

# 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

---

#### August 11, 2020

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, August 11, 2020, 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 via virtual platform: Goble, Kendrick and McClellan  
Council/Agencymembers absent: None  
Deputy Mayor/Vice Chair via virtual platform: Ortiz  
Mayor/Chair present via virtual platform: Wells  
Other Officers present via virtual platform: 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).

**POSTINGS:** The City Clerk posted Orders of Adjournment of the July 28, 2020, Meeting and the Agenda of the August 11, 2020, Meeting in accordance with State Law and El Cajon City/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:** None

**AGENDA CHANGES:**

City Manager Mitchell recommended that Item 13, titled: Request for Permission of Councilmember McClelland to be Absent from Regular Council Meetings, be removed from the agenda as Mr. McClelland attended the August 11, 2020, meeting.

**CONSENT ITEMS: (1 – 13)**

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

Approves Minutes of the July 28, 2020, Meeting of the El Cajon City Council/ Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

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 waives the reading in full of all Ordinances on the Agenda.

4. Cost Share Agreement for Technical and Monitoring Reports to the San Diego Regional Water Quality Control Board for San Diego River Investigative Order No. R9-2019-0014

Adopts Resolution No. 080-20, to approve the Cost Share Agreement for Investigative Order No. R9-2019-0014 (“To Submit Technical and Monitoring Reports to Identify and Quantify the Sources and Transport Pathways of Human Fecal Material to the Lower San Diego River Watershed”) among the ten jurisdictions discharging to the San Diego River (Responsible Parties) to equitably share the costs of conducting the required work.

## **CONSENT ITEMS: (Continued)**

5. Contract Amendment for Slurry (Various Locations) Multi-year Contract
  1. Adopts Resolution No. 081-20, to authorize an increase in appropriations of \$175,000 for the Slurry 2020 (PW51020) project, and a corresponding decrease in appropriations for the Slurry 2021 (PW51021) project in the same amount; and
  2. Adopts Resolution No. 082-20, to increase the slurry multi-year contract in the not-to-exceed amount of \$152,858.60 for the current term.

### **PULLED FOR DISCUSSION:**

6. Contract Extension for Custodial Services

Adopts Resolution No. 083-20, to extend the current Agreement for Custodial Services with NMS Management, Inc., for three months in the not-to-exceed amount of \$110,671.96.

### **DISCUSSION**

In response to Councilmember Goble, City Manager Mitchell clarified the purpose for the extension is to maintain custodial services during the rebid process.

7. Concrete Maintenance Improvements

Adopts Resolution No. 084-20, to authorize the City Manager, in accordance with El Cajon Municipal Code section 3.20.010(C)(6), to execute an agreement with Jerusalem Construction, Inc., dba Miramar General Engineering, Inc., ("Miramar") in the amount of \$149,709.10 for an initial one-year term, with an optional one-year renewal.

8. April - June 2020 Quarterly Treasurer's Report

That the City Council receives the Treasurer's Report for the quarter ending June 30, 2020.

9. Application to the State Department of Parks and Recreation for a Proposition 68 Per Capita Grant

Adopts Resolution No. 085-20, approving the submittal of an application to the State of California Department of Parks and Recreation for Funding Under the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act (Proposition 68).

**CONSENT ITEMS: (Continued)**

10. Agreement for Civil Engineering Services

Adopts Resolution No. 086-20, to enter into an Agreement for Professional Services with Chen Ryan Associates, Inc., to perform civil engineering services for the Jamacha Road Safety Improvements Project for a two-year term in the not-to-exceed amount of \$204,446.

11. Contribution to Miss El Cajon Pageant Organization

That the City Council approves a contribution in the amount of \$1,500 to the Miss El Cajon Pageant Organization.

12. Disposal of Retired Property

That the City Council declares the listed property retired and authorizes disposal in accordance with policy.

Consent Item 13 removed by previous action taken under Agenda Changes.

13. Request for Permission of Councilmember McClellan to be Absent from Regular Council Meetings

Approves the request of Councilmember McClellan and grants him permission to be absent from today's Regular City Council meeting, and the prior meeting of July 28, 2020.

**MOTION BY WELLS, SECOND BY KENDRICK, to APPROVE Consent Items 1 to 13.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:** None

**WRITTEN COMMUNICATIONS:** None

## **PUBLIC HEARINGS:**

14. Public Hearing to Consider the Vacation of a Walkway Easement between Mona Place and Benjamin Place

## **RECOMMENDATION:**

That the City Council:

1. Re-opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Approves the postponement of the vacation of a walkway easement for a period of one year between Mona Place and Benjamin Place, established by City Council Resolution No. 7724 and recorded on May 23, 1966, Map No. 5738.

## **DISCUSSION**

City Traffic Engineer, Mario Sanchez, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

The following people submitted online comment cards in support of the vacation of walkway easement between Mona Place and Benjamin Place:

- Gerald Fernandez, home owner at 1210 Mona Place;
- Margaret Jezsu, home owner at 1194 Mona Place. Hand delivered a packet to the City Clerk's office on 8/10/2020; and
- Ron and Judi Attig, homeowners at 1169 Mona Place.

The following people submitted online comment cards in opposition of the vacation of walkway easement between Mona Place and Benjamin Place:

- Akosua Valerie Y Washington-Woods, homeowner at 1193 Benjamin Place;
- Edith Washington-Woods, homeowner at 1193 Benjamin Place;
- Howard and Lynn Stark, homeowners at 1164 Benjamin Place; and
- Jeanette Malanga, homeowner at 1152 Benjamin Place.

Mr. Rocky Rangel submitted a comment card in support of a legal determination to vacate the easement at Benjamin Place.

A Petition Opposing Easement Closure was signed by the following 35 individuals:

- Stark, Lynne – 1164 Benjamin Place
- Stark, Howard – 1164 Benjamin Place
- Malanga, Jeanette – 1152 Benjamin Place
- Vitalis, Aurelio Jr. – 1152 Benjamin Place

**PUBLIC HEARINGS: (Item 14 – Continued)**

- Marshall, Alexis – 1152 Benjamin Place
- Cozart, Joyce – 1173 Benjamin Place
- Heventhal, Virginia – 1123 Benjamin Place
- Heventhal, William – 1123 Benjamin Place
- Pope, Donald – 1107 Benjamin Place
- Tolnay, Michael – 1080 Benjamin Place
- Rathfon, Traci – 1095 Benjamin Place
- Macias, Vivian – 1051 Benjamin Place
- Rangel, Elida – 1051 Benjamin Place
- Mink, Debra – 1113 Nidrah Street
- Garren, Mary – 1088 Benjamin Place
- Cleeton, Harold J. – 1110 Benjamin Place
- Aguirre-Raudales, Clonedia – 1110 Benjamin Place
- Scott, Jean T. – 1124 Benjamin Place
- Scott, Luree A. – 1124 Benjamin Place
- Scott, Charles E. – 1124 Benjamin Place
- Alvarado, Maggie – 1138 Benjamin Place
- Washington-Woods, Edith – 1193 Benjamin Place
- Washington-Woods, Valerie – 1193 Benjamin Place
- Castillo, Kathi – 1177 Mona Place
- Castillo, Wolfgang – 1177 Mona Place
- Poe, Michael – 1176 Mona Place
- Fennessy, Dana – 1176 Mona Place
- Leichpak, Aaron – 1143 Mona Place
- Leigh-Pink, Krissenda – 1143 Mona Place
- Ritchie, Harold – 1191 Mona Place
- Polus, Remon – 1094 Benjamin Place
- Polis, Noora – 1094 Benjamin Place
- Knippelmeyer, Gail – 1103 Mona Place
- Williamson, Fred – 1132 Mona Place

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

*Remainder of page intentionally left blank.*

## **PUBLIC HEARINGS: (Item 14 – Continued)**

Discussion ensued among Council and Staff concerning the following:

- No public utilities go through the easement;
- Easement is owned by 1194 Mona Place and 1185 Benjamin Place;
- Easement owners are in favor of vacation of the easement;
- Easement was originally set up as a benefit for the public;
- Homeowner insurance cover liability issues at the expense of two private parties;
- Cost considerations for maintenance of the easement;
- Existence of easement known to buyers based on a title report;
- Consideration to give property back to property owners; and
- Concern for liability to the City for injuries caused by trip and fall hazards.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to POSTPONE the vacation of a walkway easement for a period of one year between Mona Place and Benjamin Place, established by City Council Resolution No. 7724 and recorded on May 23, 1966, Map No. 5738.**

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

15. Proposed amendments to Title 15 (Building Code), and Title 17 (Zoning Code) to allow an emergency housing pilot program

### **RECOMMENDATION:**

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to introduce the next Ordinance, in order, and holds the first reading, amending Title 17 to allow an emergency housing pilot program; and
4. Moves to introduce the next Ordinance, in order, and holds the first reading to adopt Appendix O of the 2019 California Building Code, and directs that a public hearing be scheduled for the September 8, 2020 City Council meeting at 3:00 p.m.

### **DISCUSSION**

Director of Community Development, Tony Shute, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

## **PUBLIC HEARINGS: (Item 15 – Continued)**

The following people submitted online comment cards in support of amending the emergency housing pilot program:

- Jeff Dames
- Petrina Branch
- Lory Perfect
- Carol Huntsman
- Janet Poutre
- Ellen Stone
- Ian Cody Harrison
- Herbert C. Kelly III, Amikas Vice-President
- Leah Oviedo
- Amber Gorham
- George G. Kelly
- Bonnie Baranoff, East County Homeless Task Force Volunteer & La Mesa's Citizen Task Force on Homelessness Chair
- Gavin Ireland
- Evie Kosower, Amikas Board of Director
- Shanna Welsh-Lavine, Amikas President
- Sheila Stittiams
- Diane Signore
- Robert Bird, Amikas Secretary
- Lisa Kogan, Amikas Board Member
- Martha Lujan
- Bob Collins
- Mary Case
- Anna Marie Piconi Snyder, East County Task Force Project Director

Discussion ensued among Council, Staff, and Meridian Church's Pastor, Rolland Slade concerning the following:

- Pastor Slade's resources and direct involvement with the program;
- Process for future applicants;
- Operations Manual for Meridian Church will prevent drugs and alcohol usage on the premises;
- Restrictive housing funds available for construction;
- Community Development Block Grant funding rules and regulations;
- Priority occupancy consideration for women with children, the elderly population and veterans; and
- Consideration for the City Planning Commission or City Council to be gatekeepers to ensure a successful program.



**PUBLIC HEARINGS: (Item 15 – Continued)**

**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, and hold the first reading, amending Title 17 to allow an emergency housing pilot program.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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

AN ORDINANCE AMENDING TITLE 17 (ZONING CODE) OF  
THE EL CAJON MUNICIPAL CODE AND ADDING A NEW  
SECTION 17.225.185 TO CHAPTER 17.225 ALLOWING FOR  
EMERGENCY HOUSING ON SELECT SITES  
UNDER SPECIFIC CRITERIA

**MOTION BY GOBLE, SECOND BY ORTIZ, to INTRODUCE the next Ordinance, in order, and hold the first reading to adopt Appendix O of the 2019 California Building Code, and direct that a public hearing be scheduled for the September 8, 2020 City Council meeting at 3:00 p.m.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF EL CAJON ADOPTING, BY REFERENCE, APPENDIX O  
OF THE CALIFORNIA BUILDING CODE, 2019 EDITION, TO  
PROVIDE FOR EMERGENCY HOUSING IN THE CITY OF EL CAJON

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

16. Parkway Plaza Self Storage - Proposed Amendment to Specific Plan No. 19, Conditional Use Permit No. 2019-0010, and Development Agreement

### **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 California Environmental Quality Act Exemption;
4. Moves to adopt the next Resolution, in order, approving Amendment to Specific Plan No. 19;
5. Moves to adopt the next Resolution, in order, approving Conditional Use Permit No. 2019-0010; and
6. Moves to adopt the next Resolution, in order, authorizing the City Manager to execute and deliver a Development Agreement with Seritage Growth Properties, Inc.

### **DISCUSSION**

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

Mayor Wells opened the public hearing.

No comments were received for this Item.

Discussion ensued among Council, Staff, and Seritage Growth Properties, Inc., Vice President, Chris Mrozinski, concerning the following:

- Esthetic concerns of using the south side of the property for oversize parking;
- Opportunity to generate sales tax revenue;
- Size restrictions for merchandise storage at the proposed site; and
- City's Fire Marshal approval of the project.

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT Resolution No. 087-20, approving the California Environmental Quality Act Exemption.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT Resolution No. 088-20, approving Amendment to Specific Plan No. 19.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Item 15 – Continued)**

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT Resolution No. 089-20, approving Conditional Use Permit 2019-0010.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY ORTIZ, SECOND BY WELLS, to ADOPT Resolution No. 090-20, authorizing the City Manager to execute and deliver a Development Agreement with Seritage Growth Properties, Inc.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS:**

17. North Marshall Dog Park

**RECOMMENDATION:**

That the City Council designates the newly renovated area adjacent to the El Cajon Animal Shelter as a park.

**DISCUSSION**

Director of Recreation, Frank Carson, and Assistant Engineer, Senan Kachi provided detailed information of the Item.

No one comments were received for this Item.

**MOTION BY McCLELLAN, SECOND BY ORTIZ, to DESIGNATE the newly renovated area adjacent to the El Cajon Animal Shelter as a park.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

*Remainder of page intentionally left blank.*

**ADMINISTRATIVE REPORTS: (Continued)**

18. Animal Services in the City of El Cajon

**RECOMMENDATION:**

That the City Council provides direction to staff to finalize an Animal Services Agreement and Lease Agreement with the San Diego Humane Society for City Council consideration.

**DISCUSSION**

City Manager Mitchell provided detailed information of the Item.

No comment cards were received on this Item.

Discussion ensued among Council, Staff, Dr. Gary Weitzman and Julianna Tetlow of the San Diego Humane Society (SDHS) concerning the following:

- Current utilization capacity at the shelter is at 75%, including coverage for the City of La Mesa;
- Increase in fees may prevent citizens from obtaining a license for their pets;
- Half of the total Animal Services Revenue Sources is from the City of La Mesa;
- License records transferrable to the San Diego Humane Society;
- Frequency of the San Diego Humane Society's fee increase schedule;
- Twenty first century online licensing program;
- Two (2) out of 12 municipalities are on a pre-existing fee schedule;
- SDHS provides additional services without cost to the City; and
- Expanding service boundaries to include Santee residents.

**MOTION BY McCLELLAN, SECOND BY GOBLE, to FINALIZE an Animal Services Agreement and Lease Agreement with the San Diego Humane Society for City Council consideration.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**COMMISSION REPORTS:** None

*Remainder of page intentionally left blank.*

**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.

19. Council Activities Report/Comments

Report as stated.

20. Legislative Update: As reported.

Assistant City Manager, Vince DiMaggio, provided information on Senate Bill 1383, which mandates up to 12 weeks of family leave. Bill is opposed by most Chamber of Commerce entities, and targets businesses with five (5) or more employees.

**ACTIVITIES REPORTS OF COUNCILMEMBERS:**

21. COUNCILMEMBER GARY KENDRICK

METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.; East County Advanced Purification JPA.

Council Activities Report/Comments.

Report as stated.

22. COUNCILMEMBER BOB MCCLELLAN

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

Council Activities Report/Comments – No Report.

23. COUNCILMEMBER 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 Advance Water Purification Joint Powers Authority Board – Alternate.

Council Activities Report/Comments.

Report as stated.

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

24. DEPUTY MAYOR PHIL ORTIZ  
East County Economic Development Council; League of California Cities, San Diego Division.

Council Activities Report/Comments.

Report as stated.

**JOINT COUNCILMEMBER REPORTS:** None

**GENERAL INFORMATION ITEMS FOR DISCUSSION:** None

**ORDINANCES: FIRST READING –** None

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

**CLOSED SESSIONS:** None

**ADJOURNMENT:** Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 11th day of August 2020, at 5:38 p.m., is adjourned to Tuesday, September 8th, 2020, at 3:00 p.m.

---

ANGELA L. CORTEZ, CMC  
City Clerk/Secretary