



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

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

APRIL 13, 2021, 3:00 p.m.

Please note that we have resumed in-person meetings and allow in-person public participation with a limit of 25% capacity. The percentage of people allowed in the Council Chamber will change as we move into different tiers. Until such time as we are no longer limiting the capacity of persons allowed in the Council Chamber, you may continue to submit comments online through the City's website at www.cityofelcajon.us, under agendas and minutes.

Please submit your comments early to make sure they are read at the appropriate time.

Comments will be limited to 300 words and will be entered into the official Council Meeting Record. The City Council will endeavor to include all comments prior to taking action.

If you find that you are unable to submit a comment through the website, please contact the City Clerk's Office at (619) 441-1763, not later than 2:30 p.m. prior to the start of the City Council Meeting.

Should technical difficulties arise, they will be resolved as soon as possible.

Bill Wells, Mayor
Gary Kendrick, Mayor Pro Tem
Steve Goble, Councilmember
Michelle Metschel, 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 March 23, 2021, Meeting and the Agenda of the April 13, 2021, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

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 Meeting

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the March 23, 2021, 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 waives the reading in full of all Ordinances on the Agenda.

4. Community Event – Dinner and a Concert

RECOMMENDATION:

That the City Council approves the 2021 “Dinner and a Concert” series, subject to conditions.

5. Community Event in the Right-of-Way – Cajon Classic Cruise

RECOMMENDATION:

That the City Council approves the use of the public right-of-way for the 2021 “Cajon Classic Cruise” series, subject to conditions.

6. Award of Bid No. 018-21 – Neighborhood Street Lights

RECOMMENDATION:

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

1. Approve Plans and Specifications for Neighborhood Street Lights, Bid No. 018-21;
2. Find the first and fourth low bidders non-responsive for the reason set forth in the agenda report; and
3. Reject the bids of T&M Electric, Inc., and Asplundh Construction, LLC, as non-responsive, and award the bid to the lowest responsive, responsible bidder, Lekos Electric, Inc., in the amount of \$375,730 for the Base Bid and Additive Alternate No. 1.

7. Relaxation of Certain Zoning Code Standards

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, Affirming the Continued Relaxation of Certain Zoning Code Standards, Allowance of Temporary Signs, and a no-fee Temporary Use Permit.

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:

8. Appointments to the Public Safety Facility Financing Oversight Committee

RECOMMENDATION:

That the City Council appoints four applicants to the Public Safety Facility Financing Oversight Committee.

9. "Dollar Days" Analysis

RECOMMENDATION:

That the City Council directs staff on how to proceed with a "Dollar Days" concept, expanding recreational opportunities to the citizens of El Cajon.

10. 2020 General Plan Annual Progress 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).

11. Summary of the American Rescue Plan Act of 2021 and Potential Programs Eligible for Funding

RECOMMENDATION:

That the City Council provides initial direction on projects and programs desired to be implemented through the use of funding provided by the American Rescue Plan Act.

12. Update on Homeless Programs

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction on future homeless programming and funding.

13. COVID-19 Status Report

RECOMMENDATION:

No action required.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

SANDAG (San Diego Association of Governments) Board of Directors; SANDAG – Audit Committee, San Diego Division; LAFCO.

14. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

15. **COUNCILMEMBER STEVE GOBLE**
MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate; METRO Commission/Wastewater JPA – Alternate.
16. **MAYOR PRO TEM GARY KENDRICK**
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
17. **COUNCILMEMBER MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
18. **COUNCILMEMBER PHIL ORTIZ**
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

19. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Lopez v. City of El Cajon Case No. 20cv533-WQH-BLM

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 13th day of April 2021, is adjourned to Tuesday, April 27, 2021, at 3:00 p.m.



City Council
Agenda Report

Agenda Item 1.

DATE: April 13, 2021

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 Meeting

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the March 23, 2021, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

Attachments

03-23-21 DRAFTminutes - 3PM

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

March 23, 2021

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, March 23, 2021, 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/Agency members via virtual platform: Goble, Metschel and Ortiz

Council/Agency members absent: None

Deputy Mayor/Vice Chair via virtual platform: Kendrick

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 March 9, 2021, Meetings and the Agenda of the March 23, 2021, 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: None

CONSENT ITEMS: (1 – 6)

MOTION BY WELLS, SECOND BY ORTIZ, to APPROVE Consent Items 1 to 6.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approves Minutes of the March 9, 2021, Meetings 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. Disposal of Retired Property

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

5. Tree Maintenance Services Agreement

Adopts Resolution No. 025-21 to authorize the City Manager, in accordance with Municipal Code 3.20.010 (C) (6), to execute an agreement with West Coast Arborists, Inc., in the amount of \$335,000 for the initial one-year term, with up to three additional one-year renewal options.

CONSENT ITEMS: (Continued)

6. Assignment of Agreement for Professional Services for As-Needed Pre-Employment Background Investigation Services

That the City Council adopts Resolution No. 026-21 to approve consent to the Assignment of Pre-Employment Background Investigation Services from Professional Standards Consulting, LLC (Assignor) to PSC Investigations, LLC (Assignee).

PUBLIC COMMENT:

The following people submitted online comments in support of a distribution plant on Weld Blvd., and Cuyamaca Avenue:

1. Michael Mylar
2. Daniel Bickford
3. S. Osburn

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

7. El Cajon City Council 2021-22 Priorities Implementation Plan

RECOMMENDATION:

That the City Council provides feedback on and approves the El Cajon City Council 2021-22 Priorities Implementation Plan.

DISCUSSION

City Manager Mitchell provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Continuation of outdoor dining;
- Coordinate efforts with neighboring cities regarding homeless issues;
- Coordinate efforts with the Chamber of Commerce regarding beautification at entry points in the City;
- Difference of transients v. homeless problems;
- Code enforcement to prevent homeless encampments;
- Human trafficking;
- Election integrity.

ADMINISTRATIVE REPORTS: (Continued)

No comments were received for the Item.

MOTION BY KENDRICK, SECOND BY GOBLE, to APPROVE the El Cajon City Council 2021-22 Priorities Implementation Plan.

MOTION CARRIED BY UNANIMOUS VOTE.

City Manager Mitchell shared his excitement about the potential outcome of the Priorities Implementation Plan.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors; SANDAG – Audit Committee; LAFCO.

8. Council Activities Report/Comments

Report as stated.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

9. MAYOR PRO TEM GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

Council Activities Report/Comments.

Report as stated.

10. COUNCILMEMBER MICHELLE METSCHEL
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

Council Activities Report/Comments.

Report as stated.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

- 11. COUNCILMEMBER STEVE GOBLE
MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate; METRO Commission/Wastewater JPA – Alternate.

Council Activities Report/Comments.

Report as stated.

- 12. COUNCILMEMBER PHIL ORTIZ
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

Council Activities Report/Comments.

Report as stated.

JOINT COUNCILMEMBER REPORTS:

- 13. Recreation Department "Dollar Days"

RECOMMENDATION:

That the City Council directs staff to provide a report on an idea we are calling Recreation Department "Dollar Days."

DISCUSSION

Councilmember Goble and Mayor Pro Tem Kendrick provided detailed information of the Item.

Discussion ensued amongst Council and Staff regarding incentives to bring back customers to recreation opportunities.

Councilmembers spoke in support of the Item.

No one comments were received for the Item.

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION

14. Add Chapter 2.18 to Title 2 to the El Cajon Municipal Code to Establish Local Campaign Limits

RECOMMENDATION:

That Mayor Wells requests the City Clerk

DISCUSSION

No comments were received for the Item.

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

AN ORDINANCE ADDING CHAPTER 2.18 TO TITLE 2 OF THE EL CAJON MUNICIPAL CODE TO ESTABLISH LOCAL CAMPAIGN LIMITS FOR THE CITY OF EL CAJON.

MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT Ordinance No. 5108 , Adding Chapter 2.18 to Title 2 of the El Cajon Municipal Code to Establish Local Campaign Limits for the City of El Cajon.

MOTION CARRIED BY UNANIMOUS VOTE.

15. Amendment to ECMC Chapter 6.16

RECOMMENDATION:

That Mayor Wells requests the City Clerk

DISCUSSION

No comments were received for the Item.

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

AN ORDINANCE TO AMEND CHAPTER 6.16.060 AND 6.16.090, AND TO REPEAL SECTIONS 6.16.080 AND 6.16.120, OF CHAPTER 6.16 OF TITLE 6 OF THE EL CAJON MUNICIPAL CODE TO CONFORM TO THE SAN DIEGO HUMANE SOCIETY'S DOG LICENSING PROCEDURES

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

MOTION BY GOBLE, SECOND BY KENDRICK, to AMEND Chapter 6.16.060 and 6.16.090, and to Repeal Sections 6.16.080 and 6.16.120, of Chapter 6.16 of Title 6 of The El Cajon Municipal Code to Conform to the San Diego Humane Society's Dog Licensing Procedures

MOTION CARRIED BY UNANIMOUS VOTE.

16. Speed Limit Zone - Hacienda Drive

RECOMMENDATION:

That Mayor Wells requests the City Clerk

DISCUSSION

No comments were received for the Item.

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

AN ORDINANCE AMENDING SECTION 10.20.130 OF CHAPTER 10.20 OF THE EL CAJON MUNICIPAL CODE TO CONFORM TO INCLUDE UPDATING THE EXISTING SPEED LIMIT FOR HACIENDA DRIVE FROM SWALLOW DRIVE TO WINDMILL VIEW ROAD.

MOTION BY GOBLE, SECOND BY KENDRICK, to AMEND Section 10.20.130 of Chapter 10.20 of The El Cajon Municipal Code to Conform to Include Updating the Existing Speed Limit for Hacienda Drive from Swallow Drive to Windmill View Road.

MOTION CARRIED BY UNANIMOUS VOTE.

CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 23rd day of March, 2021, at 4:04 p.m., to Tuesday, April 13, 2021, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Frank Carson, Director of Parks & Recreation
SUBJECT: Community Event – Dinner and a Concert

RECOMMENDATION:

That the City Council approves the 2021 “Dinner and a Concert” series, subject to conditions.

BACKGROUND:

Downtown El Cajon Business Partners (PBID) requests approval for the 2021 Dinner and a Concert series. The intent of the concert series is to provide economic enhancements in the Downtown district. PBID acknowledges that no public special events can take place until the City of El Cajon receives guidance from the County of San Diego Public Health Officer that is specific about expanded public gatherings. Dinner and a Concert is a multi-week, free concert series and will be held at the Prescott Promenade on Friday evenings from 6:00 to 8:00 p.m., July 2 through October 29, 2021.

The Dinner and a Concert events will include amplified music, inflatables, promotional banners, food, and informational booths. These events will be open to the public with over 700 attendees anticipated weekly. Organizers have additionally requested closure of the adjacent Prescott Promenade alley from 3:00 to 8:00 p.m.

Staff recommends the City Council approve the proposed 2021 Dinner and a Concert series, pending State and County health regulations are met. 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.

Upon approval, the Special Event Committee will notify the Downtown El Cajon Business Partners of any additional conditions that need to be met to include approved certificates of insurance and any necessary permits or licenses.

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:

Applicable fees to be paid by the applicants.

Prepared By: Frank Carson, Director of Parks & Recreation

Reviewed By:

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Frank Carson, Director of Parks & Recreation
SUBJECT: Community Event in the Right-of-Way – Cajon Classic Cruise

RECOMMENDATION:

That the City Council approves the use of the public right-of-way for the 2021 “Cajon Classic Cruise” series, subject to conditions.

BACKGROUND:

Downtown El Cajon Business Partners, the management company for the Downtown El Cajon Property-Based Improvement District (PBID), requests approval for the 2021 “Cajon Classic Cruise” car show series. PBID acknowledges that no special events of 1,000 or more attendees can take place until the City of El Cajon receives guidance from the County of San Diego Public Health Officer that is specific about expanded public gathering. The weekly shows will be held every Wednesday evening from 5:00 to 8:00 p.m., May 5 through October 27, 2021, subject to compliance with the Public Health Officer orders allowing (or conditionally allowing) public gatherings of this size and nature.

The Cajon Classic Cruise events will include amplified music, inflatables, promotional banners, food/merchandise vendors, and informational booths. These events are open to the public with approximately 2,000 attendees anticipated weekly. In accordance with El Cajon Municipal Code Chapter 12.24, staff recommends that City Council approve the use of the public right-of-way for the proposed 2021 “Cajon Classic Cruise” series.

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. Traffic management has been approved by the City’s Traffic Engineer, which will be coordinated with Public Works staff and Police to ensure a safe and healthy event.

For the 2021 tentative season, organizers are requesting closure of the following streets.

Partial Street Closures (May 5 or first show – October 27, 2021)

2:30 to 10:00 p.m. Sulzfeld Way: North of East Main Street to south of the alley

2:30 to 10:00 p.m. Orange Avenue: South of West Main Street to north of the alley

2:30 to 10:00 p.m. Sunshine Avenue: South of West Main Street to north of the alley

Full Street Closures (June 30 or first show, August 4, September 22 & Oct 27, 2021)

2:30 to 10:00 p.m. Sulzfeld Way: North of East Main Street to south of the alley

2:30 to 10:00 p.m. Orange Avenue: South of West Main Street to north of alley

2:30 to 10:00 p.m. West Main Street: East of Sunshine Avenue to west of Magnolia Avenue

2:30 to 10:00 p.m. East Main Street: East of Magnolia Avenue to west of Claydelle Avenue

Upon approval, the Special Event Committee will notify the Downtown El Cajon Business Partners of the additional conditions to be met which include: approved certificates of insurance, a signed petition from a majority of affected businesses and residents, and any necessary permits or licenses. The applicant must meet with City staff to review all conditions before final approval of event.

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:

Applicable fees to be paid by the applicants.

Prepared By: Frank Carson, Director of Parks & Recreation

Reviewed By:

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

Agenda Item 6.

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Mara Romano, Senior Buyer
SUBJECT: Award of Bid No. 018-21 – Neighborhood Street Lights

RECOMMENDATION:

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

1. Approve Plans and Specifications for Neighborhood Street Lights, Bid No. 018-21;
2. Find the first and fourth low bidders non-responsive for the reason set forth in the agenda report; and
3. Reject the bids of T&M Electric, Inc., and Asplundh Construction, LLC, as non-responsive, and award the bid to the lowest responsive, responsible bidder, Lekos Electric, Inc., in the amount of \$375,730 for the Base Bid and Additive Alternate No. 1.

BACKGROUND:

The Neighborhood Street Lights project includes furnishing and installing new public street lights and replacing existing street light luminaires on North First Street, Orlando Street, and Shady Lane between East Madison Avenue and East Main Street.

Additive Alternate No. 1 consists of furnishing and installing new public street lights on Mollison Avenue between East Park Avenue and East Main Street.

This solicitation was advertised on February 11, 2021. Eleven responses were received at 2:00 p.m. on March 15, 2021. The five lowest bid responses were evaluated.

The California Public Contract Code allows the City to specify which award method will be utilized to determine the lowest bid. In accordance with the bid specifications, the lowest bid shall be determined based on the total bid, or the cumulative cost of the base bid plus any combination of additive or deductive items. This language does not preclude the City from adding or deducting any additive items after the lowest responsible bidder has been determined. After examining the bid, Additive Alternate No. 1 shall be included in the award.

This project is federally-funded by the Community Development Block Grant (CDBG), and in order to receive CDBG funding, the Bidder's Outreach Plan/Good-Faith Effort must be completed. The first low bidder (T&M Electric, Inc.) and fourth low bidder (Asplundh Construction, LLC) did not provide the requested documentation.

Staff recommends that the City Council rejects the bids of T&M Electric, Inc. and Asplundh Construction, LLC, as non-responsive, and awards the bid to the lowest responsive, responsible bidder, Lekos Electric, Inc. in the total amount of \$375,730 (base bid of \$313,730 and Additive Alternate No. 1 of \$62,000). The summary of bids is attached and complete proposals are on file in the Purchasing Division.

FISCAL IMPACT:

The fiscal impact is \$375,730. Sufficient funds are available in Fiscal Year 2020-21 Annual Budget: Neighborhood Street Lights (PW3721).

Prepared By: Mara Romano, Acting Purchasing Agent
Reviewed By: Yazmin Arellano, Director of Public Works
Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Plans & Specs
Resolution - Award of Bid
Bid Summary - 018-21

RESOLUTION NO. __-21

RESOLUTION APPROVING
PLANS AND SPECIFICATIONS FOR
NEIGHBORHOOD STREET LIGHTS
(Bid No. 018-21)

WHEREAS, the Director of Public Works has submitted plans and specifications for Neighborhood Street Lights project (the "Project"); and

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

04/13/21 CC Agenda

Reso - Bid 018-21 – Neighborhood Street Lights- Approve Plans & Specs 040621

RESOLUTION NO. __-21

RESOLUTION AWARDING BID FOR
NEIGHBORHOOD STREET LIGHTS
(Bid No. 018-21)

WHEREAS, the Neighborhood Street Lights project (the "Project") provides for the furnishing and installation of new public street lights and the replacement of existing street light luminaires on North First Street, Orlando Street, and Shady Lane between East Madison Avenue and East Main Street in the City of El Cajon (the "City"); and

WHEREAS, Additive Alternate No. 1 consists of furnishing and installation of new public street lights on Mollison Avenue between East Park Avenue and East Main Street; and

WHEREAS, this solicitation was advertised on February 11, 2021. Eleven responses were received at 2:00 p.m. on March 15, 2021. The five lowest bid responses were evaluated; and

WHEREAS, The California Public Contract Code allows the City to specify which award method will be utilized to determine the lowest bid and in accordance with the bid specifications, the lowest bid shall be determined based on the total bid, or the cumulative cost of the base bid, is i plus any combination of additive or deductive items; and

WHEREAS, this language does not preclude the City from adding or deducting any additive items after the lowest responsible bidder has been determined and after examining the bid it is was recommended that Additive Alternate No. 1 should be included in the award.; and

WHEREAS, this project is federally-funded by the Community Development Block Grant (CDBG), and in order to receive CDBG funding, the Bidder's Outreach Plan/Good-Faith Effort (the "Documentation") must be completed; and

WHEREAS, the first and fourth low bidders (T&M Electric, Inc. and Asplundh Construction, LLC, respectively) did not provide the Documentation, making them both non-responsive whose bids should, therefore, be rejected; and

WHEREAS, City staff recommends award of the bid to the lowest responsive, responsible bidder, Lekos Electric, Inc. in the total amount of \$375,730 (base bid of \$313,730 and Additive Alternate No. 1 of \$62,000). The summary of bids is attached and complete proposals are on file in the Purchasing Division; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the bid to the sole responsive, responsible bidder, in the amount of \$375,730. Sufficient funds are available in Fiscal Year 2020-21 Annual Budget: Neighborhood Street Lights.

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

1. The above recitals are true and correct, and are the findings of the City Council.

2. The City Council hereby rejects the bids of T&M Electric, Inc. and Asplundh Construction, LLC, as nonresponsive, and awards the bid for Project to:

Lekos Electric, Inc.

in an amount not to exceed \$375,730 for the base bid and Additive Alternate No. 1.

3. The City Manager and City Clerk are authorized and directed to execute a contract for the Project on behalf of the City of El Cajon, with such changes or amendments as maybe approved by the City Manager.

04/13/21 CC Agenda
Reso - Bid 018-21 – Neighborhood Street Lights (Lekos) 040621



City of El Cajon – Purchasing Division

BID EVALUATION

(To be included as an attachment to the agenda report.)

Bid No. 018-21	Bid Name: Neighborhood Street Lights
Solicitation Due Date/Time: March 15, 2021/2:00 p.m.	Initial Date of Advertisement: February 11, 2021
Number of Responses Received: 11	Bid Estimate: \$456,000.00 for Base Bid

SUMMARY OF BIDS (INCLUDE ANY ADD. ALTS.):

T&M Electric Inc.	CADIR	\$362,950.0000	Electronic	03/15/2021 11:57:00 AM	Submitted
Lekos Electric	Local	\$375,730.0000	Electronic	03/15/2021 1:42:02 PM	Submitted
DBX, Inc.	CADIR	\$395,554.0000	Electronic	03/15/2021 12:26:57 PM	Submitted
Asplundh Construction, LLC		\$414,165.5000	Electronic	03/15/2021 1:39:07 PM	Submitted
CTE inc.	Local	\$433,370.0000	Electronic	03/15/2021 11:40:17 AM	Submitted

Below is a breakdown of the Base Bid and Additive Alternate(s)

Section	T&M Electric	Lekos Electric	DBX, Inc.	Asplundh Construction, LLC	CTE, Inc.
BASE BID	\$303,450.00	\$313,730.00	\$329,905.00	\$343,365.50	\$363,420.00
ADDITIVE ALTERNATE NO. 1	\$59,500.00	\$62,000.00	\$65,649.00	\$70,800.00	\$69,950.00
	\$362,950.00	\$375,730.00	\$395,554.00	\$414,165.50	\$433,370.00

BID EVALUATION (TOP THREE LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
T&M Electric, Inc.	No	Did not submit Bidder's Outreach/Good Faith Effort. Provided evidence their company had registered with sam.gov March 11, 2021 but as of March 26, 2021 sam.gov's website did not display company as "active". MINOR IREGGULARITY – sam.gov may not have updated with current information.
Lekos Electric, Inc.	Yes	
DBX, Inc.	Yes	
Asplundh Construction, LLC	No	Did not submit Bidder's Outreach/Good Faith Effort. Submitted an electronic copy of the Certification of Contracts: HUD Section 3 Regulations but not the original, notarized form as specified in the bid specifications. MINOR IREGGULARITY – if all other documents were in compliance, the City would have afforded the bidder an opportunity to submit the original.

CTE, Inc.	Yes	
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LEGAL REVIEW REQUIRED: YES NO **IF YES, DATE LEGAL REVIEW COMPLETED:** _____

RENEWAL OPTIONS: YES NO **IF YES, SPECIFY TERM W/RENEWAL OPTIONS:** _____

LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT: LEKOS ELECTRIC, INC. - \$375,730.00

TENTATIVE CITY COUNCIL AWARD DATE: APRIL 13, 2021

PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: March 26, 2021



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Anthony Shute, Director of Community Development
SUBJECT: Relaxation of Certain Zoning Code Standards

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, Affirming the Continued Relaxation of Certain Zoning Code Standards, Allowance of Temporary Signs, and a no-fee Temporary Use Permit.

DISCUSSION

Background

At the onset of the COVID-19 pandemic, it was immediately known that the impacts on local businesses were likely to be severe. The El Cajon City Council quickly realized the need to allow businesses permitted to be open to take advantage of their outdoor areas, and on April 14, 2020, gave initial policy direction allowing businesses to operate outdoors in parking lots or other areas that were deemed safe and accessible. The City Council also indicated that businesses could display temporary signs as a means to inform the public that they were open.

At its October 27, 2020 meeting, the City Council extended this direction to the end of the first quarter of 2021. In a similar effort, on June 23, 2020, the City Council adopted Ordinance No. 5101 removing the requirement for a Conditional Use Permit (CUP) for outdoor dining on City sidewalks in the downtown area until December 31, 2020. On January 26, 2021, the City Council adopted Ordinance No. 5104 removing this requirement until June 30, 2021. A proposed ordinance eliminating the CUP requirement permanently is tentatively scheduled for May 25, 2021.

Furthermore, on May 26, 2020, the City Council acknowledged waiving the Temporary Use Permit fee that is used to permit outdoor businesses whose indoor operations have been limited or prohibited due to public health orders such as restaurants, hair and nail salons, barbershops, and personal fitness centers.

Proposed City Council Resolution

Although vaccination against the COVID-19 virus is underway, it is extremely likely that the pandemic and its effects on businesses will continue for months to come. In an effort to continue the City Council's pro-business approach during the pandemic, the City Council is asked to adopt the attached proposed resolution allowing for the continued relaxation of certain Zoning Code standards, including the allowance for temporary banner display and the no fee TUP, until December 31, 2021.

Prepared By: Anthony Shute, Director of Community Development

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. __-21

A RESOLUTION RELAXING CERTAIN ZONING CODE STANDARDS,
CONTINUED ALLOWANCE OF TEMPORARY SIGN DISPLAY,
AND NO FEE TEMPORARY USE PERMIT FOR SPECIFIC
OUTDOOR USES THROUGH DECEMBER 31, 2021

WHEREAS, on April 14, 2020, the City Council of the City of El Cajon determined the need for businesses to re-open or stay open during the Covid-19 pandemic by using specific outdoors areas; and

WHEREAS, strict application of the El Cajon Zoning Code would make it difficult, if not impossible, for businesses to operate within the Public Health Order Guidelines for safe operations; and

WHEREAS, the temporary relaxation of certain Zoning Code standards allows El Cajon businesses to utilize outdoor areas such as parking lots to offer services during the period of time that the County Health Department's orders remain in place; and

WHEREAS, allowance of temporary sign (banners) display by El Cajon businesses will inform the public that their respective business is open; and

WHEREAS, a no-fee Temporary Use Permit promotes business activity and ensures El Cajon businesses operate within the County Health Department's Guidelines and other applicable codes in safe and accessible areas.

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

SECTION 1. That the relaxation of certain Zoning Code Standards for uses conducted outdoors during the Covid-19 pandemic shall continue until December 31, 2021.

SECTION 2. That the display of business-oriented temporary signs (banners) may continue until December 31, 2021.

SECTION 3. That a no-fee Temporary Use Permit for outdoor business services shall continue until December 31, 2021.



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: Appointments to the Public Safety Facility Financing Oversight Committee

RECOMMENDATION:

That the City Council appoints four applicants to the Public Safety Facility Financing Oversight Committee.

BACKGROUND:

On January 12, 2021, the City Council approved opening the application period for the Public Safety Facility Financing Oversight Committee (PSFFOC) until filled. A press release was distributed to local media and applications were available on the City's website and in the City Clerk's Office.

There are several vacancies on the PSFFOC:

- Two (2) Vacancies, with a term expiring on 01/31/2023: and
- Two (2) Vacancies, with a term expiring on 01/31/2025.

Staff anticipates that the PSFFOC will be disbanded by 2023 as bond proceeds for public safety facilities should be expended by that time.

Staff recommends that the City Council appoint the following four applicants (applications are provided as part of this agenda report):

1. Derrek Cardinale
2. Patrick Grillot
3. Stephanie Harper
4. Hoger Saleh

Prepared By: Angela Cortez, City Clerk
Reviewed By: N/A
Approved By: Graham Mitchell, City Manager

Attachments

PSFFOC Applications



RECEIVED OFFICE OF
CITY CLERK
EL CAJON, CA

Date Received:
2021 MAR 18 P 3: 09

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE
PUBLIC SERVICE APPLICATION

Thank you for your interest in serving the community as a member of the El Cajon Public Safety Facility Financing Oversight Committee.

Name: Derrek Cardinale Date: 18 March 2021

Public Safety Facility Financing Oversight Committee Requirements:

For one (1) of the vacancies, applicants must be a resident of the City of El Cajon, and meet one of the following occupations or categories. Please check all that apply:

- Business Owner from the El Cajon Business Community
- Member of a bona fide tax payers' association or organization
- Public Safety Employee (i.e. police or fire personnel), either retired from service or not employed by the city
- A resident elector of the City of El Cajon

For four (4) of the vacancies available, applicants must be a resident or non-resident of the City of El Cajon, must be from one or more of the following occupations, in order to have a broad representation of construction and financing of public facilities. Please check all that apply:

- California Licensed Architect with experience designing and building commercial, industrial or governmental buildings
- California Licensed General Contractor with experience constructing commercial, industrial or governmental buildings
- California Licensed Civil Engineer with experience designing and building commercial, industrial or governmental buildings
- Building/Property Manager with experience in the management of commercial buildings
- Construction Estimator with experience in estimating the construction of large-scale projects
- California Certified Public Account with experience in professional accounting

Applicant's Name:
RECEIVED OFFICE OF
Derrin Cardinale
CITY CLERK
EL CAJON, CA

2021 MAR 18 P 3: 09

Public Safety Facility Financing Oversight Committee

Are you a resident of the City of El Cajon? Yes No

How long have you lived in El Cajon? 7 years

Are you available for meetings in the: Mornings Evenings Both

APPLICATIONS MUST BE PRINTED, SIGNED, AND DELIVERED TO THE CITY CLERK BY:

OPEN UNTIL FILLED.

NOTE: Once a public service application is filed with the City, it becomes a public record and is available to the public.

GENERAL INFORMATION

Term of Office & Position Type: The term of office will begin upon appointment with a term expiration of January 31, 2025.

Selection Process: The City Council will consider applications received and interviews will be scheduled accordingly.

Applicant's Name:

Derrek Cardinale

APPLICANT INFORMATION

NAME: Derrek Cardinale

ADDRESS: [REDACTED] El Cajon, CA 92021

PHONE: [REDACTED] EMAIL: [REDACTED]

If you choose to provide more information to any of the following questionnaires, please attach additional pages to this application form.

SUPPLEMENTAL QUESTIONNAIRE

EXPLAIN YOUR INTEREST IN THIS POSITION:

I have lived in El Cajon for over 7 years now and would love to see the city be as beautiful as it was when I was younger. I have served my country, I have served my church and now I would love to serve my community. I was approached about this opportunity at the last city council meeting.

Have you been or are you now a member of a governmental board, commission or committee: Yes No

If Yes, please list:

[Empty box for listing governmental board, commission or committee]

Are you related to any employees of the City of El Cajon? Yes No

If Yes, please indicate name and relationship:

Are you a registered voter? Yes No

If No, please explain:

Please list your education, training, or special qualifications, which might be relevant to this position:

Some college. I have been in the Marine Corps for 13 years now as the rank of Gunnery Sergeant. I have also been a Real Estate Agent for over 5 years now.

Please list your membership in service, community organizations or volunteer work that might be relevant to this position:

Realtor. Apart of Pacific Southwest Association of Realtors. Volunteer and Foothills Community Church and Shadow Mountain Church.

EMPLOYMENT – CURRENT TO PAST

Name of Employer: United States Marine Corps

Last job title: Company First Sergeant

Dates of Employment: **From:** July 2007 **To:** Present

List the duties performed while you worked at this company:

- Serve as the senior enlisted advisor to the company commander.
- Supervise all enlisted PME ensuring all Marines are properly prepared for upcoming promotions.
- Supervise all administrative matters, training functions and the employment of the command in both garrison and field operations.
- Report to the commander on the status of matters pertaining to the efficiency and effectiveness of the command.
- Counsel subordinate unit noncommissioned officers as required to improve the effectiveness of the enlisted leadership.
- Disseminate information to all assigned enlisted personnel regarding company/battalion policies.
- Interview and counsel enlisted personnel on professional and personal matters that may affect the efficiency and morale of the command.
- Prepare, supervise and participate in ceremonies, briefings, conferences.

Name of Employer: Berkshire Hathaway HomeServices California Properties

Last job title: Realtor

Dates of Employment: **From:** Jan 2016 **To:** Present

List the duties performed while you worked at this company:

Help families buy and sell homes! From showing homes to writing offers and negotiating deals.

Name of Employer:

Last job title:

Dates of Employment: **From:** **To:**

List the duties performed while you worked at this company:

ELIGIBILITY CERTIFICATION

By signing below, I Derrek Cardinale, certify that the information is true and correct to the best of my knowledge.

SIGNATURE



DATE

18 March 2021



RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2021 MAR 22 A 8: 02

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE
PUBLIC SERVICE APPLICATION

Thank you for your interest in serving the community as a member of the El Cajon Public Safety Facility Financing Oversight Committee.

Name: Patrick Grillot

Date: 3/18/2021

Public Safety Facility Financing Oversight Committee Requirements:

For one (1) of the vacancies, applicants must be a resident of the City of El Cajon, and meet one of the following occupations or categories. Please check all that apply:

- Business Owner from the El Cajon Business Community
- Member of a bona fide tax payers' association or organization
- Public Safety Employee (i.e. police or fire personnel), either retired from service or not employed by the city
- A resident elector of the City of El Cajon

For four (4) of the vacancies available, applicants must be a resident or non-resident of the City of El Cajon, must be from one or more of the following occupations, in order to have a broad representation of construction and financing of public facilities. Please check all that apply:

- California Licensed Architect with experience designing and building commercial, industrial or governmental buildings
- California Licensed General Contractor with experience constructing commercial, industrial or governmental buildings
- California Licensed Civil Engineer with experience designing and building commercial, industrial or governmental buildings
- Building/Property Manager with experience in the management of commercial buildings
- Construction Estimator with experience in estimating the construction of large-scale projects
- California Certified Public Account with experience in professional accounting

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2021 MAR 22 A 8: 02

Public Safety Facility Financing Oversight Committee

Are you a resident of the City of El Cajon? Yes No

How long have you lived in El Cajon? ~1 yr

Are you available for meetings in the: Mornings Evenings Both

APPLICATIONS MUST BE PRINTED, SIGNED, AND DELIVERED TO THE CITY CLERK BY:

OPEN UNTIL FULLED.

NOTE: Once a public service application is filed with the City, it becomes a public record and is available to the public.

GENERAL INFORMATION

Term of Office & Position Type: The term of office will begin upon appointment with a term expiration of January 31, 2025.

Selection Process: The City Council will consider applications received and interviews will be scheduled accordingly.

[Redacted]

NAME: Patrick Grillot

ADDRESS: [Redacted] El Cajon, CA 92020

PHONE: [Redacted] EMAIL: [Redacted]

If you choose to provide more information to any of the following questionnaires, please attach additional pages to this application form.

[Redacted]

EXPLAIN YOUR INTEREST IN THIS POSITION:

I am interested in this position to serve the community to ensure that the taxpayers' dollars are well-spent and used for the intended purpose. I think my attention to detail will serve me well in this auditing and oversight role.

Have you been or are you now a member of a governmental board, commission or committee: Yes No

If Yes, please list:

[Redacted]

Are you related to any employees of the City of El Cajon? Yes No

If Yes, please indicate name and relationship:

Are you a registered voter? Yes No

If No, please explain:

Please list your education, training, or special qualifications, which might be relevant to this position:

I have a Bachelors Degree, with honors, in Political Science and Communication.

Also, I am a certified Project Management Professional (PMP) from Project Management Institute (PMI). I earned this credential through proven expertise and experience in project management, and I retain it through continuing education and community engagement.

Please list your membership in service, community organizations or volunteer work that might be relevant to this position:

I am an active member of the San Diego area chapter of Project Management Institute (PMI). Members of this organization are experienced managers of large, complex projects, spanning industries, including construction and logistics projects. As members, we benefit from sharing our experiences, lessons learned, and best practices across our fields.

Previously, I served as one of two student representatives on the oversight committee for the design, budget, and construction of a renovated student center and library on my university's campus. These projects totaled more than \$10 million together, and my fellow committee members included VPs and the president of the university. The experience gave me valuable insights into architectural design, budgeting, and the construction process.

EMPLOYMENT – CURRENT TO PAST

Name of Employer: Epic Systems Corporation

Last job title: Implementation Consultant & Project Manager

Dates of Employment: **From:** Sept 2013 **To:** Present

List the duties performed while you worked at this company:

Currently, I work full-time as an embedded member of my client's team, providing subject matter expertise and project management skills to a major healthcare organization helping them leverage technology to improve patient experiences, operational efficiency, and care delivery. This past year, my work has focused on empowering our teams with tools to respond to COVID-19, from surging capacity last spring to the current vaccination roll-out.

Previously, on our customer success team, I oversaw dozens of concurrent software projects, regularly checking in to provide guidance and support and to ensure project success.

Name of Employer: San Diego County Registrar of Voters

Last job title: Technical Inspector (Poll Worker)

Dates of Employment: **From:** Oct 2020 **To:** Nov 2020

List the duties performed while you worked at this company:

I decided to be a poll worker last year to fill the gap created by the pandemic making it unsafe for many who had previously fulfilled this duty.

In this role, I supported citizens participating in the democratic process, including verifying and entering voter information, determining voter eligibility, and ensuring the security and integrity of the ballots.

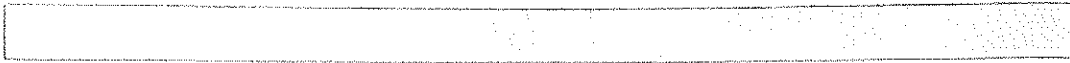
Quickly, I became the point-person on our 13-person team for policy and procedure questions and for liaising with Registrar of Voters staff on the poll worker hot-line.

Name of Employer:

Last job title:

Dates of Employment: **From:** **To:**

List the duties performed while you worked at this company:



By signing below, I Patrick J. Gillet, certify that the information is true and correct to the best of my knowledge.

SIGNATURE  DATE 3-18-2021



RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

Date Received: 29
2021

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE
PUBLIC SERVICE APPLICATION

Thank you for your interest in serving the community as a member of the El Cajon Public Safety Facility Financing Oversight Committee.

Name: Stephanie Harper Date: 3/24/2021

Public Safety Facility Financing Oversight Committee Requirements:

For one (1) of the vacancies, applicants must be a resident of the City of El Cajon, and meet one of the following occupations or categories. Please check all that apply:

- Business Owner from the El Cajon Business Community
- Member of a bona fide tax payers' association or organization
- Public Safety Employee (i.e. police or fire personnel), either retired from service or not employed by the city
- A resident elector of the City of El Cajon

For four (4) of the vacancies available, applicants must be a resident or non-resident of the City of El Cajon, must be from one or more of the following occupations, in order to have a broad representation of construction and financing of public facilities. Please check all that apply:

- California Licensed Architect with experience designing and building commercial, industrial or governmental buildings
- California Licensed General Contractor with experience constructing commercial, industrial or governmental buildings
- California Licensed Civil Engineer with experience designing and building commercial, industrial or governmental buildings
- Building/Property Manager with experience in the management of commercial buildings
- Construction Estimator with experience in estimating the construction of large-scale projects
- California Certified Public Account with experience in professional accounting

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2021 MAR 24 P 4: 29

Applicant's Name:

Stephanie Harper

Public Safety Facility Financing Oversight Committee

Are you a resident of the City of El Cajon? Yes No

How long have you lived in El Cajon? 45 years

Are you available for meetings in the: Mornings Evenings Both

APPLICATIONS MUST BE PRINTED, SIGNED, AND DELIVERED TO THE CITY CLERK BY:

OPEN UNTIL FILLED.

NOTE: Once a public service application is filed with the City, it becomes a public record and is available to the public.

GENERAL INFORMATION

Term of Office & Position Type: The term of office will begin upon appointment with a term expiration of January 31, 2025.

Selection Process: The City Council will consider applications received and interviews will be scheduled accordingly.

Applicant's Name:

Stephanie Harper

APPLICANT INFORMATION

NAME: Stephanie Harper

ADDRESS: [REDACTED] El Cajon, CA 92021

PHONE: [REDACTED] EMAIL: [REDACTED]

If you choose to provide more information to any of the following questionnaires, please attach additional pages to this application form.

SUPPLEMENTAL QUESTIONNAIRE

EXPLAIN YOUR INTEREST IN THIS POSITION:

I am very involved in what goes on in my city, with reading agenda and questioning what doesn't look right. I believe the city government is accountable to the citizens on where their taxes dollars go. I speak out and do the math so to speak. I would be perfect for this seat because I am a voice for the everyday citizen and will do what is best for them and the city. You will be helped by my awesome common sense and wonderful listening skills.

Have you been or are you now a member of a governmental board, commission or committee: Yes No

If Yes, please list:

N/A

Are you related to any employees of the City of El Cajon? Yes No

If Yes, please indicate name and relationship:

N/A

Are you a registered voter? Yes No

If No, please explain:

N/A

Please list your education, training, or special qualifications, which might be relevant to this position:

I believe it's everyone's right to know what is going on with their hard earned tax dollars and that the city is accountable for the money that they spend. I am very involved with the city's agenda and will speak out whenever there is something questionable. I am the perfect person for this seat and will always have the citizen's best interest at heart. I have common sense and I'm a problem solver with great listening skills. I am a get the job done kind of gal.

Please list your membership in service, community organizations or volunteer work that might be relevant to this position:

I am an advocate for the homeless citizen's in this city, and have been for about 4 or 5 years now. I have volunteered with the "We all count" in 2019. When my children were growing up I was involved in school (in class) volunteering on different levels. I attend most council meetings and speak out on things that are questionable. I am aware of things going on with our city.

EMPLOYMENT – CURRENT TO PAST

Name of Employer: Marsell's Guest House

Last job title: Relief Staff

Dates of Employment: From: 6/2020 To: present

List the duties performed while you worked at this company:

I relief the staff and Admin.

I take residents on outings, shopping and other activities. I prepare meals and serve them. I dispin meds to residents (completed med class), and log in med books. I look out for the residents wellbeing and safety. I listen to them and watch for signs of any problems. I assist them in daily chores and tasks.

Name of Employer: Omni Cheer

Last job title: Sales person

Dates of Employment: From: 6/2019 To: 12/2019

List the duties performed while you worked at this company:

I worked with the customers closely, going from start to finish of their order.
Knowledge of the product and how the order must be placed in order to get the customer what they want.
Knowledge of warehouse amount of product.

Name of Employer:

Last job title:

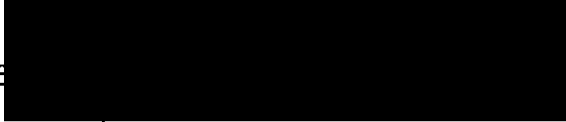
Dates of Employment: From: To:

List the duties performed while you worked at this company:

ELIGIBILITY CERTIFICATION

By signing below, I Stephanie Harper, certify that the information is true and correct to the best of my knowledge.

SIGNATURE



DATE

3/24/2021



RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

Date Received:
2021 MAR 11 A 11: 50

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE
PUBLIC SERVICE APPLICATION

Thank you for your interest in serving the community as a member of the El Cajon Public Safety Facility Financing Oversight Committee.

Name: hoger saleh Date: 3/8/21

Public Safety Facility Financing Oversight Committee Requirements:

For one (1) of the vacancies, applicants must be a resident of the City of El Cajon, and meet one of the following occupations or categories. Please check all that apply:

- Business Owner from the El Cajon Business Community
- Member of a bona fide tax payers' association or organization
- Public Safety Employee (i.e. police or fire personnel), either retired from service or not employed by the city
- A resident elector of the City of El Cajon

For four (4) of the vacancies available, applicants must be a resident or non-resident of the City of El Cajon, must be from one or more of the following occupations, in order to have a broad representation of construction and financing of public facilities. Please check all that apply:

- California Licensed Architect with experience designing and building commercial, industrial or governmental buildings
- California Licensed General Contractor with experience constructing commercial, industrial or governmental buildings
- California Licensed Civil Engineer with experience designing and building commercial, industrial or governmental buildings
- Building/Property Manager with experience in the management of commercial buildings
- Construction Estimator with experience in estimating the construction of large-scale projects
- California Certified Public Account with experience in professional accounting

Applicant's Name:

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CITY CLERK
EL CAJON CA

2021 MAR 11 A 11: 50

Public Safety Facility Financing Oversight Committee

Are you a resident of the City of El Cajon? Yes No

How long have you lived in El Cajon? 20

Are you available for meetings in the: Mornings Evenings Both

APPLICATIONS MUST BE PRINTED, SIGNED, AND DELIVERED TO THE CITY CLERK BY:

OPEN UNTIL FILLED.

NOTE: Once a public service application is filed with the City, it becomes a public record and is available to the public.

GENERAL INFORMATION

Term of Office & Position Type: The term of office will begin upon appointment with a term expiration of January 31, 2025.

Selection Process: The City Council will consider applications received and interviews will be scheduled accordingly.

Applicant's Name:

APPLICANT INFORMATION

NAME: Hoger Saleh

ADDRESS:

PHONE:

EMAIL:

If you choose to provide more information to any of the following questionnaires, please attach additional pages to this application form.

SUPPLEMENTAL QUESTIONNAIRE

EXPLAIN YOUR INTEREST IN THIS POSITION:

I am interested in this position because i am currently a student at SDSU getting my Masters in Urban Planning. I have a passion to city my community grow and make it a livable place for all the residents. I have entry-level knowledge community planning but i come with a fresh mindset.

Have you been or are you now a member of a governmental board, commission or committee: Yes No

If Yes, please list:

Are you related to any employees of the City of El Cajon? Yes No

If Yes, please indicate name and relationship:

Are you a registered voter? Yes No

If No, please explain:

Please list your education, training, or special qualifications, which might be relevant to this position:

Currently at SDSU getting my masters in Urban planning and i also bachlor degree in Public Administrations SDSU as well.

Please list your membership in service, community organizations or volunteer work that might be relevant to this position:

I used to Volunteer at Kurdish Human Rights watch on Washington Ave in el cajon.

EMPLOYMENT – CURRENT TO PAST

Name of Employer: International Rescue Committee

Last job title: Internship

Dates of Employment: **From:** Jan 2020 **To:** Apr 2020

List the duties performed while you worked at this company:

- Administrative/data support
- Analysis of business opportunities
- Analyzing past program data and researching current trends
- Developed marketing and outreach materials
- Outreach initiatives to current and new clients, and assist in collecting follow up information for past clients

Name of Employer: South County EDC in Chula Vista

Last job title: Internship

Dates of Employment: **From:** Oct 2019 **To:** Dec 2019

List the duties performed while you worked at this company:

- Business Outreach-economics development
- Marketing/Sales
- Microsoft Publisher- producing publications
- Management/Administration
- Committee Meetings/Event
- Provide Excellent Customer Service/Relations

Name of Employer: Certified Cleaners

Last job title: Owner

Dates of Employment: **From:** Sept 2016 **To:** August 2019

List the duties performed while you worked at this company:

- Provide leadership/guidance to employees
- Bookkeeping, Money Management
- Formulate, prepare, and issued bills
- Manage customer complaints
- Quality check
- Provide excellent customer service/relations
- Knowledge in Microsoft office

ELIGIBILITY CERTIFICATION

By signing below, I Hoger Saleh, certify that the information is true and correct to the best of my knowledge.

SIGNATURE

[Redacted Signature]

DATE

3/8/2021



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Frank Carson, Director of Parks & Recreation
SUBJECT: "Dollar Days" Analysis

RECOMMENDATION:

That the City Council directs staff on how to proceed with a "Dollar Days" concept, expanding recreational opportunities to the citizens of El Cajon.

BACKGROUND:

At its March 23, 2021 meeting, the City Council directed staff to evaluate the potential to expand recreational programming and to offer \$1 – "Dollar Days" – classes to the citizens of El Cajon. The aim of the program is to encourage the community to recreate more after this past year's COVID-19 restrictions.

Staff proposes offering low-cost recreation classes to El Cajon residents for the 2021 Summer session. The program would offer one recreation class to interested residents at a cost of \$1.00 (with the exception of swim classes). Given the operational costs and safety factors of swim classes, staff proposes a \$5.00 fee--this also helps participants have a greater financial investment to return to their swim class throughout the session.

Summer 2021 program registration would begin Tuesday, June 1, and run through Friday, July 9, or until the programs are full. The class session begins Monday, July 12, and runs through Saturday, September 18. In order to ensure our patrons only register for one discounted rate class, all "Dollar Days" registrations will be done in person at the recreation centers. Participants will only qualify for one program per season, meaning they can do the full ten-week course of the specific class they sign-up for at the "Dollar Days" rate.

The programs being proposed for "Dollar Days" offer class schedules that would accommodate all ages and a variety of interests.

Youth Sports/Clinics:

Basketball, Indoor Soccer, Basketball Clinics, Indoor Soccer Clinics, Volleyball Clinics

Aquatics Classes:

Youth Learn to Swim, Youth Tiny Tot Swim, Youth Swim Team, Junior Guards, Parent Tot, Adult Water Aerobics

Youth Instructional Classes:

Dance Classes to include Jazz, Tap, Ballet, Hip Hop, Preschool Dance, Dance Combo; Tumbling; Gymnastics Classes to include Mini Gym, Girls Gymnastics, Boys Gymnastics

Arts & Crafts Classes:

Youth Ceramics, Teen Ceramics, Preschool Arts & Crafts

Early Childhood Classes:

Wee Play, Little Tots

Contract Classes:

Adult Fall Prevention, Adult Zumba, Adult Fitness, Youth Karate

FISCAL IMPACT:

The City Council will be receiving a report regarding the American Recovery Act Plan (ARPA) and subsequent agenda reports where they will decide to accept, appropriate and expend that funding source, which may be used to offset the costs of offering these programs. Below is an estimated cost for each type of proposed class. This cost is direct cost (supplies and staff cost), as well as contracted instructor fees.

Staff analyzed potential costs of this program under three scenarios: offering courses at \$1.00 for 3 months, 6 months, and 12 months. For the 3-month period options (Summer 2021), the City's estimated cost would be \$220,000. Extending the program through Fall 2021 (the six-month option) would result in a \$380,000 costs. Running the incentive program through the entire year would result in an estimated cost of \$715,000. However, this estimated cost could fluctuate depending on participation levels and staff capacity.

Prepared By: Frank Carson, Director of Parks & Recreation

Reviewed By:

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Anthony Shute, Director of Community Development
SUBJECT: 2020 General Plan Annual Progress 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).

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. Both HCD and OPR have indicated that this report to the City Council may occur after the April 1st deadline. 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 2020 with respect to General Plan implementation.

Prepared By: Alfonso Camacho, Associate Planner

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

Attachments

2020 General Plan Highlights

2020 General Plan Annual Report

2020 Housing Element Annual Page 1 of 5 Progress Report

2020 Housing Element Annual Page 2 of 5 Progress Report

2020 Housing Element Annual Page 3 of 5 Progress Report

2020 Housing Element Annual Page 4 of 5 Progress Report

2020 Housing Element Annual Page 5 of 5 Progress Report

Highlights of Implementing the General Plan

1. LAND USE ELEMENT

Current Projects

- Construction is underway for a new Mazda Dealership located at 572 North Johnson Avenue. The 18,515 square foot facility will provide onsite and public right-of way improvements, along with a showroom, service shop, detail bays, storage and offices.
- Temporary measures were created to assist businesses with continuing their operations during COVID-19 restrictions. Businesses with restrictions on indoor capacity such as restaurants and gyms can move outdoors with a no cost Temporary Use Permit. City leadership and staff are looking beyond the immediate short-term needs to consider potential fundamental changes to development and permit processes to keep businesses open, foster growth, create new opportunities for small businesses, and incentivize developers and private investors to build in El Cajon.
- The Legacy Townhomes, Rocky Hill Point, and Lexington Avenue residential projects are under construction and will provide 77 new townhomes and apartments when completed.
- A nine million dollar renovation of Lexington Senior Apartments, a one hundred unit affordable housing development, is underway. The renewed affordability agreement will ensure continued preservation of affordable housing and result in needed maintenance and rehabilitation of the development.

New Projects Completed

- The Hampton Inn Hotel was completed in the spring of 2020. The full-service hotel is the second hotel completed in recent years.
- A new 40,000 square-foot medical office building housing the San Ysidro PACE health center opened at the end of 2020. It will provide comprehensive health services to senior residents in El Cajon.

2. HOUSING ELEMENT

Housing Development

- 41 market-rate units were completed in 2020.

Housing Programs

- The City began work on the update to the Housing Element. Background research and community outreach was the focus of efforts during 2020.

- 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, which includes the first time home buyers program.
- One mobile home rehabilitation loan, one single-family rehabilitation loan, and four new first-time homebuyer loans were issued in 2020.
- 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 2,923 low-income households participating in the program and there are approximately 7,232 households on a waiting list.
- The City provided rental and utility assistance for 95 tenant households who had lost their jobs or experienced reduced income as a result of the Covid-19 pandemic, to assist them in keeping their housing and preventing homelessness. The assistance was provided by Home Start, CSA San Diego County, and Interfaith Shelter Network.
- 452 persons were assisted with Fair Housing Services by CSA San Diego County and 6,747 persons were assisted with services for homelessness prevention, emergency shelter, and rapid rehousing assistance by Crisis House, Home Start, East County Transitional Living Center, Home of Guiding Hands, and Interfaith Shelter Network.
- The Housing Inspector completed inspection of 12 apartment complexes and 307 units. On March 4th, inspections were postponed due to COVID-19. The apartment inspection program ensures minimum housing standards are met.

3 . C I R C U L A T I O N E L E M E N T

Roadways and Circulation

- The El Cajon Boulevard Roundabout and Streetscape project - is currently in the design phase and represents a major effort to begin revitalization of a significant area of the City. Improvements will be concentrated at the intersection of El Cajon Boulevard and Johnson Avenue. Streetscape enhancements will span El Cajon Boulevard from Main Street to Lemon Avenue and Palm Avenue from Johnson Avenue to the Transit Center.
- Main Street-Green Street Improvements project - is currently in the design phase and proposes to install new streetscape, roadway, and landscaping improvements throughout the project limits. The project limits are along West Main Street from Marshall Avenue to

Johnson Avenue. In addition, surface improvements and a mid-block crosswalk are proposed along Marshall Avenue from West Main Street to Palm Avenue and includes a Class IV bike lane to improve bicyclist safety along West Main Street in both directions, and sidewalk along the southerly side of the street to improve accessibility for pedestrians.

- Jamacha Road-North Second Street Safety Improvements – is currently in the design phase and the project includes the installation of raised medians, high visibility pedestrian crossings at signalized intersections, sidewalk curb extensions, and pedestrian crossing improvements at uncontrolled locations (with enhanced safety features with flashing warning beacons) from Broadway to Washington Avenue.
- Madison Avenue Safety Improvements - is currently in the design phase. The project includes the installation of forty –five (45) new street lights, new bicycle lanes, high visibility pedestrian crossings at signalized intersections, and pedestrian crossing improvements at uncontrolled locations (with enhanced safety features with flashing warning beacons) from North Johnson Avenue to North Second Street.
- El Cajon Active Transportation Plan project - is currently in process to help improve pedestrian and bicycle mobility in the City. The ATP will guide future mobility investments, including safer and better bicycle and pedestrian networks.
- Annual Pavement Resurfacing Program – the program annually provides preventative maintenance for the city’s existing roadway elements.
- The street light LED retro-fit program project replaced over 700 High Pressure Sodium fixtures with energy efficient LED fixtures.

Safe Routes to School

- The City is continuing on the Caltrans Active Transportation Program/Safe Routes to School project to implement a pedestrian safety campaign at six additional schools in the Cajon Valley School District to encourage, educate, and enforce pedestrian safety with school-age children and parents.

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 seven playgrounds. Due to the Covid-19 pandemic

many of events, programs and activities were cancelled or modified reducing participant numbers. Parks and Recreation department participants and park users averaged 55,000 per month throughout the City. There was an increase in park users but a significant drop in facility users. Over 160 community groups utilize centers and parks on a monthly basis for meetings and functions, however many of these groups limited their park use this year. Parks and Recreation Department created a virtual recreation center with videos of activities and zoom classes to stay connected with the community.

5 . P U B L I C S A F E T Y E L E M E N T

Fire Safety

- Heartland Fire and Rescue is in its twelfth 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 (ISO) 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 Fire Prevention Division 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.
- Routine Fire and Life Safety inspections are conducted in businesses and residences throughout the City verifying compliance with the City adopted codes, standards, and State mandates.
- 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. 2020 planned events were cancelled due to the COVID-19 pandemic.

Emergency Preparedness

- Community involvement and emergency preparedness is a message delivered to residents at every opportunity.
- 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 187,000 calls in 2020. Officers responded to 69,000 calls for service.
- In an effort to better connect with the community, the Police Department continues to pursue a more substantial social media presence on Twitter and Instagram.
- To help reduce homelessness, the Police Department continues working in partnership with other East County resource providers in a homeless outreach program. Officers in the Special Enforcement Unit (SEU) along with resource providers, participate in homeless outreach twice per month. The City of El Cajon has collaborated with Home Start to provide additional resources to homeless in need. Through Home Start, the ECPD has received 100 motel vouchers. SEU officers are proactive in identifying individuals who may benefit from this program.
- The Police Department continues, since 1997, to service approximately 160 Crime Free Multi-Housing Program (CFMH) complexes.
- The Police Department continues to staff a Park Ranger program consisting of two Police Service Officer II's. The Rangers patrol the 18 parks in El Cajon, which results in reduced calls for service at the parks.
- The Police Department continues in a contract agreement with the Grossmont Unified School District (GUHSD) to provide four (4) full-time police officers to staff the City's four (4) primary high-school campuses.

Animal Care Facility

- The El Cajon Animal Care Facility 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 Drainage Master Plan was completed in 2015 and is used to identify areas that may need infrastructure improvements to reduce flood hazards.

6 . C O N S E R V A T I O N E L E M E N T

- 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 2020. 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 . N O I S E E L E M E N T

- 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 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 – 2019 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 Safety Group
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 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 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
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.		

	Objective/Policy	Status	Comment
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
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.		

	Objective/Policy	Status	Comment
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, TDSP, and Mixed-use Overlay Zones which provide the framework for an urban environment
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	

	Objective/Policy	Status	Comment
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
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

	Objective/Policy	Status	Comment
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.		
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

	Objective/Policy	Status	Comment
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
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

	Objective/Policy	Status	Comment
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
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	

	Objective/Policy	Status	Comment
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.
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

	Objective/Policy	Status	Comment
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
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

	Objective/Policy	Status	Comment
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.		
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

	Objective/Policy	Status	Comment
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.		
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

	Objective/Policy	Status	Comment
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
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 Safety Groups. The Building 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. A number of improvements have been completed at Wells Park including decorative security fencing.
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..
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, & 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 ECOM 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 ECOM 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 ECOM 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 region's 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 has an adopted a Sustainability Initiative, which addresses 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 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.
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.	<p>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.</p>	Ongoing	<p>Implemented by the Planning Group through the ECMC 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.</p>

	Objective/Policy	Status	Comment
O 16	El Cajon shall take positive steps to minimize risks to life and property resulting from disasters.	Ongoing	

	Objective/Policy	Status	Comment
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 current 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

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Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

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	11	12	13	14	15	16	17	18	19	20
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 (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	100	52	152	48	0	0	
4931131800	786 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0161	SFD	O	3/10/2020							1	1	1			No	Issued
4816000500	1600 GALLWAY PL		BP-2020-0647	SFD	O	12/18/2020							1	1				No	OFC
5140124000	1363 E WASHINGTON AVE		BP-2020-0275	SFD	O	5/27/2020							1	1	1			No	Complete
4842401900	999 Bostonia	Bostonia - 7 houses	BP-2020-0195	SFD	O	4/7/2020							7	7				No	Submitted
4810512000	823 BELLAIRE CT 2		BP-2020-0464	SFD	O	9/17/2020							1	1				No	In Review
4875311200	706 FRANKLIN AVE		BP-2020-0329	SFD	O	7/6/2020							1	1				No	Submitted
4931130300	715 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0140	SFD	O	3/10/2020							1	1	1			No	Issued
4931130800	735 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0145	SFD	O	3/10/2020							1	1	1			No	Issued
4931132500	739 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0146	SFD	O	3/10/2020							1	1	1			No	Submitted
4931132000	794 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0163	SFD	O	3/10/2020							1	1	1			No	Issued
4931130200	729 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0139	SFD	O	3/10/2020							1	1	1			No	Issued
4931130400	719 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0141	SFD	O	3/10/2020							1	1	1			No	Issued
4931130100	705 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0138	SFD	O	3/10/2020							1	1	1			No	Issued
4892421800	1180 REDWOOD AVE		BP-2020-0999	SFD	O	11/20/2020							1	1				No	OFC
4931131400	770 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0157	SFD	O	3/10/2020							1	1	1			No	Issued
4926421500	908 GROSSMONT AVE		BP-2020-0113	SFD	O	2/24/2020							1	1				No	Pending
5113914800	1493 MELODY LN 1		BP-2020-0226	SFD	O	4/28/2020							1	1				No	Fees Due
4931131000	754 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0151	SFD	O	3/10/2020							1	1	1			No	Issued
5140124000	1367 E WASHINGTON AVE		BP-2020-0276	SFD	O	5/27/2020							1	1	1			No	Complete
5120515500	1984 VALLEY VIEW BLVD		BP-2020-0436	SFD	O	9/10/2020							1	1	1			No	Issued
4931132300	747 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0148	SFD	O	3/10/2020							1	1				No	Submitted
4931131500	774 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0158	SFD	O	3/10/2020							1	1	1			No	Issued
4913730100	1390 HELIX VIEW DR		BP-2020-0487	SFD	O	9/30/2020							1	1	1			No	Issued
4931132100	759 ANASTASIA CT	Rocky Hill Pointe	BP-2020-0154	SFD	O	3/10/2020							1	1				No	Submitted

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

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	1			168	933
	Non-Deed Restricted								84				
Moderate	Deed Restricted	1019										34	985
	Non-Deed Restricted		24	8	2								
Above Moderate		2237	12	24	23	78	51	94	147	41		470	1767
Total RHNA		5805											
Total Units			86	32	26	84	51	168	232	41		720	5085

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

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Residential Rehabilitation	Conserve and improve existing affordable housing for very low and low income	None	Ongoing - Issued 1 Mobile Home Rehabilitation Loans
Lead-Based Paint Hazard Reduction	Improve the health and safety of the residents	None	Ongoing - Abatement/reduction included in all City-funded rehabilitation activities and continued education/training efforts with landlords and tenants
Mobile Home Park Program	Preserve affordable housing but also allow the conversion of those parks for more economic uses	None	Ongoing - Mobile Home Overlay Zone continues to exist in the Zoning Ordinance establishing standards and criteria for new and procedures for closure of existing
Section 8 Housing Choice Voucher	Maintain and improve housing stock	None	Ongoing - assistance through the Housing Choice Voucher Program operated by the Housing Authority of the County of San Diego
Home Sharing	Insurance affordable housing sharing	None	Eliminated due to lack of owner participation
Preservation of Assisted Housing at Risk of Converting to Market Rate	Preserve affordable housing	None	Ongoing - All of the affordable housing projects in the city are considered at-risk of converting to market-rate housing but city will continue educating tenants of their rights and conversion procedures.
Land Use Element/Zoning	Provide adequate sites	None	Ongoing - Continued efforts to meet RHNA obligation by continuing to amend the zoning ordinance and work with developers on creating more housing
Target Housing Sites	Provide adequate sites	None	Ongoing - Areas in Downtown and near Transit Center continued to be the target for future high-density residential development
Downtown Specific Plan	Provide mixed-use development to facilitate housing opportunities	None	Ongoing - Proposed projects are given flexibility in development standards to provide higher density. Recently, City adopted lower-level review processes to expedite permitting process.

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		41
Total Units		41

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

Housing Applications Summary	
Total Housing Applications Submitted:	101
Number of Proposed Units in All Applications Received:	152
Total Housing Units Approved:	48
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Vince DiMaggio, Assistant City Manager
SUBJECT: Summary of the American Rescue Plan Act of 2021 and Potential Programs Eligible for Funding

RECOMMENDATION:

That the City Council provides initial direction on projects and programs desired to be implemented through the use of funding provided by the American Rescue Plan Act.

BACKGROUND:

On March 11, 2021, President Biden signed into law the American Rescue Plan Act of 2021 (the "Relief Act"). Among other notable provisions, the Relief Act includes \$350 billion in financial assistance to state and local governments. The precise amount of monetary aid to local governments is determined by a modified Community Development Block Grant (CDBG) formula that considers factors such as population, poverty level, and housing instability. In the case of El Cajon, the aid will total roughly \$34 million.

The Money will be distributed in two tranches; half this year and half in 2022. Even though the funds are principally to mitigate the effects of lost revenue, cities have latitude, within certain defined parameters, in how they spend these funds. In addition, other areas in which the legislation anticipates the funding will be used are in the areas of rental relief and assistance, local mortgage assistance programs, sewer, water, and broadband infrastructure projects, small business grants, and improving access to food. Regardless of which projects, programs, or activities the funds are used for, all funds are required to be expended by September 30, 2024.

There are several possible uses for the funding that could help implement existing City Council policies and address recent goals set by the City Council. this report broadly outlines some programs in which these funds can be employed. For programs that the City Council wishes to implement, staff can return at a future meeting with specific parameters on how each program is proposed to operate.

Potential Programs to Fund

1. Replace lost revenue - The City Council recently received a report from Clay Schoen, Finance Director, that showed how the COVID-19 pandemic adversely impacted City revenues. In the most recent fiscal year, the City lost approximately \$3.5 million in anticipated revenue due to the early stay-at-home order, closure of non-essential businesses and restaurants, and other steps that effectively closed the economy down

during the early and mid-stages of the pandemic. It is possible that we could see decreased revenue for the next two to three fiscal years. As such, a certain amount of funds can be held in abeyance until each fiscal year's comprehensive annual financial report (CAFR) is completed and then the funds can be used to make up any actual shortfalls. Replacement of lost revenue is one of the primary purposes of the Relief Act and staff recommends earmarking up to \$10 million for this purpose.

2. Second round of business grants - In July 2020, the City received the first round of CARES Act funding from the federal government and distributed those funds as business grants to assist businesses that were forced to close or dramatically cut back operations due to the stay-at-home order. The City distributed approximately \$2.7 million in business grants and has received very positive feedback from the business community. Staff suggests considering a second round of business grants using approximately \$5 million of Relief Act funds. As the basic program guidelines already exist, it is possible that a new round of local small business grants can be initiated in the very near future (after formal approval by the City Council) and would be the first program to "roll out" following receipt of the federal funds - likely sometime in May.
3. Economic Development Incentives - Staff proposes to use several million dollars for a series of economic development incentives. The program would take a two-pronged approach: one specifically for large scale business attraction with possible City financial participation; and the second aimed at small, locally-owned businesses and start-ups, with the City providing financial assistance for on- and off-site improvements and façade grants. This presents an ideal opportunity to retain a consultant to analyze our demographics, and determine what types of large scale businesses we could successfully attract and what type of financial participation would be needed to attract them. In the case of smaller businesses, the cost of site improvements and other development standard requirements often presents a deterrent to small businesses moving forward. Relief funds could potentially be used to partner with these businesses to assist with necessary site improvements and remove a barrier to small business development.
4. Capital Improvement Programming - The City does not have development impact fees. As a result, all capital improvements are dependent upon funding from grants, various taxes, and/or the General Fund. Devoting several million dollars from the Relief funds would allow staff to undertake large scale capital improvements in the areas of sewer, water, broadband fiber installation, and roads. With aging sewer and water lines, additional capital improvements in this area present an attractive alternative. In the area of broadband fiber installation, the City could potentially create a long-term income stream by leasing these facilities to communications companies after the initial installation.
5. Creation of a Narcotics Enforcement Unit - One of the recently adopted City Council goals was to attack the ongoing homeless/mental health/addiction issues at the source: those who deal narcotics. The creation of a Narcotics Units would require a total of 5 officers (including a sergeant), and would take approximately 18 months to develop. Once Relief funds were exhausted (in 2024), the General Fund would need to assume the cost of this expanded role on an annual basis, or else the unit would be disbanded. With Council direction, the Police Chief can prepare a more comprehensive report on this initiative to present at an upcoming meeting.

6. Improvements to various City facilities – A number of City facilities are in need of rehabilitation. These include the Vernon Public Works operations yard, fire stations, recreation centers, and the main City Hall building. Taken together, these improvements would cost several million dollars and would most likely require 24-36 months to complete, which runs the risk of exceeding the mandatory time limit in which all funds need to be expended (September 2024). However, staff can provide an analysis of the most critical needs and return to Council with a project-specific list in the near future.
7. Subsidizing Post-COVID City activities – This option could include subsidizing fees for recreational programs, such as the recently discussed “Dollar Days,” subsidizing one or more years of business license fees, and/or subsidizing Live Nation concerts in order to attract more expensive talent to the venue.

In summary, the idea behind including funding for local governments in the American Rescue Plan Act was to ensure that cities were “made whole” in the wake of lost tax revenue. However, the funding allows a range of uses that has allowed staff to come up with the aforementioned suggestions along with the possible implementation of some recently adopted City Council goals. With each idea noted above, or others City Council may direct as a result of this agenda item, staff would design the specific programmatic implementation elements for formal City Council adoption at a future meeting. Some suggestions, such as a renewed local business grant program, can be presented to City Council within the next 30 days, which staff recommends the City Council authorize to provide an immediate positive local economic impact. Others may require more analysis and would follow on in the coming months. Given the relatively short time span to expend the funds, (September 2024), time is of the essence in order to realize the full benefit of any program the Council wishes to pursue.

Prepared By: Vince DiMaggio, Assistant City Manager

Reviewed By:

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: Update on Homeless Programs

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction on future homeless programming and funding.

BACKGROUND:

The City launched a series of homeless programs in late 2017 and early 2018. Many of these programs remain in place with several changes in either service providers or funding sources. COVID-19 CDBG funding provided additional funding starting in 2020 for additional programming. The purpose of this agenda item is to provide a report on homeless programs managed by the City during 2020. This report provides:

1. an overview of the programs offered,
2. a summary of program results,
3. an assessment of those programs, and
4. several recommendations.

Program Overview

In 2020, the City funded or operated nine homeless-related programs and allocated over \$1.5 million to support these programs. All of these programs were aimed at 1) housing homeless individuals (both temporary and permanent housing) or 2) addressing community impacts as a result of homelessness. The following sections of this report provide updates on these programs, all of which are ongoing.

El Cajon Homeless Outreach & Flexible Housing Assistance Program

In September 2020, the City contracted with Home Start, Inc. to provide a dedicated Homeless Outreach Specialist with flexible housing assistance funds to help homeless individuals and families in El Cajon. The Outreach Specialist (or navigator) connected homeless households with services and helped secure permanent housing. The program is funded with Low and Moderate Income Housing Asset Funds (LMIHAF) totaling \$200,000. This program works in concert with other funding sources throughout the County to fill basic needs, and the other available resources are used first, whenever possible.

The Homeless Outreach Coordinator continually engages unsheltered persons and works to connect them with housing options, while at the same time addressing multiple barriers worsened by the pandemic. With COVID-19, Home Start reports that it takes longer for an unsheltered individual to become housing ready since access to DMV and County Clerk's records has been limited and access to employment has become challenging. Finding affordable housing is also very challenging, as many clients do not earn 2.5 times the rent required, and/or have credit scores that are too low, to qualify. Home Start continues to explore alternative options to find housing solutions for the unsheltered, such as reunification with family or friends.

A Way Back Home Program

In September 2020, the City contracted with The Salvation Army to make the successful "A Way Back Home" program available once again. This program reunites homeless individuals in El Cajon with their families. The program is funded with Low and Moderate Income Housing Asset Funds (LMIHAF) totaling \$10,000.

The Salvation Army adapted their procedures to ensure the safety of their staff and clients, and to include consideration for travel restrictions due to COVID-19, which slowed program participation. This cost-effective program continues to be available and is expected to assist many more individuals as more people are vaccinated and the travel restrictions are reduced and/or lifted.

Emergency Shelter Program

The City contracts annually with the East County Transitional Living Center (ECTLC) to fund the Emergency Shelter Program using CDBG funds, totaling \$100,000. This non-faith-based program operates primarily in the winter months, providing emergency shelter, case management, meals and other services to families and individuals experiencing homelessness. In FY 2019-20, the annual CDBG funding for this program was fully spent by February 2020, just as the COVID-19 pandemic hit.

In May 2020, the City Council awarded an additional \$185,294 in CDBG-CV (COVID-19) funding for the continuation of these essential shelter services through the summer and fall, to assist homeless individuals and families to reduce their risk of exposure to and to prevent the spread of COVID-19. These funds were fully expended in January 2021, and ECTLC is using their FY 20-21 allocation of regular CDBG funding (\$100,000) to continue providing emergency shelter and related services. Staff anticipates recommending an award of additional CDBG-CV3 funds to continue these essential services through the summer and fall, and to bridge any gaps in services and unfunded periods.

Rotational Shelter Program

The City also contracts annually with the Interfaith Shelter Network (ISN) to fund the Rotational Shelter Program using CDBG funds, totaling \$10,000. This non-faith-based program normally provides seasonal, night-time shelter for homeless individuals and families at East County area churches and synagogues that volunteer to provide shelter, meals and support.

With COVID-19, the program was required to modify its operations to accommodate shelter guests at area hotels instead of on church properties in order to ensure the safety of the volunteers and congregants. ISN reports that fewer guests have been served this year due to increased costs for hotel rooms and limitations in the number of hotel rooms available. ISN continues to work with the congregations for funding of the hotel rooms and food provisions.

Rental Housing/Utility Assistance (COVID-19)

In May 2020, the City Council awarded CDBG-CV (COVID-19) funding for the provision of three rental and utility assistance programs to assist individuals and families impacted by job loss or wage reduction due to COVID-19, to keep them from losing their homes and falling into homelessness. A total of \$572,362 was initially awarded to three independent agencies (CSA San Diego County, Interfaith Shelter Network, and Home Start) to provide the services. The three agencies operated the programs from May 2020 to February 2021, expending a total of \$431,820. In January 2021, the City Council awarded a new allocation of CDBG-CV3 funds totaling \$100,000 to Home Start, in addition to re-distributing a portion of the original CDBG-CV funding from CSA San Diego to Home Start.

In March 2021, the County of San Diego announced the availability of \$100 million for rent/utility assistance (referred to as ERAP), for which El Cajon residents are also eligible. The County's program offers deeper assistance (a maximum of 12 months of assistance vs. our program that offers a maximum of 3 months of assistance). The City's rent/utility assistance program with Home Start has been placed on temporary hold while all applicants are being encouraged to apply to the County's program first. Once the County processes their applications and determines eligibility, the City will re-open its program and any applications in progress will receive priority assistance for remaining unpaid balances and/or future needs due to the continuing impacts of COVID-19.

Emergency Motel Stays Program

In May 2020, the City Council awarded \$45,000 to Home Start Inc. in CDBG-CV (COVID-19) funding for the provision of an emergency motel voucher program to assist homeless families and individuals with immediate shelter to reduce their risk of exposure and to prevent the spread of COVID-19. Between June 2020 and February 2021, the program has provided assistance to 202 homeless individuals with an average night stay of approximately 7 nights and an average cost of \$527 per person. The program also provided the gateway for 27 individuals to be permanently housed.

In January 2021, City Council awarded another \$100,000 in CDBG-CV3 funds for this program. Home Start works closely with the El Cajon Police Department to provide nightly shelter for individuals on the street determined to be eligible for the program. Staff was recently advised that the funds for this program are fully expended. Staff anticipates making a recommendation for award of additional CDBG-CV3 funding to continue this highly-effective program. In the assessment portion of this report, staff will address several negative unintended consequences of this program.

East County Homeless Task Force

In 2020, the City contributed \$5,000 to assist in sustaining the East County Homeless Task Force. The task force, with new direction, plays a role in coordinating efforts in the East County region as well as helping to understand homeless services needs. In addition to financial support, several staff members are involved with the organization's steering committee.

Neighborhood Quality of Life Team

In 2020, the Neighborhood Quality of Life Team (a multi-departmental team) provided 101 clean-up events throughout the City. This team is supported by a contract with ECTLC (\$78,000). The City and ECTLC ensure that the City's parks, right-of-ways, and drainage channels are clear of debris and trash. The City's team picked up almost 148 tons of debris in 2020 and ECTLC picks up an average of 190 tons per month for an approximate total of 2,280 tons in 2020. Staff's calculated cost to operate this program in 2020 is \$199,986; including the payment to ECTLC, the total cost is \$277,986, which is fully General Fund supported.

Homeless Outreach Events

Typically, twice per month, Police Department staff accompany homeless service providers in an effort to make contact and offer assistance to the City's homeless community. The City's contribution to this program is two police officers for three hours per event. A typical outreach event results in 15 to 20 homeless individuals contacted. Staff estimates the General Fund cost of providing this assistance was approximately \$20,300 in 2020.

Summary of Programs

Through the nine programs described above, the City allocated \$1,242,956 on direct homeless assistance/housing programs, \$277,986 on neighborhood cleanup efforts, and \$5,000 to the Task Force, for a total of over \$1.5 million. In 2020, staff estimates that over 1,400 individuals were assisted with shelter and services, 1,295 individuals were assisted with some form of housing, and 453 individuals were provided with permanent housing (this figure includes 103 that were assisted through the rental assistance program).

The table below identifies each program, the amount spent in 2020, and the results of that expenditure.

Program	2020 Expenditure	Results
El Cajon Homeless Outreach and Flexible Housing Assistance Program (Home Start)	\$38,233 total (\$3,522 of total is housing assistance/flex funds)	<ul style="list-style-type: none">● 162 persons enrolled in program (123 households)● 8 households permanently housed (19 persons)● 22 households housed through other programs (RRH, PSH)● 4 households awaiting move-in date for permanent housing● Program average of \$236 per person enrolled (\$311 per household)

A Way Back Home Program (The Salvation Army)	\$1,277	<ul style="list-style-type: none"> ● 4 individuals (four households) permanently housed with family ● Average of \$307 per person/ household
Emergency Shelter Program (ECTLC)	\$289,600	<ul style="list-style-type: none"> ● 306 individuals sheltered (annual CDBG funding) ● 620 individuals sheltered (CDBG-CV funding) ● 85 individuals sheltered (new allocation of CDBG funding) ● Total of 1,011 individuals sheltered over the past 20 months ● Of this total, 283 individuals (169 adults and 114 children) have moved into permanent housing with assistance from ECTLC
Rotational Shelter Program (Interfaith Shelter Network)	\$5,560	<ul style="list-style-type: none"> ● 5 individuals sheltered (new allocation of CDBG funding) ● 2 individuals moved into more permanent housing with assistance from ISN
Housing/Utility Assistance Program (CSA San Diego County, Interfaith Shelter Network, Home Start)	\$431,820	<ul style="list-style-type: none"> ● 103 households assisted to remain in their homes ● Average of \$4,192 per household
Emergency Motel Stays Program (Home Start)	\$106,475	<ul style="list-style-type: none"> ● 202 individuals sheltered ● 1,424 night stays (average stay per person is 7 nights) ● Average cost of \$527 per person ● 27 individuals moved into permanent housing
East County Homeless Task Force	\$5,000	<ul style="list-style-type: none"> ● Assisted in regional coordination
Neighborhood Quality of Life Team	\$277,986	<ul style="list-style-type: none"> ● 101 operations conducted ● 148 tons of debris removed by City team ● 2,280 tons of debris removed by ECLTC
Homeless Outreach Events	\$20,300	<ul style="list-style-type: none"> ● 24 events conducted ● 15 to 20 homeless individuals contacted per event

Program Assessment

Staff believes that most of the City's programs are functioning to help achieve the goal of securing permanent housing for those experiencing homelessness. Staff believes that the El Cajon Outreach & Flexible Housing Assistance Program, the Emergency Shelter Program, the Rotational Shelter Program, and the East County Homeless Task Force should continue through the next budget cycle. Each fulfill a different need in the community and staff considered the programs cost-effective. The Housing/Utility Assistance Program has also been a useful program. However, staff believes that this program should phase out as the funds are expended.

Staff has had mixed reactions regarding the Emergency Motel Stays Program. The program is a low barrier tool to help individuals get off the street immediately. The program has made a significant impact in reducing the number of individuals camping in public parks and has temporarily housed a significant number. However, police calls for service at motel locations have increased. Also, unlike many of the other programs in the City's portfolio, staff does not believe this program is helping individuals on the path to securing permanent housing.

Regarding the Neighborhood Quality of Life Team, during the City Council's goal setting workshop and follow-up discussions, staff presented several modifications to the neighborhood cleanup program such as power washing, possible new Municipal Code modifications to allow for power washing, and continued contracted cleaning assistance. Staff will continue to work on these changes and will bring updates to the City Council throughout the upcoming year.

Recommendations

Based on its analysis of the existing homeless programs and needs in the community, staff makes the following four recommendations:

1. Maintain the El Cajon Homeless Outreach & Flexible Housing Assistance Program, A Way Back Home Program, Rotational Shelter Program, Housing/Utility Assistance Program (until funding is exhausted), and the East County Homeless Task Force;
2. Rely on CDBG-CV3 funds to expand emergency shelter space at ECTLC (this action will require a future public hearing);
3. Working with Home Start, develop a motel voucher program that is aimed toward helping those prepared for permanent housing; and
4. Continue to augment the Neighborhood Quality of Life Team efforts.

Staff seeks City Council feedback on this report's findings and recommendations, as well as any further City Council direction.

Prepared By: Graham Mitchell, City Manager & Jamie Van Ravesteyn

Reviewed By: N/A

Approved By: N/A



City Council
Agenda Report

Agenda Item 13.

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: COVID-19 Status Report

RECOMMENDATION:

No action required.

BACKGROUND:

The City Council asked to receive a status report on COVID-19 related information. Staff will present relevant COVID-19 related data and information and answer questions from the City Council.

Prepared By: Graham Mitchell, City Manager

Reviewed By: N/A

Approved By: N/A



City Council
Agenda Report

Agenda Item 14.

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Wells
SUBJECT: Council Activity Report

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:

March 22, 2021 – Ramona Community Planning Group Meeting
March 26, 2021 – SANDAG Board of Directors Meeting
April 1, 2021 – SANDAG East County Regional Plan Briefing
April 5, 2021 – LAFCO Commission Meeting
April 6, 2021 – Sent letter regarding placement of Sexually Violent Predator
April 13, 2021 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Bill Wells, Mayor



City Council
Agenda Report

Agenda Item 15.

DATE: April 13, 2021

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Goble

SUBJECT: COUNCILMEMBER STEVE GOBLE

MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate; METRO Commission/Wastewater JPA – Alternate.

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:

- March 22, 2021 - Email to Joe B. @ SDGE re: net metering
- March 23, 2021 - Email to Finance Dept re: rec proposal
- March 26, 2021 - Letter to CVUSD re: congratulations on national recognition
- March 29, 2021 - Lunch meeting with Greg H/The Rock Church
- March 30, 2021 - Email to City Mgr re: ARP Fund Dist process
- March 30, 2021 - Email to City Mgr re: encampments
- March 30, 2021 - Meeting with Helix Water District re: rate increases
- April 1, 2021 - Lunch meeting with former chief Jeff Davis
- April 2, 2021 - Attend Chamber's First Friday Breakfast
- April 6, 2021 - Phone meeting with former chief Jim Davis
- April 6, 2021 - Sent letter regarding placement of Sexually Violent Predators
- April 7, 2021 - Attend East County Chamber Govt Affairs Committee Mtg
- April 7, 2021 - Email to MTS re: \$5 Lyft Test results from 2019
- April 8, 2021 - Attend MTS Board Meeting
- April 9, 2021 - Attend MTS Groundbreaking Grantville Development
- April 10, 2021 - Community Trash Pickup

April 12, 2021 - Meeting w/City Manager re: agenda
April 13, 2021 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Steve Goble, Councilmember



City Council
Agenda Report

DATE: April 13, 2021
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Pro Tem Kendrick
SUBJECT: MAYOR PRO TEM GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications;
Heartland Fire Training JPA.

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:

- April 1, 2021 – Metro Wastewater JPA Meeting
- April 6, 2021 – Sent letter regarding placement of Sexually Violent Predator
- April 7, 2021 - Meeting with Downtown Business Partners
- April 8, 2021 – Heartland Fire Training JPA Meeting
- April 13, 2021 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Gary Kendrick, Mayor Pro Tem



City Council
Agenda Report

DATE: April 13, 2021

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Metschel

SUBJECT: COUNCILMEMBER MICHELLE METSCHEL

Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

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:

March 24, 2021 – Meeting with EDCO Representatives

March 26, 2021 – Meeting with Joel Scalzitti, Helix Water Board, regarding Harry Griffen Park

March 26, 2021 – Phone call with Jo Alegria, School Board, regarding CVUSD Transportation

April 6, 2021 – Sent letter regarding placement of Sexually Violent Predator

April 13, 2021 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Michelle Metschel, Councilmember



City Council
Agenda Report

Agenda Item 18.

DATE: April 13, 2021

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Ortiz

SUBJECT: COUNCILMEMBER PHIL ORTIZ

League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

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:

April 6, 2021 – East County Chamber of Commerce Government Affairs Committee

April 6, 2021 – Sent letter regarding placement of Sexually Violent Predator

April 12, 2021 – League of California Cities Meeting

April 13, 2021 – City Council Meeting(s)

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember



City Council
Agenda Report

Agenda Item 19.

DATE: April 13, 2021

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: Lopez v. City of El Cajon Case No. 20cv533-WQH-BLM

RECOMMENDATION:

That the following Closed Session be scheduled for the Tuesday, April 13, 2021, 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:

Francisco Lopez v. City of El Cajon, et al.
United States District Court Case Number: 20cv533-WQH-BLM

Morgan L. Foley
City Attorney/General Legal Counsel

MLF:bcl
