



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

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

JULY 23, 2019, 3:00 p.m.

Bill Wells, Mayor  
Steve Goble, Deputy Mayor  
Gary Kendrick, Councilmember  
Bob McClellan, Councilmember  
Phil Ortiz, 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 July 9, 2019, Meetings and the Agenda of the July 23, 2019, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

**Presentation:** Crime Free Multi-Housing

**Presentation:** Recycle Champions - Waste Management

**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 July 9, 2019, Meetings 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. Award of Bid No. 010-20 – Street Striping and Removal Services

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, to:

1. Approve Plans and Specifications for the Street Striping and Removal Services, Bid No. 010-20; and
2. Award the bid to the lowest responsive, responsible bidder, Statewide Stripes, Inc. in the amount of \$126,611 for the initial one-year term, with up to four additional one-year renewal options.

5. New Classification Specification for Housing Specialist

RECOMMENDATION:

That the City Council approves the classification specification for Housing Specialist.

6. Acceptance of City Hall HVAC Re-Bid Project, Bid No. 016-18

RECOMMENDATION:  
That the City Council:

1. Accepts the City Hall HVAC Project IFM3389 (Bid No. 016-18); and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**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:**

**ADMINISTRATIVE REPORTS:**

**COMMISSION REPORTS:**

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

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

7. Council Activity Report
8. Legislative Report

**ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:**

9. **COUNCILMEMBER GARY KENDRICK**  
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
10. **COUNCILMEMBER BOB MCCLELLAN**  
MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate.

- 11. **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.
- 12. **COUNCILMEMBER PHIL ORTIZ**  
East County Economic Development Council; League of California Cities, San Diego Division.

**JOINT COUNCILMEMBER REPORTS:**

- 13. Modifications to the Tobacco Retailer’s License Program  
  
RECOMMENDATION:  
That the City Council discusses possible changes to Municipal Code Chapter 8.33 and direct staff to return with changes based on City Council discussion.

**GENERAL INFORMATION ITEMS FOR DISCUSSION:**

- 14. El Cajon Animal Shelter Donations for June 2019  
  
RECOMMENDATION:  
In accordance with City Council Policy B-2, staff informs the City Council about receiving the following donations for the El Cajon Animal Shelter for the month of June:

Gary and Julie Robinson	\$100.00
Anonymous	\$556.71
<b>Total</b>	<b>\$656.71</b>

**ORDINANCES: FIRST READING**

**ORDINANCES: SECOND READING AND ADOPTION**

- 15. Granite Hills Drive Rezoning - Zone Reclassification No. 2330  
  
RECOMMENDATION:  
That Mayor Wells requests the City Clerk to recite the title.  
  
An Ordinance Rezoning properties located on the south side of Granite Hills Drive between Jamacha Road and Terrace Crest, from RS-9 (Residential, Single-Family, 9,000 square feet) to RS-6 (Residential, Single-Family, 6,000 square feet) zone; APNs 514-013-14 and -15; General Plan Designation: Low Density Residential (LR)

**CLOSED SESSIONS:**

**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 23rd day of July 2019, is adjourned to Tuesday, August 13, 2019, at 3:00 p.m.**



City Council  
Agenda Report

Agenda Item 1.

**DATE:** July 23, 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 July 9, 2019, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

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Attachments

07-09-19 Draft Minutes - 3 PM

07-09-19 Draft Minutes - 7 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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**July 9, 2019**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, July 9, 2019, was called to order by Mayor/Chair Bill Wells at 3:03 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### **ROLL CALL**

Council/Agencymembers present:  
Council/Agencymembers absent:  
Deputy Mayor/Vice Chair present:  
Mayor/Chair present:  
Other Officers present:

Kendrick, McClellan and Ortiz  
None  
Goble  
Wells  
Mitchell, City Manager/Executive Director  
DiMaggio, Assistant City Manager  
Foley, City Attorney/General Counsel  
Cortez, City Clerk/Secretary

Mayor Wells invited Councilmember Ortiz, 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 June 25, 2019, meeting and the Agenda of the July 9, 2019, meetings in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:**

**Presentation:** Tobacco Retailer Licensing - 15th Year Anniversary

**Proclamation:** Parks & Recreation Month

**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 June 25, 2019, meeting 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. Mother Goose Parade Association Sponsorship and In-Kind Support

Approves the request from the Mother Goose Parade Association to participate as a sponsor and provide in-kind support for the 2019 Mother Goose Parade.

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**CONSENT ITEMS: (Continued)**

5. Award of RFQual No. 008-20 – Consultant Services to Prepare Procurement Documents for Municipal Solid Waste

Adopts Resolution No. 067-19 to:

1. Deem Optimization Management Group non-responsive for the reason set forth in this agenda report; and
2. Enter into an agreement for consultant services to prepare procurement documents for municipal solid waste with R3 Consulting Group, Inc., in the amount of \$95,740.00 for a one-year term.

6. Designation of Voting Delegate and Alternate to League of California Cities Annual Conference, October 16-18, 2019

Designates Mayor Bill Wells as the Voting Delegate for the City of El Cajon, and Councilmember Phil Ortiz as the Alternate, for the League of California Cities Annual Conference.

7. Time Extension of Tentative Subdivision Map (TSM) 666; 1044 South Mollison Avenue; Engineering Job No. 3574

Grants a one-year time extension for TSM 666 (1044 South Mollison Avenue) and sets the new expiration date to be July 26, 2020, in accordance with Municipal Code Section 16.12.110.

8. Designation of Applicant's Agent Resolution for Non-State Agencies for CalOES

Approves Resolution No. 068-19, approving the designation of an authorized agent for the filing of an application to the California Office of Emergency Services for the purpose of obtaining federal financial assistance and/or state financial assistance for all open and future disasters.

**PUBLIC COMMENT:**

Sameer Qasim, representing Desert Springs, LLC, spoke of issues associated with the Magnolia Heights project.

Bonnie Price praised the Magnolia Performing Arts Center.

**WRITTEN COMMUNICATIONS:** None

**PUBLIC HEARINGS:**

9. Easement Summary Vacation at 512 Raleigh Avenue

RECOMMENDATION: That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, to summarily vacate the 12-foot easement at 512 Raleigh Avenue.

**DISCUSSION**

Deputy Director of Public Works, Yazmin Arellano, provided a summary of the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT Resolution No. 069-19, to summarily vacate the 12-foot easement at 512 Raleigh Avenue.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS:**

10. Rotational Night Homeless Shelter

RECOMMENDATION:

That the City Council discusses the findings of the report on rotational night shelter for homeless individuals and provides further direction, if any.

*Remainder of page intentionally left blank.*

## ADMINISTRATIVE REPORTS: (Continued)

### DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Consider renting storage units for homeless people;
- Consider Salvation Army or Crisis House to manage rental units;
- Consider input from stakeholders to find solutions; and
- Staff recommendation against pursuing a Rotational Night Shelter.

Bonnie Price suggested providing parking for those homeless citizens who live in their vehicles, until they find permanent housing.

Bradley Russell spoke of the dire need for shelter for homeless people in the East County. He stated that the Homeless Task Force is lowering barrier to make it easier for homeless to receive assistance.

City Manager Mitchell praised and thanked Mr. Russell for his help in gathering information for the Rotational Night Homeless Shelter report.

**COMMISSION REPORTS:** None

### ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

#### 11. Council Activities Report/Comments

In addition to the submitted Report, Mayor Wells stated that he attended the Lions Club meeting on July 8, 2019.

#### 12. Legislative Update - None

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**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. 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.

Council Activities Report/Comments.

Report as stated.

16. COUNCILMEMBER PHIL ORTIZ  
East County Economic Development Council; League of California Cities, San Diego Division.

Council Activities Report/Comments.

In addition to the submitted Report, Councilmember Ortiz stated he attended a meeting with Mr. Jim Cirigliano on July 5, 2019, and attending a meeting at the Lions Club on July 8, 2019.

## JOINT COUNCILMEMBER REPORTS:

### 17. Update of the City of El Cajon Social Host Ordinance

#### RECOMMENDATION:

That the City Council directs staff to prepare an agenda item that expands the list of items included in the City's Social Host Ordinance (Municipal Code Chapter 9.30), to include marijuana and marijuana products.

#### DISCUSSION

Deputy Mayor Goble provided information of the Item.

Discussion ensued amongst Council and Staff regarding:

- Clarification of the term 'Social Host'; and
- Term 'Controlled Substance' covers all illegal substances.

David Shorey, representing the Institute for Public Strategies, stated that having a definition of what constitutes controlled substances is important.

Direction given to staff to prepare an agenda item that expands the list of items included in the City's Social Host Ordinance (Municipal Code Chapter 9.30), to include marijuana and marijuana products.

**GENERAL INFORMATION ITEMS FOR DISCUSSION:** None

**ORDINANCES: FIRST READING** - None

**ORDINANCES: SECOND READING AND ADOPTION**

### 18. Amendment of Chapter 2.16.020 Regarding Salaries of Councilmembers and Mayor

#### RECOMMENDATION:

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

**ORDINANCES: SECOND READING AND ADOPTION (Continued)**

**DISCUSSION**

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

AN ORDINANCE REPEALING SECTION 2.16.020 OF  
CHAPTER 2.16 AND ADDING A NEW SECTION 2.16.020  
OF CHAPTER 2.16 OF THE EL CAJON MUNICIPAL CODE  
ADJUSTING SALARIES OF COUNCILMEMBERS  
AND MAYOR EFFECTIVE JANUARY 1, 2021

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT Ordinance No. 5084, Repealing Section 2.16.020 of Chapter 2.16 and adding a new Section 2.16.020 of Chapter 2.16 of the El Cajon Municipal Code Adjusting Salaries of Councilmembers and Mayor effective January 1, 2021.**

**MOTION CARRIED BY A 4 - 1 VOTE  
(GOBLE – NO).**

**CLOSED SESSIONS: None**

**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 9th day of July 2019, is adjourned at 4:32 p.m. to Tuesday, July 9, 2019, at 7:00 p.m.**

\_\_\_\_\_  
ANGELA L. CORTEZ, CMC  
City Clerk/Secretary

# 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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**July 9, 2019**

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, July 9, 2019, was called to order by Mayor/Chair Bill Wells at 7:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### **ROLL CALL**

Council/Agency members present:  
Council/Agency members absent:  
Deputy Mayor/Vice Chair present:  
Mayor/Chair present:  
Other Officers present:

Kendrick, McClellan and Ortiz  
None  
Goble  
Wells  
Mitchell, City Manager/Executive Director  
DiMaggio, Assistant City Manager  
Foley, City Attorney/General Counsel  
Cortez, City Clerk/Secretary

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

**AGENDA CHANGES: None**

**PUBLIC COMMENT:**

George Glover spoke of constructing a Veterans' Memorial near City Hall.

William Walker spoke of the various parks and pools in the City.

**PUBLIC HEARINGS:**

100. Granite Hills Drive Rezoning- Zone Reclassification No. 2330

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 Zone Reclassification No. 2330.

**DISCUSSION**

Alfonso Camacho, Assistant Planner, provided a summary of the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

**MOTION BY WELLS, SECOND BY McCLELLAN to CLOSE the public hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY ORTIZ, to INTRODUCE the next Ordinance, in order, approving Zone Reclassification No. 2330.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

The City Clerk recited the title of the Ordinance.

AN ORDINANCE REZONING PROPERTIES LOCATED ON THE SOUTH SIDE OF GRANITE HILLS DRIVE BETWEEN JAMACHA ROAD AND TERRACE CREST, FROM RS-9 (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQUARE FEET) TO RS-6 (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FEET) ZONE; APNS 514-013-14 AND -15; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR)



## **PUBLIC HEARINGS: (Continued)**

101. Monument Wireless Facility - Specific Plan (SP) No. 534

RECOMMENDATION: That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to ADOPT the next RESOLUTION, in order, APPROVING the CEQA; and,
4. Moves to ADOPT the next RESOLUTION, in order, APPROVING Specific Plan No. 534.

### **DISCUSSION**

Spencer Hayes, Assistant Planner, provided a summary of the Item.

Mayor Wells opened the public hearing.

Shelly Kilbourn, representing Verizon Wireless, spoke in support of the proposed project.

David Shors expressed concern due to wave radiation emissions from the tower.

Council and staff discussed Federal Law, and clarified that if the wireless tower is within the Federal Communications Commission (FCC) guidelines, the City Council cannot deny the application.

Mark Honeck clarified that the generators will only run if power is lost, and spoke in support of the proposed project.

Shelly Kilbourn returned to the podium and clarified that there are no plans to add other wireless companies to the tower.

*Remainder of page intentionally left blank.*

**PUBLIC HEARINGS: (Continued)**

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the public hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT Resolution No. 070-19, Approving the CEQA Exemption.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT Resolution No. 071-19, Approving Specific Plan No. 534.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

102. El Cajon Climate Action Plan

RECOMMENDATION: That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to ADOPT the next RESOLUTION in order ADOPTING findings and CERTIFYING the Program Environmental Impact Report No. 91; and
4. Moves to ADOPT the next RESOLUTION in order APPROVING the Climate Action Plan.

**DISCUSSION**

Director of Community Development, Anthony Shute, introduced Lorena Cordova, Associate Planner, and Melissa Devine, Planning Manager, who provided a comprehensive report on the proposed Climate Action Plan (CAP).

Discussion amongst Council and Staff ensued regarding:

- Incentives and program assistance for businesses;
- Organic waste;
- Housing elements around the transit center; and
- Meeting CEQA requirements.

**PUBLIC HEARINGS: (Item 102 - Continued)**

Mayor Wells opened the public hearing.

The following spoke in opposition of the proposed project:

- Hatem Mohtaseb
- Nora Abundadi
- Nadine Hassoun
- Carla Slater Kettrick
- John Bruner
- Maleeka Marsden
- Matthew Vasilakis
- Evlyn Andrade-Heymsfield
- Ravi Gopinathan
- Ryan Beal
- James Elia

The following spoke in support of the proposed project:

- Mike Aqrawi
- Mohammed Tuama
- Thabit Khalaf
- Dina Dolus

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the public hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

Discussion amongst Council and Staff ensued regarding:

- CAP starting point, which can be changed or modified;
- Clarification between Housing Element and Climate Action Plan;
- State Requirements being met and exceeded; and
- Notices properly sent.

**MOTION BY WELLS, SECOND BY GOBLE, to ADOPT Resolution No. 072-19, Adopting findings and Certifying the Program Environmental Impact Report No. 91.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY WELLS, SECOND BY GOBLE, to ADOPT Resolution No. 073-19, Approving the Climate Action Plan.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Item 102 - Continued)**

*Recess called at 8:42 p.m.  
Meeting called back to order at 8:52 p.m.*

103. Interviews for Planning Commission Vacancy

**RECOMMENDATION:**

That the City Council conducts interviews for a vacancy on the Planning Commission.

**DISCUSSION**

Mayor Wells gave direction on how the interviews will be conducted.

Dr. Noori Barka spoke in support of Jaqueline Sana.

Keith Esshaki spoke in support of Jaqueline Sana.

Mohammed Tuama spoke in support of Mike Aqrawi and Humbert Cabrera.

Jill Barto spoke in support of Humbert Cabrera.

Applicants were interviewed in the following order:

1. Mike Aqrawi
2. Humbert Cabrera
3. Nathan Cornett
4. Amanda McGimpsey
5. Robert Pennoyer
6. Jaqueline Sana

Discussion ensued among Council regarding the qualifications of each applicant.

**MOTION BY McCLELLAN, SECOND BY GOBLE, to APPOINT Humbert Cabrera to the Planning Commission, with a term to expire on January 31, 2023.**

**MOTION CARRIED BY A 3 - 2 VOTE  
(KENDRICK, ORTIZ – NO).**

**Adjournment: Mayor Wells adjourned the Adjourned Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 9th day of July 2019, at 9:57 p.m. to Tuesday, July 23, 2019, at 3:00 p.m.**

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary

D R A F E T



City Council  
Agenda Report

**DATE:** July 23, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Nahid Razi, Purchasing Agent  
**SUBJECT:** Award of Bid No. 010-20 – Street Striping and Removal Services

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**RECOMMENDATION:**

That the City Council adopts the next Resolutions, in order, to:

1. Approve Plans and Specifications for the Street Striping and Removal Services, Bid No. 010-20; and
2. Award the bid to the lowest responsive, responsible bidder, Statewide Stripes, Inc. in the amount of \$126,611 for the initial one-year term, with up to four additional one-year renewal options.

**BACKGROUND:**

The Street Striping and Removal Services contract provides for street striping and painting of school zones and stop legends. The bid includes an opportunity to renew the contract for up to four optional one-year terms. Funds for the renewal terms will be in accordance with the approved budget for each fiscal year.

This project was advertised on May 30, 2019. Two responses were received and opened at 2:00 p.m. on June 20, 2019.

As stated on the Bid Form, the estimated quantities in the specifications are for comparison purposes only. During the evaluation process, the estimated quantities for line items 11 through 21 were increased by \$39,250 to provide for additional striping in school zones. As a result, the bid award amount is greater than the bid responses received.

Staff recommends award of the bid to the lowest responsive, responsible bidder, Statewide Stripes, Inc. in the amount of \$126,611. The summary of bids is attached and complete proposals are on file in the Purchasing Division.

**FISCAL IMPACT:**

The fiscal impact for the initial one-year term is \$126,611. Sufficient funds are available for this service in FY2019-20 Public Works Traffic Maintenance (152320) Annual Budget. Subsequent four year costs are estimated to total \$395,363.67.

Prepared By: Nahid Razi, Purchasing Agent  
Reviewed By: Dirk Epperson, Director of Public Works  
Approved By: Graham Mitchell, City Manager

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#### Attachments

Bid Summary  
Reso-App Plans and Specs  
Reso-Award

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**City of El Cajon Purchasing Division**  
**Bid Summary**

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Bid No. 010-20 – Street Striping and Removal Services

<b>Bidder</b>	<b>Bid Amount</b>
Statewide Stripes, Inc. (San Diego, CA)	\$87,361.00*
Payneco Specialties, Inc. dba Payco Specialties, Inc. (Chula Vista, CA)	\$98,870.00

\*RECOMMEND AWARD

PROJECT MANAGER'S ESTIMATE: \$140,000.00



RESOLUTION NO. \_\_-19

RESOLUTION APPROVING  
PLANS AND SPECIFICATIONS FOR  
STREET STRIPING AND REMOVAL SERVICES,  
(Bid No. 010-20)

WHEREAS, the Director of Public Works has submitted plans and specifications for street striping and painting of school zones and stop legends for an initial one-year term, with up to four (4) additional one-year renewal options (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said Project should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. That the plans and specifications submitted for the Project by the Director of Public Works are hereby approved and adopted as the official plans and specifications for said Project.

2. Said plans and specifications are directed to be filed in the office of the Director of Public Works of the City of El Cajon.

RESOLUTION NO. \_\_-19

RESOLUTION AWARDING BID FOR  
STREET STRIPING AND REMOVAL SERVICES,  
(Bid No. 010-20)

WHEREAS, on May 30, 2019, the City of El Cajon (the "City") advertised the bid for street striping and painting of school zones and stop legends (the "Project"); and

WHEREAS, the initial contract period is for a one-year term with the option to renew for four (4) additional one-year periods, and funds for the renewal terms will be in accordance with the approved budget for each fiscal year; and

WHEREAS, two (2) responses were received and opened at 2:00 p.m. on June 20, 2019; and

WHEREAS, the Bid Form stated that the estimated quantities in the specifications are for comparison purposes only; and

WHEREAS, during the evaluation process, the estimated quantities for line items 11 through 21 were increased by \$39,250.00 to provide for additional striping in school zones, and as a result, the bid award amount is greater than the bid responses received; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the lowest responsive, responsible bidder, Statewide Stripes, Inc., in the total amount of \$126,611.00 for an initial one-year term; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder as recommended by the Purchasing Division.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council hereby finds the foregoing recitals to be true and correct, and the findings of the City Council.

2. The City Council hereby rejects all other bids and proposals except that herein mentioned, and awards the bid to the lowest responsive, responsible bidder as follows to:

Statewide Stripes, Inc.

in the total amount of \$126,611.00 for an initial one-year term, with up to four (4) additional one-year renewal options.

3. The Mayor and City Clerk are authorized and directed to execute a contract for said project on behalf of the City of El Cajon. The Mayor and the City Clerk are further authorized to execute up to four (4) amendments to extend the term of the contract, each of which shall be limited to a maximum of one (1) year, provided, however, that no amendment may increase the number of extensions and provided further that the unit prices for work shall not increase from the prior year by more than the Consumer Price Index for the San Diego area as published by the Bureau of Labor Statistics or the California Statewide Crude Oil Index (whichever is greater) without approval of the City Manager.

07/23/19 CC Agenda

Bid 010-20 – Street Striping & Removal Svcs – Awd (Statewide Stripes) 071719



City Council  
Agenda Report

**DATE:** July 23, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Marisol Thorn, Director of Human Resources  
**SUBJECT:** New Classification Specification for Housing Specialist

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**RECOMMENDATION:**

That the City Council approves the classification specification for Housing Specialist.

**BACKGROUND:**

As part of the City's 2019-2020 budget, the City added a Housing Specialist position to assist and enhance the delivery of housing services to the community. The classification is represented by the Mid-Management and Professional Employees' Group (MMPEG). However it is "at-will" and not designated as part of the City's classified service. As such, the approval of this classification only required review by MMPEG and did not require review by the City's Personnel Commission. On July 3, 2019, MMPEG notified the City that they had reviewed and approved the classification as written.

The proposed classification specification is included for review by the Council.

**FISCAL IMPACT:**

There is *no* fiscal impact as this position was already adopted in the City's 2019-2020 budget.

Prepared By: Marisol Thorn

Reviewed By:

Approved By: Graham Mitchell, City Manager

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Attachments

Proposed Classification Specification Housing Specialist

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## **DEFINITION**

Under general supervision, to assist in the administration and operation of all the City of El Cajon housing activities; act as local representative between the City and local, state, federal and community organizations in the provision of housing and community development programs; and to perform related work as required.

## **CLASS CHARACTERISTICS**

This class receives assignments from and reports to the Housing manager. Positions in this class have considerable independence in selecting work methods from a variety of standard methods or procedures. Incumbents are expected to resolve the more difficult issues confronted through the application of judgment, precedent and research of rules and regulations.

The Specialist has substantial knowledge of housing programs, such as First Time Homebuyer Loan or Housing Rehabilitation Loan programs, rental and low cost housing subsidy programs, or other housing program knowledge, as well as program eligibility and reporting requirements under state and federal grant regulations. The position may be assigned duties related to grant administration, implementation and compliance. This position provides analytical and administrative assistance for both housing and redevelopment assignments, as needed.

## **EXAMPLES OF ESSENTIAL FUNCTIONS:**

Assists in the implementation of housing programs/projects, such as the First Time Homebuyer (FTHB) Program and the Housing Rehabilitation Loan Program (HRLP), including eligibility determinations, underwriting, work write-ups, and preparation of escrow documents,

Assists in the administration of the City's affordable housing loan portfolio, including monitoring of annual occupancy requirements and income reviews, subordination requests, pay-off demands, and reconveyances,

Assists in all aspects of the administration of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs,

Assists in the preparation of State and Federally mandated housing reports,

Assists in the preparation and administration of annual City budget for housing program areas, including multiple funds and accounts,

Researches and prepares grant applications, staff reports, analyses, requests for proposals (RFP's), and other projects and tasks as identified,

Researches changes to Federal and State regulations, makes recommendations, and assists in the development and revision of program-related policies and procedures,

Responds to inquiries and/or problems over the telephone and in person regarding City housing programs,

Investigates complaints and recommends corrective action necessary to resolve the disputes or directs individuals to appropriate sources,

Provides information and referrals to City residents on the availability of housing and housing assistance programs in the City and local communities,

Maintains awareness of new developments and resources available for housing, and maintains continued contact with community groups and other agencies for coordination of services,

Makes field investigations, monitoring and inspections,

Manages program funds to ensure accuracy of City records, Grantor records, and internal financial reconciliation,

Facilitates the review of City program activities by outside agencies and program auditors,

Aids in the recommendation and development of programs for housing, and prepares and updates housing reports on the same, and

Performs other related duties as assigned.

### **KNOWLEDGE, SKILLS & ABILITIES:**

#### **KNOWLEDGE OF:**

Knowledge of principles and practices of administration of housing programs for low-income and/or special needs households.

Knowledge of Federal and State rules and regulations related to the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, California Community Redevelopment Law (CRL) and Housing Authorities law, or other State or Federal grant programs for housing and/or community development,

Knowledge of responsible lending practices and procedures.

Knowledge of State and Federal housing rules and regulations pertaining to fair housing, as related to the City's programs.

Thorough knowledge of customer service principles and practices.

Thorough knowledge of effective business communications and correct English usage, including spelling, grammar and punctuation.

Thorough knowledge of research techniques, methods, and procedures.

**ABILITY TO:**

Ability to understand and apply complex program manuals, guidelines, conditions and other criteria to the administration of various housing programs assigned, including conducting eligibility determinations and reviewing income and debt ratios, and understanding the relevant State and Federal laws which define affordability.

Ability to work independently with general supervision and to deal constructively with conflict and develop effective resolutions.

Ability to work cooperatively and effectively with contractors, vendors, the general public, and other governmental agencies.

Ability to plan, implement, and coordinate CDBG, HOME and Redevelopment housing activities and compose and analyze statistical data pertaining to the same.

Ability to manage a variety of work assignments.

Ability to establish and maintain effective work relationships with those contacted in the course of work.

Ability to communicate clearly and effectively, both orally and in writing.

Ability to research methods as applied to the collection, tabulation and analysis of data pertaining to housing.

Ability to maintain financial records of funding services and the City's revenue and expenditure budgets.

Ability to market the housing programs to clients, brokers, and financial institutions. Be able to create effective and long-term relationships.

Ability to complete work write-ups, manage contracts, agreements, and inspection reports for rehabilitation programs.

**QUALIFICATIONS:**

**EDUCATION/EXPERIENCE**

Any combination of training, education and experience which demonstrates an ability to perform the duties of the position. At a minimum:

**Education:** A Bachelor's degree in public administration, business administration, or closely related field, and

**Experience:** At least one year of full-time professional housing, social service, or community development experience.

**License or Certificate:** Possession of, or ability to obtain prior to employment, a valid Class C California Driver's License with a safe driving record.

## **PHYSICAL DEMANDS AND WORKING CONDITIONS**

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

### **Physical Demands**

While performing the duties of this class, the employee is regularly required to sit; talk or hear, in person and by telephone; use hands to finger, handle, feel or operate standard office equipment; and reach with hands or arms. The employee occasionally walks and stands and lifts and moves records and documents weighing 20 pounds or less.

Specific vision abilities required by this job include close vision, color vision, depth perception and the ability to adjust focus.

### **Mental Demands**

While performing the duties of this class, the employee is regularly required to use oral and written communication skills; read and interpret data, information and documents; analyze and solve problems; observe and interpret data and situations; use math and mathematical reasoning; learn and apply new skills or information; perform highly detailed work on multiple concurrent tasks; work under changing and intensive deadlines with frequent interruptions; and interact with City officials, media, citizens groups, employees and others encountered in the course of work.

## **WORK ENVIRONMENT**

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee works under typical office conditions, and the noise level is usually quiet.

The employee may be required to work overtime to complete assignments.





**City Council  
Agenda Report**

**DATE:** July 23, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** Acceptance of City Hall HVAC Re-Bid Project, Bid No. 016-18

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**RECOMMENDATION:**  
That the City Council:

1. Accepts the City Hall HVAC Project IFM3389 (Bid No. 016-18); and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**BACKGROUND:**

On December 12, 2017, the contract for the City Hall Heating, Ventilation and Air Conditioning (HVAC) Re-Bid Project was awarded by City Council Resolution No. 110-17 to National Air, Inc. DBA National Air & Energy. The project involved upgrades to the electrical, mechanical, and plumbing of the HVAC system at City Hall and City Council Chamber, and new AC units at the Bostonia and Kennedy Recreation Centers. The project is now complete, quantities and payments have been finalized, and there are no pending claims.

**FISCAL IMPACT:**

The total construction expenditure for this contract is \$2,117,530 funded by the General Fund (Account No. 501000-9060-IFM3389 and IFM3642).

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:** July 23, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Mayor Wells  
**SUBJECT:** Council Activity Report

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**RECOMMENDATION:**

That the City Council accepts and files 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:

- July 11, 2019 - Interview w/ Channel 7/39
- July 12, 2019 - SANDAG Board Meeting
- July 12, 2019 - SANDAG Executive Committee Meeting
- July 12, 2019 - SANDAG Audit Committee Meeting
- July 17, 2019 - Meeting with Dave Hoffman at Foothills Church
- July 18, 2019 - Interview w/ KUSI
- July 23, 2019 - Quarterly Breakfast Meeting - Marine Corp Auxiliary
- July 23, 2019 - Meeting w/ Mexican Consulate Ambassador Carlos Gonzalez-Gutierrez
- July 23, 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

**DATE:** July 23, 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 accepts and files 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:

July 18, 2019 - Heartland Fire Training Facility Authority Meeting  
July 18, 2019 - Heartland Communications Facility Authority Meeting  
July 23, 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 10.

**DATE:** July 23, 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 accepts and files 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:

July 23, 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 11.

**DATE:** July 23, 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.

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**RECOMMENDATION:**

That the City Council accepts and files 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:

- July 10, 2019 - Email with Paul Nanney re: Sewer Billing Issue
- July 10, 2019 - Phone Call with Karen Pearlman re: Rotational Shelters
- July 11, 2019 - Meeting with David Shoney from IPS re: Social Host Ordinance
- July 11, 2019 - Phone Call with Dick Brown re: Swallow Drive
- July 11, 2019 - Email with City Attorney re: Social Host Ordinance
- July 12, 2019 - Urbane Cafe Ribbon Cutting
- July 15, 2019 - Phone Call with Linda S. re: Incident on Applewood
- July 22, 2019 - Meeting with City Manager
- July 23, 2019 - City Council 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:** July 23, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember Phil Ortiz  
**SUBJECT: COUNCILMEMBER PHIL ORTIZ**  
East County Economic Development Council; League of California Cities,  
San Diego Division.

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**RECOMMENDATION:**

That the City Council accepts and files 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:

- July 10, 2019 - Scottish Rite Law Enforcement Officer of the Year Awards Dinner
- July 12, 2019 - Urbane Cafe Ribbon Cutting
- July 17, 2019 - East County Economic Development Council Board Meeting
- July 18, 2019 - Ride along with Heartland Fire
- July 23, 2019 - East County Chamber of Commerce Government Affairs Committee
- July 23, 2019 - City Council Meeting

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

Submitted By: Phil Ortiz, Councilmember

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## City Council Agenda Report

**Agenda Item 13.**

DATE: July 23, 2019  
TO: Honorable Mayor and City Councilmembers  
FROM: Gary Kendrick, City Councilmember and Phil Ortiz, City Councilmember  
SUBJECT: Modifications to the Tobacco Retailer's License Program

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### RECOMMENDATION:

That the City Council discusses possible changes to Municipal Code Chapter 8.33 and direct staff to return with changes based on City Council discussion.

### BACKGROUND:

The City implemented the Tobacco Retailer's License program fifteen years ago. The City Council adopted the program to discourage retailers from selling tobacco products to minors. In 2014, the City Council amended the code to include electronic vaping products and hookahs. Any tobacco retailer in violation of laws regulating the sale, advertisement, or display of tobacco products is subject to license suspension, revocation and/or administrative fines.

The program includes penalties for first, second, third, and fourth-time violators. First-time violators either lose their license to sell tobacco product for thirty days or pay a \$1,000 fine. Second-time violators lose their license for ninety days and may also have to pay a fine. Third-time violators lose their license for one year and may also have to pay a fine. The fourth time a violation is received, the license is revoked.

The City contracts with Community Action Service Advocacy (CASA) to perform annual compliance checks with the tobacco licensees in the City. During the months of March and May this year, CASA completed a compliance detail. During that detail, it was determined that 15 retailers sold tobacco products to an underage person—this makes up about 15 percent of tobacco retailers in the City.

Including this year, as well as 2018 and 2017, there have been 43 incidents of first-time offenders selling tobacco to someone under-aged. In most of these instances, the retailer has opted to pay the fine rather than experience a 30-day suspended license. In the past three years, there have also been 17 second violations and only one 3rd violation.

We recommend modifying the program by removing the \$1,000 fine option for first-time violators. We also think there is value in further discussing strategies to address how to discourage retailers from having second and third violations. We recommend that the City Council discuss the suggestion of removing the option to pay a fine for a first violation and direct staff to address ways to reduce second and third violations.



City Council  
Agenda Report

Agenda Item 14.

**DATE:** July 23, 2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Jeff Davis, Chief of Police  
**SUBJECT:** El Cajon Animal Shelter Donations for June 2019

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RECOMMENDATION:

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

Gary and Julie Robinson	\$100.00
Anonymous	\$556.71
<b>Total</b>	<b>\$656.71</b>

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

Agenda Item 15.

**DATE:** July 23, 2019

**TO:** Honorable Mayor and City Councilmembers

**FROM:**

**SUBJECT:** Granite Hills Drive Rezoning - Zone Reclassification No. 2330

---

**RECOMMENDATION:**

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

An Ordinance Rezoning properties located on the south side of Granite Hills Drive between Jamacha Road and Terrace Crest, from RS-9 (Residential, Single-Family, 9,000 square feet) to RS-6 (Residential, Single-Family, 6,000 square feet) zone; APNs 514-013-14 and -15; General Plan Designation: Low Density Residential (LR)

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Attachments

Ord - ZR 2330

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ORDINANCE NO. 5085

AN ORDINANCE REZONING PROPERTIES LOCATED ON THE SOUTH SIDE OF GRANITE HILLS DRIVE BETWEEN JAMACHA ROAD AND TERRACE CREST, FROM RS-9 (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQUARE FEET) TO RS-6 (RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FEET) ZONE; APNS 514-013-14 AND -15; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on June 18, 2019, to consider Zone Reclassification No. 2330 ("ZR 2330"), for a change in the zoning designation from the RS-9 to the RS-6 zone, as submitted by lbsam Yousif, for the properties on the south side of Granite Hills Drive between Jamacha Road and Terrace Crest, and addressed as 1377 and 1389 Granite Hills Drive; APNs 514-013-14 and -15, respectively; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10978 recommending City Council approval of ZR 2330; and

WHEREAS, it is proposed that the rezoning of the subject properties are exempt from CEQA under section 15061(b)(3)(General Rule) of CEQA Guidelines where it can be seen with certainty the rezoning does not have the potential to cause a significant effect on the environment; and

WHEREAS, the City Council held a duly advertised public hearing on July 9, 2019, to consider ZR 2330, for a change in the zoning designation from the RS-9 to the RS-6 zone, as submitted by lbsam Yousif, for the properties on the south side of Granite Hills Drive between Jamacha Road and Terrace Crest, and addressed as 1377 and 1389 Granite Hills Drive; APNs 514-013-14 and -15, respectively; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council.

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

Section 1. Based upon the record as a whole, the City Council hereby makes the following findings:

- A. The proposed RS-6 zone is consistent with the subject properties' General Plan Land Use designation of LR as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RS-6 zone provides an opportunity to maintain the existing bedroom addition for the property at 1377 Granite Hills Drive (APN 514-013-14), if the addition is consistent with

applicable development standards and a building permit is applied for and issued.

- B. There is no applicable specific plan which governs the development of the subject properties.
- C. Rezoning the subject properties from RS-9 to the RS-6 zone provides opportunity to rectify an existing code compliance violation and recorded Hold Harmless and Settlement Agreement, in line with public necessity and general welfare.

Section 2. The City Council hereby rezones the subject properties located on the south side of Granite Hills Drive between Jamacha Road and Terrace Crest, from the RS-9 to the RS-6 zone, in accordance with the attached Exhibit "A."

Section 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

07/09/19 CC Agenda – 1<sup>st</sup> Reading  
07/23/19 CC Agenda – 2<sup>nd</sup> Reading

Ord – ZR 2330 – 1377 & 1389 Granite Hills Dr (Yousif) 062519

**Exhibit "A"**  
**Zone Reclassification No. 2330**

