

# JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**January 10, 2023**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, January 10, 2023, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### **ROLL CALL**

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

**PLEDGE OF ALLEGIANCE TO THE FLAG led by Mayor Wells 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 with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

**PRESENTATIONS:** Postponed to a future City Council Meeting.

- Teddy the ECPD Wellness Dog

Assistant City Manager DiMaggio introduced the new Marketing & Engagement Manager, Chris Berg.

**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 OF THOSE PRESENT (Metschel – Absent)**

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

Approve 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

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. 2022 Investment Policy Update

Adopt Resolution No. 001-23, and Housing Authority Adopt Resolution No. ECHA-37, adopting the City of El Cajon Investment Policy and delegating investment authorities to the Director of Finance/Authority Treasurer.

**CONSENT ITEMS: (Continued)**

5. Capital Outlay Authorization

Authorize 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

Adopt Resolution No. 002-23 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:** None

**WRITTEN COMMUNICATIONS:** None

**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.

**DISCUSSION**

Assistant City Manager DiMaggio stated that the appellant requested that the Item be continued to the February 14, 2023, 3:00 p.m. meeting to allow the representative of District 2, Councilmember Metschel to be present.

**PUBLIC HEARINGS: (Continued)**

Mayor Wells opened the Public Hearing.

No public comment was received.

**MOTION BY WELLS, SECOND BY ORTIZ, to CONTINUE the Public Hearing to the February 14, 2023, 3:00 p.m. meeting.**

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

**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.

**DISCUSSION**

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

No public comment was received.

**MOTION BY ORTIZ, SECOND BY GOBLE, to ADOPT Resolution No. 003-23 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.**

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

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**ADMINISTRATIVE REPORTS: (Continued)**

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.

**DISCUSSION**

Director of Public Works, Yazmin Arellano, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Application (App) only accepts requests located within city limits;
- Request for new Marketing Manager to share the success story of the Service Request App; and
- Explanation of how the App sends information to the pertinent departments.

No public comment was received.

**MOTION BY ORTIZ, SECOND BY GOBLE, to ACCEPT the Service Request Application Public Works Update.**

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

**COMMISSION REPORTS:** None

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

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

10. Council Activities Report/Comments

Report as submitted.

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**ACTIVITIES REPORTS 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.

Council Activities Report/Comments.

Report as submitted.

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

Council Activities Report/Comments.

Report as submitted.

13. COUNCILMEMBER 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.

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.

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**

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

RECOMMENDATION:

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

**DISCUSSION**

No public comment was received.

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

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

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Ordinance No. 5131, 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.**

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

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.

**DISCUSSION**

No public comment was received.

**ORDINANCES: SECOND READING AND ADOPTION (Item 16 – Continued)**

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

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

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Ordinance No. 5132, 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.**

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

17. Zone Reclassification No. 2021-0002

RECOMMENDATION:

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

**DISCUSSION**

No public comment was received.

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

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)

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Ordinance No. 5133, 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).**



**ORDINANCES: SECOND READING AND ADOPTION (Item 17 – Continued)**

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

18. Approval of Specific Plan No. 2022-0004

**RECOMMENDATION:**

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

**DISCUSSION**

Deputy Mayor Goble recused himself as his residence is within 500ft of the proposed project. Mr. Goble left the Chamber at 3:23 p.m.

No public comment was received.

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

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

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Ordinance No. 5134, 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.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT (Metschel – Absent,  
Goble – Disqualified).**

Deputy Mayor Goble returned to the Chamber at 3:24 p.m.

**CLOSED SESSIONS:**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Session as follows:

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

**MOTION BY WELLS, SECOND BY ORTIZ, to ADJOURN to Closed Session at 3:25 p.m.**

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

RECONVENED to Open Session at 3:41 p.m.

City Attorney Foley reported the following actions:

- The City Council gave direction to the Legal Counsel.

**Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 10<sup>th</sup> day of January, 2023, at 4:42 p.m., to Tuesday, January 24, 2023, at 3:00 p.m.**

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary