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# City of El Cajon

*City Council/Housing Authority/Successor  
Agency to the El Cajon Redevelopment Agency*



## Agenda

*January 27, 2015*

*Bill Wells*

Mayor

*Bob McClellan*

Mayor Pro Tem

*Douglas Williford*

City Manager

*Tony Ambrose*

Councilmember

*Morgan Foley*

City Attorney

*Star Bales*

Councilmember

*Majed Al-Ghafry*

Assistant City Manager

*Gary Kendrick*

Councilmember

*Belinda Hawley*

City Clerk



# AGENDA



January 27, 2015  
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

*PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.*

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** Deputy City Clerk Angela Aguirre



## PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the January 13, 2015, Meeting and the Agenda of the January 27, 2015, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - Employee Service Awards
  - Crime Free Multi-Housing Program
  - Teen Coalition
- **AGENDA CHANGES:**

\*Backup Information Available - Housing Authority and Successor Agency Items are identified.

Joint Meeting: El Cajon City Council/  
Housing Authority/Successor Agency to  
the El Cajon Redevelopment Agency

-1-

January 27, 2015  
3:00 p.m. and 7:00 p.m.

**CONSENT ITEMS: (1.1 – 1.8)**

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.

**\*1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approve Minutes of the January 13, 2015 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

**RECOMMENDATION:** That the City Council approve payment of Warrants as submitted by the Finance Department.

**1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA**

**RECOMMENDATION:** That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

**\*1.4 RESOLUTION: AWARD OF BID NO. 022-15, MAINTENANCE AND REPAIRS OF MECHANICAL DOORS AND ELECTRIC GATES (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order, awarding the bid to the lowest responsive, responsible bidder, Vinyard Doors, Inc., in the estimated amount of \$32,820.00 for the first year, with the option to renew for four additional one-year periods.

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

### **\*1.5 NEXTGEN REGIONAL COMMUNICATION SYSTEM (RCS) – MICROWAVE BACKHAUL NETWORK REPLACEMENT PROJECT (Report: Chief of Police)**

#### **RECOMMENDATION: That the City Council takes the following actions:**

- Authorize the City Manager or designee to accept the FY 2014 Homeland Security Grant Program (HSGP) Urban Areas Security Initiative (UASI) funds in an amount up to \$65,000 and to execute any grant documents and sub recipient agreements necessary for the receipt and use of these funds;
- Appropriate the UASI funds in an amount up to \$65,000; and,
- Authorize the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Aviat U.S., Inc., utilizing San Diego County Contract No. 547601 for the purchase of radio equipment.

### **\*1.6 ACCEPTANCE OF HILLSIDE RECREATION CENTER RENOVATION PROJECT, IFM NO. 3440, BID NO. 017-14 (Report: Assistant City Manager)**

**RECOMMENDATION: That the City Council** accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

### **\*1.7 RESOLUTION: EMERGENCY STORM DRAIN REPAIRS ON KENNY STREET, WW3448 (Report: Deputy Director of Public Works)**

**RECOMMENDATION: That the City Council** approve the next RESOLUTION in order to include the following actions:

- Pursuant to Municipal Code Section 2.04.145, acknowledge that an emergency condition exists and that emergency pipeline repairs are needed without giving notice for bids as provided for in Public Contract Code Section 22050;
- Authorize the City Manager to approve a change order to the existing public works contract with Repipe California LP (Repipe California), Bid 004-14, Sewer and Storm Drain Repairs and Replacement 2013 (WW3448) not to exceed the amount of \$474,114; and
- Appropriate \$172,365 from the Wastewater Fund to supplement the budget for project WW3448 for the purpose of performing emergency repairs to the storm drain on Kenny Street.

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

- \*1.8            **SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE  
SUBDIVISION MAP (TSM) 656, 511 SOUTH MAGNOLIA AVENUE  
ENGINEERING JOB NO. 3452  
(Report: Deputy Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 656 at 511 South Magnolia Avenue, authorizing execution of the Agreement.

## **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 agenda 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.

## **2. WRITTEN COMMUNICATIONS: None**

## **3. PUBLIC HEARINGS:**

- \*3.1            **SUBSTANDARD ABATEMENT AND INTENT TO LIEN AT  
585 NORTH MOLLISON AVENUE  
(Report: Building Official/Fire Marshal)**

**RECOMMENDATION:** That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing

THEN

- Determine assessment of staff time, administrative costs, civil penalties, and additional costs incurred by the City;
- Direct staff to file a release of notice of restriction against the property; and
- Direct staff to file a lien against the property if administrative fees, staff time and civil penalties are not paid within 90 days.

#### **4. ADMINISTRATIVE REPORTS:**

- \*4.1 DONATION OF ADVANCED TRAUMA KIT FOR POLICE VEHICLES  
(Report: Chief of Police)**

**RECOMMENDATION:** That the **City Council** authorize the City Manager, or designee, to accept the donation of the Advanced First Aid Trauma Kits from Foothills Christian Fellowship, valued at \$4,550.00, for the Police Department's marked police vehicle fleet.

- \*4.2 LAW ENFORCEMENT TECHNOLOGY REPORT: BODY WORN  
CAMERAS (Report: Chief of Police)**

**RECOMMENDATION:** That the **City Council** instruct the Police Department to continue its research into developing and implementing a body-worn camera program.

#### **5. COMMISSION REPORTS: None**

#### **6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland; Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

- \*6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

- \*6.2 LEGISLATIVE REPORT – No Report**

#### **ACTIVITIES REPORTS OF COUNCILMEMBERS**

#### **7.**

##### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA;.

- \*7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

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

### **8.**

#### **COUNCILMEMBER TONY AMBROSE**

SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) - Alternate; East County Economic Development Council; METRO Commission/ Wastewater JPA.

#### **\*8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **9.**

#### **MAYOR PRO TEM BOB McCLELLAN**

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

#### **\*9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **10.**

#### **COUNCILMEMBER STAR BALES**

East County Economic Development Council - Alternate; METRO Commission/ Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

#### **\*10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **11. JOINT COUNCILMEMBER REPORTS – None**

### **12. GENERAL INFORMATION ITEMS FOR DISCUSSION**

### **13. ORDINANCES: FIRST READING – None**

## **14. ORDINANCES: SECOND READING AND ADOPTION**

### **\*14.1 ZONING CODE AMENDMENT NO. 427**

**RECOMMENDATION:** That Mayor Wells requests the City Clerk to recite the title of the Ordinance.

An Ordinance of the City Council of the City of El Cajon Implementing the Zoning Code Omnibus Update And General Plan Amendment by Amending Title 17 of the El Cajon Municipal Code (Zoning) to Revise, Correct And Fill Regulatory Gaps In Chapters 17.25, 17.35, 17.40, 17.57, 17.60, 17.65, 17.75, 17.105, 17.110, 17.115, 17.130, 17.155 17.140, 17.145, 17.150, 17.165, 17.185, 17.190, 17.195, 17.205, 17.215, 17.225, 17.235 And 17.245 Of Title 17; Repealing the Current And Adding A New Chapter 17.135 Establishing A Mixed-Use Overlay Zone; Adding to And Clarifying Chapters 17.145, 17.150, 17.210 And Adding A New Section 17.225.210 to Chapter 17.225 Regulating Breweries And Alcohol Beverage Production; Amending Section 17.140.180 of Chapter 17.140 Removing the Separate Water Meter Requirement And Revising Parking Requirements For Second Family Units; Amending Sections 17.105.020 of Chapter 17.105, 17.140.210 of Chapter 17.140, And 17.155.020 of Chapter 17.155, Section 17.225.180 of Chapter 17.225 Regulating Transitional And Farmworker Housing; Adding A New Chapter 17.255 Providing An Administrative And Ministerial Process For Reviewing And Approving Requests For Reasonable Accommodation; Amending Section 17.155.020 to Chapter 17.155 to Permit Small Residential Care Facilities In The O-S Zone; Amending Section 17.140.210 of Chapter 17.140 to Allow Manufactured Homes In All Zones By Right; Amending Section 17.145.150 of Chapter 17.145 Permitting Single Room Occupancy In The C-G Zone; And Adding A New Chapter 17.260 Establishing An Airport Overlay Zone.

- **MOTION to adopt Ordinance**



**15. CLOSED SESSION:**

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

**15.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:**

Name of Case: City of El Cajon v. C. Samuel Thornton  
San Diego Superior Court  
Case Number: 37-2014-00010886-CU-MC-CTL

**16. RECONVENE TO OPEN SESSION:**

City Attorney or Representative reports on action taken in Closed Session.

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 27th day of January 2015, is adjourned to Tuesday, January 27, 2015, at 7:00 p.m.

**GENERAL INFORMATION:**

The following item(s) are informational and are not discussed unless the Council/Authority brings the items forward for discussion under Item No. 12 of the agenda.

**\*A. Teen Coalition Status Report**

**\*B. December 2014 Donations to the El Cajon Animal Shelter**

In accordance with City Council Policy B-2, the following donations were received:

Kimberly Manson In memory of Betty Smith	\$100.00
Russ & Debbie Schultz	\$100.00
Richard & Charlene Berry In memory of Stephanie O'Connor on her birthday	\$100.00

**GENERAL INFORMATION: (Continued)**

Jennifer Aquiningoc	\$145.00
Patti McGrath	\$100.00
Penny Wilkins	\$150.00

**JOINT MEETING**  
**EL CAJON CITY COUNCIL/HOUSING AUTHORITY and**  
**SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY**

Tuesday, January 27, 2015  
7:00 p.m.

COUNCIL CHAMBERS  
200 Civic Center Way  
El Cajon, California

# AGENDA

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** Deputy Clerk Angela Aguirre

## **PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

- **AGENDA CHANGES:**
- **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.

\*Backup Information Available – Housing Authority  
and Successor Agency Items are identified

## **INTERVIEWS:**

### **\*100 INTERVIEWS FOR COMMISSION/COMMITTEE VACANCIES (Report: City Clerk)**

**RECOMMENDATION:** That the **City Council** conducts interviews for positions on City Commissions and Committees, and appoint applicants to serve appropriate terms. The Council may elect to extend the application period for seats on the Personnel and Veterans' Commissions, to allow a sufficient number of candidates to participate in the selection process, per City Council Policy A-27.

### **GILLESPIE FIELD DEVELOPMENT COUNCIL**

Vacancies: Two members: (2) Term expirations – Robert Davison (expires January 31, 2015) and Jeff Swiney (expires March 18, 2015)

Duration: One (1) Four-Year Term will expire January 31, 2019  
One (1) Four-Year Term will expire March 18, 2019

Applicants:

1. Robert Davison (Incumbent)
2. Alhim Razok
3. Michael Rhea
4. Jeff Swiney (Incumbent)

### **PERSONNEL COMMISSION**

Vacancy: One Commissioner: (1) Term expiration - Donald Bishop

Duration: One (1) Four-Year Term to expire January 31, 2019

Applicant:

1. Donald Bishop* (Incumbent)
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**INTERVIEWS: (Continued)**

**PLANNING COMMISSION**

Vacancies: Two Commissioners: (2) Term expirations – Paul Circo and Adel Dankha

Duration: Two (2), Four-Year Terms to expire January 31, 2019

Applicants:

1. Paul Circo (Incumbent)*
2. Stephanie Harper*
3. Sana Kappouta*
4. Phuoc Le*
5. Emily "Lily" Schworm*
6. Katherine Spacone*
7. Allen Theweny*
8. Jerome "Jerry" Turchin*

**PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE:**

Vacancies: Four members: (4) Term Expirations – Nancy Crane, Michael Huse, James Rue and Rodgers Smith

Duration: Four (4), Four-Year Terms to expire January 31, 2019

Applicants:

1. Jack Gould*
2. Stephanie Harper*
3. Michael Huse (Incumbent)*
4. Ron Moen*
5. Michelle Nguyen
6. James Rue (Incumbent)*
7. Rodgers Smith (Incumbent)*

**VETERANS' COMMISSION:**

Vacancies: One Commissioner: (1) Term Expiration – George Glover

Duration: One (1) Four-Year Term will expire January 31, 2019

Applicant:

1. George Glover* (Incumbent)
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\*Resident of City of El Cajon

101 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 27th day of January, 2015, is adjourned to Tuesday, February 10, 2015, at 3:00 p.m.



## Upcoming Events in El Cajon City Council Meeting for January 27, 2015



**January 27 - The El Cajon City Council will interview applicants for City Commissions & Committees at the 7:00 p.m. City Council Meeting.** For further information, please call the City Clerk's Office: (619) 441-1764.

**January 28 – Fair Housing Workshop** will be held in the Community Room of the El Cajon Police Station, located at 100 Civic Center Way, from 6:00 p.m. to 8:00 p.m. For more information, please call (619) 677-2003, ext. 322.

**January 29 - The El Cajon Farmers' Market, in Downtown El Cajon,** continues every Thursday, from 3:00 p.m. to 7:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, prepared hot food, music and more! Visit [www.elcajonfarmersmarket.org](http://www.elcajonfarmersmarket.org).

**January 30 and February 13 - Alternate Friday closures for El Cajon City offices.** Please go to [www.cityofelcajon.us](http://www.cityofelcajon.us) for a full calendar of hours for City offices during 2015.

**February 3 - The East County Chamber's Annual Citizen of the Year Luncheon** will take place from 12:00 p.m. to 2:00 p.m. in the Ronald Reagan Community Center, at 195 E. Douglas Avenue. Join the Chamber as they honor the Citizen of the Year, Chuck Hansen. The cost is \$22 per person. For reservations, please call (619) 440-6161.

**February 10 & 24 - El Cajon City Council Meetings** are at 3:00 p.m., and 7:00 p.m. (as needed). The meetings are held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**February 11 – The Antique & Collectible Show** will be from 12:00 p.m. to 4:00 p.m. at the Ronald Reagan Community Center. See a wide selection of antiques from jewelry to art. Park and admission are free. Please call (619) 887-8762 for more information.

**February 14 - Happy Valentine's Day!**

**February 16 - City offices will be closed in observance of the President's Day holiday.**

**El Cajon Recreation Department - The City of El Cajon Recreation Guide for Winter 2015 is available, register now!** See a wide variety of classes and sports available for every member of the family! You may register in person at any El Cajon Recreation Center or online at [www.elcajonrec.org](http://www.elcajonrec.org). For more information, please call (619) 441-1754.

### **Upcoming Community Event:**

**March 15 - St. Patrick's Day Half Marathon & 5K Run/Walk sponsored by the Run East County Foundation.** The Half Marathon begins at 198 West Main Street in Downtown El Cajon, near the El Cajon Arch. Funds raised will benefit several East County charities. Visit [www.stpatricksdathalf.com](http://www.stpatricksdathalf.com) to register or to be a volunteer.