</u></b>	<b><u>FY 2017-18</u></b>	<b><u>FY 2018-19</u></b>
Normal Cost	18.029%	18.188%	18.933%	18.687%	19.627%
Unfunded Rate	<u>24.028%</u>	<u>29.271%</u>	<u>30.878%</u>	<u>39.038%</u>	<u>44.000%</u>
<b>Total Safety Rate</b>	<b><u>42.057%</u></b>	<b><u>47.459%</u></b>	<b><u>49.811%</u></b>	<b><u>57.725%</u></b>	<b><u>63.627%</u></b>

\*The rates stated above are employer rates only; employee rates apply in addition to the above rates.

As of the most recent actuarial valuation date, June 30, 2017, the City’s combined plans cover 1,563 current and former employees, of which 770 are retired. Safety plan retirees receive an average annual benefit of \$55,612, while miscellaneous plan members receives an average annual benefit of \$24,697. The combined unfunded retirement liability was \$185.4 million, and the combined plans were funded to 64.9%.

CalPERS annual investment goal has been 7.5% for the past several years, but the system has significantly underperformed that goal (on average). The result of these poor returns has been an annual underfunding of most CalPERS plans by greatly reducing the plans’ primary funding mechanism: investment returns. After several years of underperformance, the unfunded retirement liability and contribution rate have grown, and the plans’ funded status have shrunk.

Presented below are projected employer contributions rates.

**CALPERS PROJECTED TOTAL EMPLOYER CONTRIBUTION RATES**

	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
<b>Miscellaneous Plan</b>	53.0%	56.4%	59.0%	61.0%	61.6%
<b>Safety Plan</b>	67.7%	72.6%	76.5%	79.4%	80.7%

\*The rates stated above are employer rates only; employee rates apply in addition to the above rates.

In Fiscal Year 2018-19, total citywide CalPERS employer contributions for both plans is expected to total \$16.8 million. The following table details projected CalPERS employer combined safety and miscellaneous plan contributions.

**CALPERS PROJECTED TOTAL EMPLOYER CONTRIBUTIONS**

<u>Fiscal Year</u>	<u>Projected Contributions</u>
FY 2019-20	19,012,821
FY 2020-21	20,831,877
FY 2021-22	22,486,875
FY 2022-23	23,942,840
FY 2023-24	24,937,724

CalPERS employer contributions, and the City’s unfunded pension liability, continue to represent one of the most significant challenges for the foreseeable future . Pension cost increases will result in millions of dollars in additional costs for the City each year, which will significantly offset anticipated revenue growth.

### **Assumptions Utilized in the Five-Year Business Plan**

The Five-Year Business Plan is based on the following assumptions regarding the future.

#### **General Fund Revenue Assumptions**

1. Revenue projections are based on the anticipated Fiscal Year 2018-19 revenues as determined by mid-year analysis, as well as the most recent data available.
2. Sales tax revenue projections are based on estimates provided by the City's sales tax consultant/analyst. These estimates were updated based on information from the 2nd quarter sales tax information.
3. Property tax revenues are projected to grow by the most recent three year average of approximately 5.8%.
4. Franchise fees from SDG&E, Waste Management, Cox Communication, and AT&T are projected to increase 2.0% annually.
5. Ongoing residual revenue distribution resulting from the dissolution of the redevelopment agency, net of expenses, is conservatively projected based on experience.
6. Assumes most other revenues to grow 2.0% annually.
7. Anticipates no revenue reductions to aid in balancing the State's budget.

#### **General Fund Expenditure Assumptions**

1. Salary and wages are projected using negotiated rates where available, and assumes 2.0% growth where applicable.
2. Pension related costs are projected based on information provided by CalPERS as part of the actuarial valuations.
3. Assumes Workers Compensation Insurance rates increase slightly higher than the inflation assumptions.
4. Contributions to the Vehicle/Equipment Replacement Fund, projected based on anticipated needs.
5. Assumes no new General Fund funding of the City's capital improvement program.
6. Materials and Supplies expenditure growth is projected at 2.0% annually.

#### **Projection Limitations**

Projections are designed to anticipate future performance based on past results, but unforeseen events can dramatically impact anticipated results. Projections should therefore be used as a planning tool and to identify structural flaws. The mitigation of these unforeseen events takes place during the annual budget process and the daily operation of the organization.

### **General Fund Projection Results**

Once the assumptions identified above are taken into account, and weighed alongside objective information, a picture of anticipated results emerges. The overall conclusion is that revenue growth is anticipated to be slow, and offset by expenditure growth primarily in pension and salary costs. The impact of unforeseen events may have much bigger impacts than what is anticipated here. The information presented below indicates the starting point from which adjustments can be made during the annual budget process to ensure balanced budgets going forward.

**Summary of Projected General Fund Activity**

<b>Fiscal Year</b>	<b>Projected Inflows</b>	<b>Projected Outflows</b>	<b>Change in Fund Balance</b>
FY 2018-19	75,308,365	78,114,759	(2,806,394)
FY 2019-20	75,192,576	78,902,761	(3,710,185)
FY 2020-21	77,807,510	82,334,116	(4,526,606)
FY 2021-22	80,296,369	85,698,631	(5,402,262)
FY 2022-23	82,824,023	88,922,621	(6,098,598)
FY 2023-24	85,400,205	91,810,480	(6,410,275)

**Fund Balance**

City Council Policy B-12, Fund Balance, establishes a policy that ensures the City maintains adequate fund balance and reserves to provide sufficient cash flow for daily needs, secure and maintain investment grade bond ratings, offset significant economic downturns and revenue shortfalls, and provide funds for unforeseen expenditures related to emergencies.

In accordance with the Policy, the General Fund, Fund Balance is currently segregated into an operating reserve, an economic uncertainty reserve, an unfunded pension obligation reserve, and a carryover reserve. The purpose for each of these reserves is discussed more fully below.

Operating Reserve – The Operating Reserve is recomputed annually at 20% of expenditures and is maintained each year. The Operating Reserve serves the following essential purposes:

1. Provides cash flow to avoid borrowing (tax and revenue anticipation notes) during low cash periods (typically the first six-months of the fiscal year).
2. Provides interest-earning revenues to benefit the General Fund.
3. Serves as the single most important practice evaluated by credit rating agencies when rating a municipality.
4. Protects the City from unforeseeable circumstances such as:
  - Unexpected costs resulting from a national or local disaster.
  - A sudden worsening in the economy, such as the recent prolonged recession and existing effects.
  - Unanticipated external factors, such as litigation or negative actions of other governments.

Economic Uncertainty Reserve – This reserve is established for the purpose of stabilizing delivery of City services during periods of structural budget deficits and to mitigate the effects of major economic uncertainties resulting from unforeseen changes in revenues and/or expenditures.

Unfunded Retirement Obligation Reserve - This reserve was established to address the increasing unfunded liability and higher employer contribution rates. CalPERS conducts periodic evaluations of the actuarial assumptions and, after due consideration by its Board, modifies the assumptions based on actual experience.

Carryover Reserve – The Carryover Reserve is available for the following purposes, and, without mitigation, is expected to be significantly reduced over the course of the Five-Year Business Plan:

- 1. Allocating additional contributions to vehicle/equipment replacement, information technology replacement, and capital improvement projects for long-term fiscal sustainability.
- 2. Stabilizing delivery of City services during periods of operational budget deficits.
- 3. Mitigating the effects of major economic uncertainties resulting from unforeseen changes in revenues and/or expenditures.

Based on projections, and without mitigation, the table below summarizes the impact on fund balance of anticipated activity over the next five years.

GENERAL FUND	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Projected Total Ending Fund Balance	\$45,859,694	\$42,149,508	\$37,622,903	\$32,220,641	\$26,122,042	\$19,711,767

**Guidelines for Fiscal Year 2019-20 Budget Development**

Personnel changes (additions and/or reclassifications), if needed, must be offset by cost reductions or revenue enhancements.

Overtime must be limited to only covering vacancies and other staffing shortfalls.

Contain material, supplies, and services growth allowing for only inflation/cost increases where applicable.

Non-General Fund resources should be utilized as a first priority for capital needs.



City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Mayor Wells  
**SUBJECT:** Council Activity Report

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**RECOMMENDATION:**

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- March 13, 2019 - Ethics in Business Welcome - Cuyamaca College
- March 19, 2019 - Meeting w/ Jerry Sanders, CEO of San Diego Chamber of Commerce
- March 19, 2019 - Interview w/ Channel 8 re: Westboro Baptist Church
- March 22, 2019 - SANDAG Board Meeting
- March 25, 2019 - Downtown El Cajon Meeting/New City America
- March 25, 2019 - Meeting w/ Mayor Faulkner
- March 26, 2019 - Lunch Meeting w/ Grossmont-Cuyamaca College District Trustees
- March 26, 2019 - City Council Meeting

I will be happy to answer any questions you may have.

Submitted By: Bill Wells, Mayor

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City Council  
Agenda Report

Agenda Item 13.

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:**  
**SUBJECT:** Legislative Report

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RECOMMENDATION:

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Attachments

Legislative Report 03-26-19

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# LEGISLATIVE REPORT

BILL NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS/ LAST ACTION DATE
AB 377	Garcia	Microenterprise home kitchen operations.	3/26/19		Assembly	3/11/19 – Amended in Assembly
SB 5	Beall and McGuire	Affordable Housing and Community Development Investment Proposes certain changes to the current density bonus law.	3/26/19	Support	Senate	3/18/19 – Amended in Senate.
SB 50	Weiner	Introduces the concept of an “equitable communities incentive” for projects proposed in a “job-rich environment” or “transit-rich environment.”	2/12/19		Senate	3/11/19 – Amended in Senate. 1/24/19 – Referred to Coms. on HOUSING and GOV. & F.



The Legislative Report tracks bills of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose.





City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember Kendrick  
**SUBJECT: COUNCILMEMBER GARY KENDRICK**  
METRO Commission/Wastewater JPA; Heartland Communications;  
Heartland Fire Training JPA.

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**RECOMMENDATION:**

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

March 16, 2019 - Arbor Day Ceremony at Hillside Park  
March 26, 2019 - City Council Meeting

I will be happy to answer any questions you may have.

Submitted By: Gary Kendrick, Councilmember

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City Council  
Agenda Report

Agenda Item 15.

**DATE:** March 26, 2019

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Councilmember McClellan

**SUBJECT: COUNCILMEMBER BOB MCCLELLAN**

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

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**RECOMMENDATION:**

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

March 21, 2019 - MTS Board Meeting  
March 26, 2019 - City Council Meeting

I will be happy to answer any questions you may have.

Submitted By: Bob McClellan, Councilmember

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City Council  
Agenda Report

Agenda Item 16.

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember Kalasho  
**SUBJECT:** **COUNCILMEMBER BEN KALASHO**

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**RECOMMENDATION:**

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

March 26, 2019 - City Council Meeting(s)

I will be happy to answer any questions you may have.

Submitted By: Ben Kalasho, Councilmember

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City Council  
Agenda Report

Agenda Item 17.

**DATE:** March 26, 2019

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Deputy Mayor Goble

**SUBJECT: DEPUTY MAYOR STEVE GOBLE**

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

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**RECOMMENDATION:**

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

**BACKGROUND:**

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

**REPORT:**

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- March 12, 2019 - Meeting w/ City Attorney
- March 13, 2019 - Speak at ECPD Citizens' Academy
- March 13, 2019 - Respond to Cathy W. re: Historical Olive Hills Equipment
- March 13, 2019 - Respond to Paul R. Request for Information re: ECPAC
- March 14, 2019 - Home of Guiding Hands Event
- March 16, 2019 - Arbor Day Event at Hillside Park
- March 16, 2019 - Contest Judge at Lions' Event
- March 16, 2019 - Attend Recreation Department Show B Dance Recital
- March 17, 2019 - Attend Recreation Department Show A Dance Recital
- March 20, 2019 - East County Economic Development Council Meeting
- March 25, 2019 - Meeting w/ City Manager
- March 26, 2019 - City Council Meeting(s)
- March 26, 2019 - Attend Cajon Valley Union School District Board Meeting

I will be happy to answer any questions you may have.

Submitted By: Steve Goble, Deputy Mayor

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City Council  
Agenda Report

DATE: March 26, 2019  
TO: Honorable Mayor and City Councilmembers  
FROM: Steve Goble, Deputy Mayor and Bill Wells, Mayor  
SUBJECT: Proposal for Rotational Night Shelters

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RECOMMENDATION:

That the City Council directs City staff to coordinate meetings among or with various stakeholders and return with a recommendation regarding rotational night shelters on or before the July 9, 2019 scheduled City Council meeting.

BACKGROUND:

In town hall meetings and informal discussions with El Cajon residents and businesses, the impact of homelessness continues to be a prominent, if not the most talked about, topic. Even as we prepare to welcome another new hotel and a relaunched civic performing arts center, we are reminded of the urgency from local residents and businesses to find additional solutions for all affected.

Currently, we have seen tremendous success through the contracts with Crisis House and The Salvation Army with the Housing Navigator and A Way Back Home programs, respectively. In addition, the City funds approximately 2,000 room nights per year through its contract with the East County Transitional Living Center and emergency housing for up to 28 days. This program is often full with rare, if any, vacancies.

To supplement ECTLC's emergency shelter program, we propose investigating rotational night shelters for immediate and emergency shelter. We recognized that there are many issues to consider before testing this potential program. From operations to finances, from legal to communications, we propose that City staff coordinate discussions among all interested parties to see if rotational night shelters are a viable option. If successful, the program would be yet another public/private partnership which could offer relief for all involved.

We propose that City staff coordinate meetings among or with the various stakeholders and return a recommendation on or before the July 9, 2019 City Council meeting.

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City Council  
Agenda Report

**DATE:** March 26, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Jeff Davis, Chief of Police  
**SUBJECT:** El Cajon Animal Shelter Donations for February 2019

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**RECOMMENDATION:**

In accordance with City Council Policy B-2, staff informs the City Council about receiving the following donation for the El Cajon Animal Shelter for the month of February:

Clara Matloub - \$110

Prepared By: Captain Michael Moulton  
Reviewed By: Jeff Davis, Police Chief  
Approved By: Graham Mitchell, City Manager

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City Council  
Agenda Report

**DATE:** March 26, 2019

**TO:** City Clerk

**FROM:** City Attorney/General Legal Counsel

**SUBJECT:** Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: El Cajon Police Officers Association vs. City of El Cajon San Diego Superior Court Case No. 37-2019-00005450-CU-WM-CTL

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**RECOMMENDATION:**

That the following Closed Session be scheduled for the March 26, 2019, Joint City Council/Housing Authority/Successor Agency to El Cajon Redevelopment Agency agenda at 3:00 p.m.

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9:

**NAME OF CASE:**

El Cajon Police Officers Association vs. City of El Cajon  
San Diego Superior Court Case No. 37-2019-00005450-CU-WM-CTL

Morgan L. Foley  
City Attorney/General Legal Counsel

MLF:hms

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City Council  
Agenda Report

Agenda Item 21.

**DATE:** March 26, 2019

**TO:** City Clerk

**FROM:** City Attorney/General Legal Counsel

**SUBJECT:** Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Mike Murphy and Joshua Pittsley, et al. vs. City of El Cajon, et al. United States District Court, Southern District of California Case No. 18-CV-0698-JM-NLS

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**RECOMMENDATION:**

That the following Closed Session be scheduled for the March 26, 2019, Joint City Council/Housing Authority/Successor Agency to El Cajon Redevelopment Agency agenda at 3:00 p.m.

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9:

**NAME OF CASE:**

Mike Murphy and Joshua Pittsley, et al. vs. City of El Cajon, et al.  
United States District Court, Southern District of California Case No. 18-CV-0698-JM-NLS

Morgan L. Foley  
City Attorney/General Legal Counsel

MLF:hms

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