



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

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

JANUARY 10, 2023, 3:00 p.m.

Bill Wells, Mayor
Steve Goble, Deputy Mayor
Gary Kendrick, 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 THE FLAG AND MOMENT OF SILENCE

POSTINGS: The City Clerk posted Orders of Adjournment of the December 13, 2022, Meetings and the Agenda of the January 10, 2023, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **Teddy the ECPD Wellness Dog**

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 December 13, 2022, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

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

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

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

4. 2022 Investment Policy Update

RECOMMENDATION:

That the City Council and Housing Authority, respectively, each adopts the next Resolutions, in order, adopting the City of El Cajon Investment Policy and delegating investment authorities to the Director of Finance/Authority Treasurer.

5. Capital Outlay Authorization

RECOMMENDATION:

That the City Council authorizes the City Manager, or approved designee, to use the Wildfire and Forest Resilience Program (WEAP21) grant funds to purchase a mini excavator for approximately \$70,000.

6. Contract Amendment for Wells Park Improvements - Storm Water Treatment & Landscaping

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to amend the scope of work and to increase the compensation for the Agreement for Professional Services with Chen Ryan Associates, Inc., for Wells Park Sustainability Improvements - Civil Engineering services in the not-to-exceed amount of \$23,000.

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:

7. Appeal of Planning Commission's Decision Denying a Request to Add Off-Sale Alcohol to an Existing Convenience Store at 500 N. Second Street

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to adopt the next Resolution, in order, affirming the decision of the El Cajon Planning Commission and DENYING the request to add off-sale alcohol to an existing convenience store at 500 N. Second Street.

ADMINISTRATIVE REPORTS:

8. All-Way Stop Sign Request on Graves Avenue at Lloyd Street and Rex Hall Street

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to establish permanent all-way stop signs on Graves Avenue at the intersection of Lloyd Street and Rex Hall Street in order to enhance pedestrian and traffic safety.

9. El Cajon App - Service Request Application Public Works Update

RECOMMENDATION:

That the City Council receives the report on the number of service requests completed in 2022.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

SANDAG (San Diego Association of Governments) Board of Directors.

10. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

11. **DEPUTY MAYOR 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.
12. **COUNCILMEMBER GARY KENDRICK**
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
13. **COUNCILMEMBER MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
14. **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.

JOINT COUNCILMEMBER REPORTS:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

15. Zoning Code Amendment No. 2022-0002 to Title 17

RECOMMENDATION:

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

An Ordinance Approving Zoning Code Amendment No. 2022-0002 for an Amendment to Title 17 of the El Cajon Municipal Code for Economic Development, Housing and other Minor Technical changes, Revisions and Edits.

16. Amendment to Specific Plan No. 2022-0001, Amendment to Specific Plan No. 452

RECOMMENDATION:

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

An Ordinance Amending Specific Plan No. 452 to Authorize an Automobile Dealership at 1155 Graves Avenue in the Regional Commercial (RC) General Plan Designation and the C-R (Regional Commercial) Zone; Assessor Parcel Numbers (APNS) 483-090-15-00; 483-090-16-00; 483-090-24-00; 483-090-25-00; 483-090-26-00; 483-090-42-00; and 483-090-41-00.

17. Zone Reclassification No. 2021-0002

RECOMMENDATION:

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

An Ordinance Rezoning Property Located on the West Side of North Mollison Avenue Between East Madison and East Park Avenues and Addressed as 470 North Mollison from RM-2200 (Residential, Multi-Family, 2,200 Square Foot) to O-P (Office Professional) Zone; APN: 488-061-17-00; Pending General Plan Designation: Office/Non-Retail (O/NR).

18. Approval of Specific Plan No. 2022-0004

RECOMMENDATION:

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

An Ordinance Repealing Specific Plan No. 138 and Approving Specific Plan No. 2022-0004 for Properties at the Southwest Corner of Greenfield Dr. & E. Main St. in the Office Professional (O-P) and Residential, Single-Family, 40,000 Sq. Ft. (RS-40) Zone, General Plan Designation: Public Institution (PI) and Open Space (O-S) Zone; Assessor's Parcel Number (APNs) 507-200-58-00; and 507-320-48-00.

CLOSED SESSIONS:

19. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Mike Kauffman v. City of El Cajon; WCAB Case Nos. ADJ13327811, ADJ13327862, ADJ13328425; and Claim Nos. ELCN-0047 and 20018087

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 10th day of January 2023, is adjourned to Tuesday, January 24, 2023, at 3:00 p.m.