

SPECIAL 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

November 8, 2022

A Special Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, November 8, 2022, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

| | |
|----------------------------------|---|
| Council/Agencymembers present: | Goble and Kendrick, |
| Council/Agencymembers absent: | Ortiz |
| Deputy Mayor/Vice Chair present: | Metschel |
| Mayor/Chair present: | Wells |
| Other Officers present: | Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Foley, City Attorney/General Counsel Cortez, City Clerk/Secretary |

PLEDGE OF ALLEGIANCE TO THE FLAG led by Mayor Wells and MOMENT OF SILENCE.

POSTINGS: The City Clerk posted Orders of Adjournment of the October 25, 2022, meeting and the Agenda of the Special November 8, 2022, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- **Presentation: EDCO - 2022 Recycling All Star Awards**
- **Proclamation: Runaway and Homeless Youth Prevention Month**

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 5)

MOTION BY WELLS, SECOND BY METSCHEL, to APPROVE Consent Items 1 to 5.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

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

Approve Minutes of the October 25, 2022, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approve payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

Approve the reading by title and waives the reading in full of all Ordinances on the Agenda.

4. Time extension of Tentative Subdivision Map (TSM) 667; 999 Bostonia Street, Engineering Job No. 3591

Grant a one-year time extension for TSM 667 (999 Bostonia Street) and sets the new expiration date to December 12, 2023, in accordance with Municipal Code Section 16.12.110.

CONSENT ITEMS: (Continued)

- 5. Fiscal Year 2022-23 First Quarter Report
 - 1. Appropriate carry-over funding of \$2,514,495 from previously approved capital outlay requests and programs to be expended in Fiscal Year 2022-23;
 - 2. Authorize the proposed personnel changes detailed in the report;
 - 3. Authorize the proposed capital expenditures detailed in the report; and
 - 4. Increases or modifies Fiscal Year 2022-23 appropriations in the amount of \$3,491,438 for additional needs as detailed in the report.

PUBLIC COMMENT:

Rich Riel spoke of the El Cajon Downtown Business Partner’s agenda posting practices.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

- 6. Proposed Ordinance Amendment to eliminate Building Sewer Lateral Video Inspections related to Single-family Residential Property Improvements

RECOMMENDATION:

That the City Council:

- 1. Opens the Public Hearing and receives testimony;
- 2. Closes the Public Hearing;
- 3. Moves to introduce the following Ordinance, in order, and holds the first reading, amending El Cajon Municipal Code section 13.37.040 related to Building Sewer Lateral Inspections.

DISCUSSION

Deputy Director of Public Works, Mario Sanchez, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received.

City Manager Mitchell clarified that only the video requirements are being updated.

PUBLIC HEARINGS: (Item 6 – Continued)

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

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

MOTION BY GOBLE, SECOND BY KENDRICK, to INTRODUCE the next Ordinance, in order, and hold the first reading, amending El Cajon Municipal Code section 13.37.040 related to Building Sewer Lateral Inspections.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

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

AN ORDINANCE TO AMEND SECTION 13.37.040 OF
CHAPTER 13.37 OF THE EL CAJON MUNICIPAL CODE
TO ELIMINATE BUILDING SEWER INSPECTIONS
RELATED TO RESIDENTIAL PROPERTY IMPROVEMENTS

7. Specific Plan (SP) No. 2022-0002 and Tentative Subdivision Map (TSM) No. 2021-0007

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to adopt the next Resolution, in order, APPROVING the CEQA Determination;
4. Moves to adopt the next Resolution, in order, APPROVING Specific Plan No. 2022-0002, subject to conditions;
5. Moves to adopt the next Resolution, in order, APPROVING Tentative Subdivision Map No. 2021-0007, subject to conditions.

DISCUSSION

Senior Planner, Michael Viglione, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

PUBLIC HEARINGS: (Item 7 – Continued)

Stephanie Taylor spoke of traffic issues in the neighborhood, including speeding. She also questioned why egress from the property could not be placed on the Main Street side.

Karen Alves, representing City Ventures shared information about the proposed subdivision. Ms. Alves explained that the property facing Main Street is owned by a different individual, and it's not part of the project.

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

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

A request for a speed survey study is recommended by the City Council.

**MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution
No. 106-22 Approving the CEQA Determination.**

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

**MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution
No. 107-22 Approving Specific Plan No. 2022-0002, subject to
conditions.**

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

**MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution
No. 108-22 Approving Tentative Subdivision Map No. 2021-0007, subject
to conditions.**

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

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PUBLIC HEARINGS: (Continued)

- 8. Public Hearing and Second Reading of Ordinances to Adopt by Reference the 2022 California Building Standards and Related Codes (Title 24)

RECOMMENDATION:

That the City Council:

- 1. Opens the public hearing and receives testimony;
- 2. Closes the public hearing;
- 3. Adopts by reference the 2022 Editions of the California Building Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Residential Code, the California Fire Code, the California Green Building Standards Code, the California Historical Building Code, the California Existing Building Code, and amends Title 15 reflecting local specifications; and
- 4. Requests the City Clerk to recite the titles of each ordinance.

DISCUSSION

Building Official, Andre Sanchez, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received.

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

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

Mayor Wells requested that the City Clerk recite the title to each ordinance.

An Ordinance Repealing Sections 15.04.010, 15.04.030 and 15.04.050 of Chapter 15.04 of Title 15 of The El Cajon Municipal Code; And Adopting Sections 15.04.010, 15.04.030, 15.04.050, 15.04.055, 15.04.065, and 15.04.107 to Chapter 15.04 of Title 15 of The El Cajon Municipal Code Adopting The California Building Code, 2022 Edition, As Amended, By Reference

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PUBLIC HEARINGS: (Item 8 - Continued)

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5121, Repealing Sections 15.04.010, 15.04.030 and 15.04.050 of Chapter 15.04 of Title 15 of The El Cajon Municipal Code; And Adopting Sections 15.04.010, 15.04.030, 15.04.050, 15.04.055, 15.04.065, and 15.04.107 to Chapter 15.04 of Title 15 of The El Cajon Municipal Code Adopting The California Building Code, 2022 Edition, As Amended, By Reference.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

An Ordinance Repealing Section 15.20.010 of Chapter 15.20 of Title 15 of The El Cajon Municipal Code; Adopting The California Electrical Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.20.010 of Chapter 15.20 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5122, Repealing Section 15.20.010 of Chapter 15.20 of Title 15 of The El Cajon Municipal Code; Adopting The California Electrical Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.20.010 of Chapter 15.20 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

An Ordinance Repealing Sections 15.48.010 And 15.48.050 of Chapter 15.48 of Title 15 of The El Cajon Municipal Code; Adopting The California Mechanical Code, 2022 Edition, As Amended, By Reference; And Adding New Sections 15.48.010 and 15.48.050 of Chapter 15.48 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5123, Repealing Sections 15.48.010 And 15.48.050 of Chapter 15.48 of Title 15 of The El Cajon Municipal Code; Adopting The California Mechanical Code, 2022 Edition, As Amended, By Reference; and Adding New Sections 15.48.010 and 15.48.050 of Chapter 15.48 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

PUBLIC HEARINGS: (Item 8 - Continued)

An Ordinance Repealing Sections 15.52.010 and 15.52.050 of Chapter 15.52 of Title 15 of The El Cajon Municipal Code; Adopting The California Plumbing Code, 2022 Edition, As Amended, By Reference; And Adding New Sections 15.52.010 and 15.52.050 of Chapter 15.52 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5124, Repealing Sections 15.52.010 and 15.52.050 of Chapter 15.52 of Title 15 of The El Cajon Municipal Code; Adopting The California Plumbing Code, 2022 Edition, As Amended, By Reference; And Adding New Sections 15.52.010 and 15.52.050 of Chapter 15.52 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

An Ordinance Repealing Section 15.54.010 of Chapter 15.54 of Title 15 of The El Cajon Municipal Code; Adopting The California Residential Code, 2022 Edition, As Amended, By Reference; And Adopting a New Section 15.54.010 to Chapter 15.54 to Title 15

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5125, Repealing Section 15.54.010 of Chapter 15.54 of Title 15 of The El Cajon Municipal Code; Adopting The California Residential Code, 2022 Edition, As Amended, By Reference; And Adopting a New Section 15.54.010 to Chapter 15.54 to Title 15.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

An Ordinance Repealing Section 15.56.010 of Chapter 15.56 of Title 15 of The El Cajon Municipal Code; Adopting The California Fire Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.56.010 of Chapter 15.56 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5126, An Ordinance Repealing Section 15.56.010 of Chapter 15.56 of Title 15 of The El Cajon Municipal Code; Adopting The California Fire Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.56.010 of Chapter 15.56 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

PUBLIC HEARINGS: (Item 8 - Continued)

An Ordinance Repealing Section 15.60.010 of Chapter 15.60 of Title 15 of The El Cajon Municipal Code; And Adopting The California Green Building Standards, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.60.010 of Chapter 15.60 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5127, Repealing Section 15.60.010 of Chapter 15.60 of Title 15 of The El Cajon Municipal Code; And Adopting The California Green Building Standards, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.60.010 of Chapter 15.60 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

An Ordinance Repealing Section 15.84.010 of Chapter 15.84 of Title 15 of The El Cajon Municipal Code; Adopting The California Existing Building Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.84.010 of Chapter 15.84 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5128, Repealing Section 15.84.010 of Chapter 15.84 of Title 15 of The El Cajon Municipal Code; Adopting The California Existing Building Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.84.010 of Chapter 15.84 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

An Ordinance Repealing Section 15.88.010 of Chapter 15.88 of Title 15 of The El Cajon Municipal Code; Adopting The California Historical Building Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.88.010 of Chapter 15.88 of Title 15 of The El Cajon Municipal Code

MOTION BY WELLS, SECOND BY METSCHEL, to ADOPT Ordinance No. 5129, Repealing Section 15.88.010 of Chapter 15.88 of Title 15 of The El Cajon Municipal Code; Adopting The California Historical Building Code, 2022 Edition, As Amended, By Reference; And Adding a New Section 15.88.010 of Chapter 15.88 of Title 15 of The El Cajon Municipal Code.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

ADMINISTRATIVE REPORTS:

**Recess Called at 4:03 p.m.
Meeting Called Back to Order at 4:06 p.m.**

9. Authorization to Establish Washington Avenue Safety Improvements Project (233795PWCP)

RECOMMENDATION:

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

1. Establish the \$3.835 million Washington Avenue Safety Improvements Project (233795PWCP);
2. Accept \$2.235 million Highway Safety Improvement Program Grant (HSIP043) for the purpose of funding the project; and
3. Appropriate \$1.6 million of TransNet revenue for the purposes of funding the project.

DISCUSSION

Deputy Director of Public Works, Mario Sanchez, provided detailed information of the Item.

No public comment was received.

Mayor Wells stated that the proposed project is fully funded by grant money.

MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT Resolution No. 109-22 in order, to Establish the \$3.835 million Washington Avenue Safety Improvements Project (233795PWCP); Accept \$2.235 million Highway Safety Improvement Program Grant (HSIP043) for the purpose of funding the project; and Appropriate \$1.6 million of TransNet revenue for the purposes of funding the project.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

10. Gardening Assistance Project Update

RECOMMENDATION: That the City Council receives the report on the Gardening Assistance Project and provides feedback.

DISCUSSION

Administrative Intern, Kevin Mackey, and Management Assistant, Ellena Holmes provided detailed information of the Item.

ADMINISTRATIVE REPORTS: (Item 10 – Continued)

No public comment was received.

Conversation ensued amongst Council and Staff regarding the following:

- Budget for the proposed project;
- Implementation timeline; and
- Report of program’s process.

No Motion was required for the Item.

11. All-Way Stop Sign Request on Johnson Avenue at Grant Avenue

RECOMMENDATION: That the City Council adopts the next Resolution, in order, to establish permanent all-way stop signs on Johnson Avenue at the intersection with Grant Avenue.

DISCUSSION

Deputy Director of Public Works, Mario Sanchez, provided detailed information of the Item.

No public comment was received.

Deputy Mayor Metschel suggested informing the neighborhood of the upcoming All-Way Stop Signs being installed.

MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT Resolution No. 110-22 in order, to establish permanent all-way stop signs on Johnson Avenue at the intersection with Grant Avenue.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (ORTIZ – Absent).

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

12. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

13. 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.

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Goble shared information about the Metropolitan Transit System Board and East County Advanced Water Purification Joint Powers Authority Board meetings he attended.

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

Council Activities Report/Comments.

Report as submitted.

15. DEPUTY MAYOR MICHELLE METSCHEL
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate; METRO Commission/Wastewater JPA – Alternate.

Council Activities Report/Comments.

Report as submitted.

16. 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 submitted.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION - None

CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Special Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 8th day of November, 2022, at 4:06 p.m., to Tuesday, December 13, 2022, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary