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CITY OF EL CAJON

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

AGENDA



February 24, 2015

**Honoring
and celebrating
the people
who make
El Cajon**

***The Valley
of
Opportunity***

Bill Wells
Mayor

Bob McClellan
Mayor Pro Tem

Tony Ambrose
Councilmember

Star Bales
Councilmember

Gary Kendrick
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Majed Al-Ghafry
Assistant City Manager

Belinda Hawley
City Clerk



Upcoming Events in El Cajon



City Council Meeting for February 24, 2015

February 26 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, prepared hot food, music and more! Please visit www.elcajonfarmersmarket.org.

February 27 and March 13 - Alternate Friday closures for El Cajon City offices. Please go to www.cityofelcajon.us for a full calendar of hours for City offices during 2015.

March 4 - Firefighter "Give Burns The Boot" fundraiser for the Burn Institute is 6:00 a.m. to 10:00 a.m. Firefighters from throughout the County will be collecting money at numerous street corners to raise funds for burn survivor support programs and services. Firefighters from Heartland Fire & Rescue in El Cajon will be at the intersection of East Main Street and Greenfield Drive.

March 7 & 8 - The City of El Cajon's Annual Dance and Tumbling Recital will be held at Greenfield Middle School auditorium, located at 1495 Greenfield Drive. The Recital will feature dance and tumbling routines in tap, jazz, ballet, hip hop, cheer, and tumbling, as well as preschool dancers. For more information, please call (619) 441-1534.

March 8 - Daylight Saving Time Begins - This is the time of year to "spring forward" and turn clocks ahead one hour at 2:00 a.m. It's also a great opportunity to change the batteries in the smoke and carbon monoxide alarms in your home and/or business. Please visit www.heartlandfire.org for more safety tips!

March 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.

March 11 - The San Diego Antique & Collectible Show will be from 12:00 p.m. to 4:00 p.m. at the Ronald Reagan Community Center, located at 195 E. Douglas Avenue. See a wide selection of antiques from jewelry to art. Parking and admission are free. Call (619) 887-8762 for more information.

March 15 - Run EC's St. Patrick's Day Half Marathon & 5K Run/Walk. 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.stpatrickshalf.com to register or to volunteer.

Upcoming Community Events:

May 16 - America on Main Street in Downtown El Cajon. This patriotic event is planned to coincide with the nationally recognized Armed Forces Day and celebrates the American spirit through appreciation and respect of the many diverse ethnic and historical groups in the community. Highlights include four stages with live entertainment, American and ethnic food booths, a chili cook-off, a Ferris wheel, rides, arts, crafts, display booths, a petting zoo, and more. Hours will be from 10:00 a.m. to 8:00 p.m. on East Main Street and Rea Avenue, between Magnolia and Claydelle Avenue. For volunteer and sponsorship information, please call (619) 441-1762.



AGENDA



February 24, 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:** City Clerk Belinda Hawley



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the February 10, 2015, Meetings and the Agenda of the February 24, 2015, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - Neighborhood Watch Program
 - Mid-Year Report and Five-Year Business Plan
- **AGENDA CHANGES:**

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

CONSENT ITEMS: (1.1 – 1.7)

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 February 10, 2015 Meetings 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 2014 SAN DIEGO COUNTY STONEGARDEN COLLABORATIVE GRANT (Report: Chief of Police)**

RECOMMENDATION: That the City Council take the following actions:

- Authorize the City Manager or designee to accept the 2014 San Diego County Stonegarden Collaborative Grant in the amount of \$104,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriate these funds in the amount of \$25,000 for overtime and fringe benefits, and \$79,000 to purchase a fully outfitted patrol vehicle and License Plate Reader (LPR), for a total of \$104,000.

CONSENT ITEMS: (Continued)

- *1.5 RESOLUTION: AWARD OF BID NO. 031-15, TRAFFIC SIGNAL HEAD UPGRADES CITYWIDE (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, HMS Construction, Inc., in the amount of \$268,737.00.

- *1.6 RESOLUTION: AMENDMENT TO THE 2014 Five (5) YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP No. 14-03) (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve the amendment to the 2014 Five (5) Year RTIP.

- *1.7 RESOLUTION: AUTHORIZATION FOR ARCHITECTURAL SERVICES (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve \$55,000 in Architectural Design Services for consulting services of plans and specifications for the Fletcher Hills Pool Renovation project.

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 DELINQUENT REFUSE COLLECTION CHARGES (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

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

THEN

- Adopt the next RESOLUTIONS in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and,
- Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

***3.2 REGULATORY STREAMLINING – SPECIFIC PLAN NO. 182 AMENDMENT (Report: Planning Manager)**

RECOMMENDATION: That the City Council:

- Open the public hearing and receive testimony;
- Close the public hearing;

THEN

- Make a MOTION, and second to introduce the Ordinance;
- Discussion;
- Vote;
- If approved, the City Clerk recites the title:

An Ordinance Amending Specific Plan No. 182 to Streamline the Development Permit Process

(Remainder of this page intentionally left blank)

3. PUBLIC HEARINGS: (Continued)

***3.3 FY 2015-16 CDBG AND HOME ALLOCATIONS (Report: City Manager)**

RECOMMENDATION: That the City Council

- Open the public hearing and accept public testimony;
- Accept public input for the FY 2015-16 One-Year Action Plan;
- Close the public hearing;

THEN

- Allocate funds to projects and programs that will be funded from the FY 2015-16 Community Development Block Grant (CDBG) and HOME grant programs.

4. ADMINISTRATIVE REPORTS:

***4.1 REJECTION OF BID NO. 030-15, FIRE STATION #6 RENOVATION AND CITY HALL MODERNIZATION (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order, to reject all bids; finding that rejection of all bids renders moot all bid protests; authorize rebidding with revised specifications; and authorizing the City Manager to enter into a sole source contract for the purchase and installation of the Westnet Fire Alarm Alerting System for Fire Station No. 6.

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**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

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: None

13. ORDINANCES: FIRST READING

- *13.1 AMENDMENT TO THE MUNICIPAL CODE TO ESTABLISH SPECIFIC PROCEDURES TO SOLICIT, QUALIFY, EVALUATE, SELECT AND AWARD OF PUBLIC CONSTRUCTION CONTRACTS (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council approves for introduction, an ordinance to establish specific procedures to solicit, qualify, evaluate, select, and award, public construction contracts. If approved, the Mayor requests the City Clerk to recite the title of the ordinance for a First Reading.

- Make a MOTION, and second to introduce the Ordinance;
- Discussion;
- Vote;
- If approved, the City Clerk recites the title:

An Ordinance of the City Council of the City of El Cajon Amending Title 2 by Adding Chapter 2.80 to the El Cajon Municipal Code to Establish Alternative Procurement Procedures for Public Projects

14. ORDINANCES: SECOND READING AND ADOPTION - None

15. CLOSED SESSION:

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

- 15.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR** – pursuant to Section 54956.8 of the Government Code:

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN #488-111-28-00 A portion of City-owned property (ECPAC Theater)	Rock Church Mark W. Stevens	City Manager Assistant City Manager City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential lease of property owned by the City.

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 24th day of February 2015, is adjourned to Tuesday, March 10, 2015, at 3:00 p.m.

DRAFT MINUTES

1.1

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

February 10, 2015

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, February 10, 2015, 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/Agency members present:
Council/Agency members absent:
Mayor Pro Tem/Vice Chair present:
Mayor/Chair present:
Other Officers present:

Ambrose, Bales and Kendrick
None
McClellan
Wells
Hawley, City Clerk/Secretary
Foley, City Attorney/General Counsel
Williford, City Manager/Executive Director
Al-Ghafry, Assistant City Manager

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

POSTINGS: The City Clerk posted Orders of Adjournment of the January 27, 2015, meetings and the Agenda of the February 10, 2015, meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **Commendation for Ron Pennock**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.11)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to APPROVE Consent Items 1.1 to 1.11, pulling Item 1.8, as requested by a member of the public.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY.

Approve Minutes of the January 27, 2015 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

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

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

1.4 RESOLUTION: AWARD OF BID NO. 029-15, PUBLISH RECREATION GUIDE AND CITY NEWSLETTER (Report: Purchasing Agent)

Adopt RESOLUTION No. 007-15 to award the bid to the lowest responsive, responsible bidder, Freedom Communications, Inc., dba: Freedom Printing, in the amount of \$51,014.00 for the first year, with the option to renew for four additional one-year periods.

CONSENT ITEMS: (Continued)

- 1.5 RESOLUTIONS: APPROVAL OF BID SPECIFICATIONS FOR TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES FOR THE CITIES OF EL CAJON, LA MESA, LEMON GROVE, POWAY, AND SANTEE, BID NUMBER 001-16 (Report: Deputy Director of Public Works)**

Adopt RESOLUTION No. 008-15 to approve bid specifications for Traffic Signal Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, Poway, and Santee, Bid Number 001-16, and Adopt RESOLUTION No. 009-15 to direct a Notice Inviting Sealed Bids to be opened on March 17, 2015.

- 1.6 COMMUNITY EVENT IN THE RIGHT-OF-WAY – RunEC
(Report: Director of Recreation)**

Approve the use of public right-of-way for the RunEC St. Patrick's Day Half-Marathon, subject to conditions.

- 1.7 OCTOBER - DECEMBER 2014 QUARTERLY TREASURER'S REPORT
(Report: Director of Finance and Treasurer)**

Receive the Treasurer's Report for the quarter ending December 31, 2014.

- 1.8 PULLED FOR DISCUSSION.**

- 1.9 REQUEST FOR USE OF CITY COUNCIL CHAMBER
(Report: City Manager)**

Approve the use of the City Council Chamber for Public Hearings to be conducted by the California Public Utilities Commission (PUC) on June 3, 2015.

- 1.10 RESOLUTION: JOHNSON AVENUE SEWER RELIEF PROJECT PHASE I (JASRP-1), WW3250-1, AUTHORIZATION FOR THE EXECUTION OF A JOINT USE AGREEMENT (JUA) WITH CITY OF SAN DIEGO. (Report: Deputy Director of Public Works)**

Adopt RESOLUTION No. 011-15 approving a Joint Use Agreement (JUA) with the City of San Diego, and authorize the City Manager to execute said agreement.

CONSENT ITEMS: (Continued)

**1.11 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR EAST COUNTY PERFORMING ARTS CENTER (ECPAC) IMPROVEMENTS – RE-ROOFING PROJECT, IFM3471/BID NO. 033-15
(Report: Assistant City Manager)**

Adopt RESOLUTION No. 012-15 to approve Plans and Bid Specifications for the East County Performing Arts Center (ECPAC) Improvements – Re-Roofing Project, IFM3471 / Bid No. 033-15, and Adopt RESOLUTION No. 013-15 to direct a Notice Inviting Sealed Bids to be opened on March 25, 2015.

ITEM PULLED FOR DISCUSSION:

1.8 RESOLUTION ASSESSING CHARGES AND PENALTIES AS LIENS ON THE PROPERTY FOR ABATEMENT CASE AT 585 NORTH MOLLISON AVENUE (Report: Building Official/Fire Marshal)

RECOMMENDATION: That the City Council adopt the final RESOLUTION with regard to action taken at the public hearing on January 27, 2015.

DISCUSSION

Shanda Wilson, Manager of the Valley Motel, spoke on behalf of Mr. Habib, owner of Valley Motel. She requested a three-year payment period for the penalty charges assessed to the 585 North Mollison Avenue property.

Discussion ensued among Councilmembers regarding:

- Extending the term for re-payment of the fees;
- A suggestion that fees would be due in full if the payments become delinquent;
- Whether to charge interest;
- The due date for the first payment;
- Placement of a lien on the property.

Director of Finance Schoen recommends a simple annual interest rate applied once a year. Published rates such as LAIF (Local Agency Investment Fund) or LIBOR (London Interbank Offered Rate) would be pertinent to cover City cost on the recovery of expenses.

ITEM PULLED FOR DISCUSSION: (Item 1.8 – Continued)

City Attorney Foley stated that a Notice of Restriction referencing the RESOLUTION adopted regarding the property at 585 North Mollison Avenue, would be recorded with the County Recorder. Should a violation occur, the entire amount would be due and payable at once. **City Attorney Foley** reminded **Councilmembers** that the incentive for the property owner to make timely payments and not be charged with any further violations is that almost half of the original penalties would be forgiven.

No further comments were offered.

MOTION BY WELLS, SECOND BY McCLELLAN, to ACCEPT the request to repay \$50,000 in a 36 month period, with first payment due on March 1, 2015. The Libor interest rate to be charged on the \$50,000 balance. If a payment is 30 days late, the agreement may be null and void, and the balance remaining would be due and payable at that time.

**MOTION CARRIES BY 4-1 VOTE.
(KENDRICK – NO)**

PUBLIC COMMENT:

Yacoub Younan El Cajon taxicab driver spoke about the discrepancies in driver permits. He stated East County drivers can only pick up from East County while San Diego drivers are allowed to pick up from anywhere in the County. He also commented on the price of the 'medallions' and requested help from the City Council to resolve this issue.

City Attorney Foley clarified that an item must be on the agenda for consideration.

Mayor Pro Tem McClellan requested that this item be added to the next agenda to be able to send a letter to MTS and the City of San Diego to allow all taxis to pick up from all areas of the County.

Mayor Wells invited **Mr. Younan** to return to the next scheduled meeting to further discuss this issue.

Bonnie Price spoke in support of helping the homeless citizens, and she also requested that the **City Council** considers rent control to help senior residents of mobile home parks who live on a limited income.

Mayor Wells reminded the community of the collaboration of the City with the East County Transitional Living Center.

PUBLIC COMMENT: (Continued)

Harold Brown, CEO of the East County Transitional Living Center thanked the **Mayor** for attending the ribbon-cutting event for the make-over of their facilities. **Mr. Brown** said there is help for people willing to get off the streets, but they have to be willing to be off drugs and alcohol. Sadly not all homeless are willing to follow these rules. In answer to a question from **Mayor Pro Tem McClellan**, **Mr. Brown** said that over 4000 people have been helped to improve their lives through this program, and that there are two available programs: faith based and non-faith based.

Sunshine Horton said she has become a senior volunteer for the City of National City. She encourages homeless people to help themselves.

Mayor Pro Tem McClellan invited the students in the audience to introduce themselves.

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS:**

3.1 **PURCHASE AND SALE AGREEMENT – C3 INVESTMENTS INC. (Report: Assistant City Manager/Director of Community Development)**

RECOMMENDATION: That the City Council acting as the Successor Agency to the former El Cajon Redevelopment Agency:

- Open the public hearing and receive testimony;
- Close the public hearing;

THEN

- Adopt the next RESOLUTION in order to approve the proposed Purchase and Sale Agreement (PSA) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency, and C3 Investments, Inc. (or its related entity, Raleigh, LLC, a California limited liability company) for the sale of 531-555 Raleigh Avenue (APN 482-250-36-00), substantially in the form as it is presented at this meeting, with such changes as may be approved by the Executive Director; and

PUBLIC HEARINGS: (Item 3.1 Continued)

- Authorize the Executive Director or his designee to execute all documents necessary to implement approved terms and conditions and complete the sale upon approval by the Oversight Board and California Department of Finance.

DISCUSSION

Assistant City Manager Al-Ghafry provided a summary of the Item.

Mayor Wells announced the Public Hearing is now open.

No one came forward to speak.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION No. SA 001-15 to approve the proposed Purchase and Sale Agreement (PSA) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency, and C3 Investments, Inc. (or its related entity, Raleigh, LLC, a California limited liability company) for the sale of 531-555 Raleigh Avenue (APN 482-250-36-00), substantially in the form as it is presented at this meeting, with such changes as may be approved by the Executive Director; and AUTHORIZE the Executive Director or his designee to execute all documents necessary to implement approved terms and conditions and complete the sale upon approval by the Oversight Board and California Department of Finance.

MOTION CARRIES BY UNANIMOUS VOTE.

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS

5.1 ANNUAL REPORT: PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE

RECOMMENDATION: That the City Council accept the Annual Report from the Public Safety Facility Financing Oversight Committee.

DISCUSSION

City Manager Williford introduced the Item to Council.

Mr. Rod Smith, presented the annual report to the Council. He thanked City staff, especially, Brett Channing, Holly Reed-Falk, and Tracy Yale for their help.

No other comments were offered.

MOTION BY AMBROSE, SECOND BY McCLELLAN, to ACCEPT the Annual Report from the Public Safety Facility Financing Oversight Committee.

MOTION CARRIES BY UNANIMOUS VOTE.

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

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

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT: None

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ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

8.

COUNCILMEMBER TONY AMBROSE

SANDAG – 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

REPORT AS STATED.

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

REPORT AS STATED.

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

In addition to the submitted report, **Councilmember Bales** stated she attended the groundbreaking event to build a home for an injured soldier.

Councilmember Ambrose added that there are many organizations that help our Veterans. He also noted that the City has worked on many projects to help the seniors as well, and invited the neighboring cities to join in the continuing efforts to help the community.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING – None

14. ORDINANCES: SECOND READING AND ADOPTION

***14.1 SPECIFIC PLAN NO. 522**

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

An Ordinance Approving Specific Plan No. 522 for the Development, Use, and Maintenance of an Eleven-Unit Common Interest Residential Development .

- **MOTION to adopt Ordinance approving Specific Plan No. 522**

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT Ordinance No. 5019 for the Development, Use, and Maintenance of an Eleven-Unit Common Interest Residential Development.

MOTION CARRIES BY UNANIMOUS VOTE.

***14.2 ZONE RECLASSIFICATION NO. 2310**

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

An Ordinance Approving Zone Reclassification No. 2310 to Rezone Property Located at the Southeast Corner of South Magnolia And East Camden Avenues from the Office Professional (O-P) to the Residential, Multi-Family, 2200 (RM-2200) Zone; APN: 488-290-11; General Plan Designation: MR (Medium Residential Density, 18-20)

ORDINANCES: SECOND READING AND ADOPTION: (Item 14. Continued)

- **MOTION to adopt Ordinance approving Zone Reclassification No. 2310**

MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT Ordinance No. 5020 Approving Zone Reclassification No. 2310.

MOTION CARRIES BY UNANIMOUS VOTE.

15. CLOSED SESSION: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 10th day of February, 2015, at 3:53 p.m. to Tuesday, February 10, 2015, at 7:00 p.m.

DRAFT

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

February 10, 2015

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, February 10, 2015, was called to order by Mayor/Chair Bill Wells at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday February 10, 2015, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Ambrose, Bales and McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

AGENDA CHANGES: None

PUBLIC COMMENT: None

Students in the audience were invited to introduce themselves to the **Council**.

PUBLIC HEARINGS:

**100 BOSTONIA WIRELESS – CONDITIONAL USE PERMIT NO. 2193
(Report: Planning Manager)**

RECOMMENDATION: That the City Council

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

THEN

- Move to **ADOPT** the next **RESOLUTION** in order approving Conditional Use Permit No. 2193, subject to conditions.

DISCUSSION

Planning Manager Anthony Shute provided a summary of the **Item**.

Mayor Wells announced the Public Hearing is now **Open**.

Discussion ensued among **Council** regarding placement and distance of antennas from homes.

Lisa Goodman, the applicant's representative was available to answer questions from **Council** if required.

The **Council** had no questions for **Ms. Goodman**.

No further comments were offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION No. 014-15 APPROVING Conditional Use Permit No. 2193, subject to conditions.

MOTION CARRIES BY UNANIMOUS VOTE.

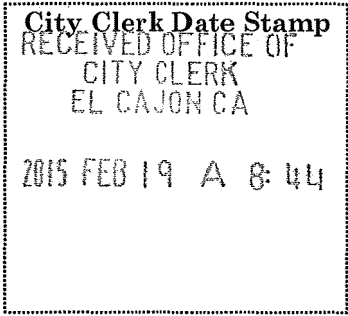
ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 10th day of February 2015, at 7:16 p.m. to Tuesday, February 24, 2015, at 3:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

DRAFT

**APPROVAL OF READING BY TITLE AND WAIVER OF READING
OF ORDINANCES ON THIS AGENDA**

The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.



City of El Cajon Agenda Report

MEETING: 2/24/2015

ITEM NO: 1.4



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Chief of Police Jim Redman

SUBJECT: 2014 San Diego County Stonegarden Collaborative Grant

RECOMMENDATION: That the City Council take the following actions:

1. Authorize the City Manager or designee to accept the 2014 San Diego County Stonegarden Collaborative Grant in the amount of \$104,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds.
2. Appropriate these funds in the amount of \$25,000 for overtime and fringe benefits, and \$79,000 to purchase a fully outfitted patrol vehicle and License Plate Reader (LPR), for a total of \$104,000.

BACKGROUND:

The Stonegarden Grant is funded by the U.S. Department of Homeland Security and is administered by the San Diego County Sheriff's Department. The El Cajon Police Department plans to use the overtime and equipment to enhance law enforcement preparedness and operational readiness along the Interstate 8 corridor and surrounding areas. The focus of this grant is to reduce drug, weapon, and human trafficking activities along the I-8 corridor, which is an egress route for border-related crimes. Because ECPD routinely participates in regional Stonegarden operations, this LPR-equipped vehicle would be available regionally.

FISCAL IMPACT:

The City of El Cajon is eligible to receive \$104,000 as part of the allocation for the 2014 San Diego County Stonegarden Collaborative Grant funds. Upon approval, these funds will be budgeted in 225900, Miscellaneous Grants. There will be no impact to the General Fund.

PREPARED BY:



Jim Redman
CHIEF OF POLICE

APPROVED BY:



Douglas Williford
CITY MANAGER

City Clerk Date Stamp
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CITY CLERK
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City of El Cajon Agenda Report

MEETING: Feb. 24, 2015

ITEM NO: 1.5



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Purchasing Agent

SUBJECT: Award of Bid No. 031-15, Traffic Signal Head Upgrades Citywide

RECOMMENDATION: That the City Council adopt the next resolution in order awarding the bid to the lowest responsive, responsible bidder, HMS Construction, Inc., in the amount of \$268,737.00.

BACKGROUND: On December 9, 2014, the City Council approved a project to replace over 200 traffic signal heads with LED signals, as well as the replacement of over 100 traffic signs throughout the City limits. Thirty-seven prospective bidders obtained bid packages and four responses were received and opened at 2:00 p.m. on January 22, 2015.

Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder, HMS Construction, Inc., in the amount of \$268,737.00. The lowest bid is approximately 15% lower than the engineer's estimate of \$310,500.00. The summary of bids is attached and complete proposals are on file in Purchasing.

FISCAL IMPACT:

Sufficient funds are available for this project in the Public Works-Capital Improvement Program for Fiscal Year 2014-2015, funded with TransNet (EL06) and Highway Safety Improvement Program Grant funds. No General Fund monies will be used for this project.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Clay Schoen
FINANCE DIRECTOR/
ACTING PURCHASING
AGENT

Majed Al-Ghafry
ASSISTANT
CITY MANAGER

Douglas Williford
CITY MANAGER

BID SUMMARY - BID NO. 031-15

BIDDER

BID AMOUNT

HMS Construction

\$268,737.00*

Select Electric, Inc.

\$278,078.00

Aegis ITS, Inc.

\$299,579.99

Steiny and Company, Inc.

\$354,368.00

*Recommend Award

RESOLUTION NO. -15

RESOLUTION AWARDING BID FOR
TRAFFIC SIGNAL HEAD UPGRADES CITYWIDE
(Bid No. 031-15, Job No. PW3514)

WHEREAS, on December 9, 2014, the City Council approved a project to replace over 200 traffic signal heads with LED signals and replace over 100 traffic signs throughout the City of El Cajon; and

WHEREAS, thirty-seven (37) prospective bidders obtained bid packages, and seven (7) responses to the Invitation to Bid for Traffic Signal Head Upgrades Citywide were received and publicly opened at 2:00 p.m. on January 22, 2015; and

WHEREAS, all of the bids submitted met the necessary requirements; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

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

1. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Traffic Signal Head Upgrades Citywide project to:

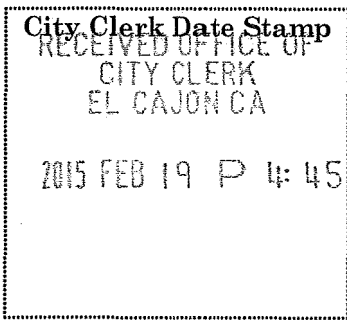
HMS Construction, Inc.

in the amount of \$268,737.00.

2. The Mayor and City Clerk are authorized and directed to execute a contract for said project on behalf of the City of El Cajon.

02/24/15 (Item 1.5)

Bid 031-15 – Traffic Signal Head Upgrades Citywide HSIP 5211(030) awd 021815



City of El Cajon Agenda Report

MEETING: Feb 24, 2015

ITEM NO: 1.6



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Deputy Director of Public Works

SUBJECT: Amendment to the 2014 Five (5) Year Regional Transportation Improvement Program (RTIP No. 14-03)

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve the amendment to the 2014 Five (5) Year RTIP.

BACKGROUND: Federal and TransNet (Proposition A) regulations require the City to conduct a public meeting for any amendments to the current Five (5) Year RTIP, and obtain approval from SANDAG. The current Five (5) Year 2014 RTIP was formally adopted by City Council on May 22, 2014. The RTIP is a prioritized program designed to implement the region's overall strategy for providing mobility and improving the efficiency and safety of the City's transportation system.

This proposed amendment includes the following changes to the existing RTIP programmed list of projects:

- 1) Transfer excess cash balance of \$11,475.00 from the completed Jamacha Road/Main Street intersection improvement project (EL28) account to the Traffic Safety Calming project (EL29) account. The Traffic Safety Calming project involves the installation of street re-striping to narrow lanes to calm traffic flow, installation of radar speed feedback signs, and traffic regulatory and warning signs on an as-needed basis for various streets in the City of El Cajon.
- 2) Transfer excess cash balance of \$15,323.00 from the Street Light project (EL18) account to the Second Street/Madison Avenue intersection improvement project (EL30) account. The excess cash balance will be used for the Second Street/Madison Avenue intersection improvement project to improve traffic operations and reduce vehicle delay by widening the northwest corner of the intersection, eliminating the east-west split phase operation. Construction will begin in March 2015.
- 3) Transfer \$35,000.00 from the TransNet RTCIP fund (553000 budget account) to the TransNet traffic signals account (EL06) to fund the matching fund amount for the Greenfield Drive/North Second Street traffic signal modification project. The

Greenfield Drive/North Second Street traffic signal modification project was a Federal-aid project that was completed in October 2014. This project required a 10% match of local funds. The Regional Transportation Congestion Improvement Program (RTCIP) is an element of the TransNet Extension Ordinance that requires the 18 cities and the County of San Diego to collect an exaction from the private sector for each new, non-exempted, single-family residence in their jurisdiction. There is approximately \$186,000 in this account which is used to fund transportation and street improvement projects.

FISCAL IMPACT: The proposed transfer of TransNet funds does not impact any appropriations in the current fiscal year 2014/15 budget, including the General Fund.

PREPARED BY:



**Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS**

REVIEWED BY:



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

CITY OF EL CAJON, CALIFORNIA
TransNet and TransNet Extension Activities
 Schedule of Status of Funds by Project
 (Continued)

MPO ID	CIP Number	Project Name	Project Status July 1, 2013	Funds Received	Interest Income	Project Expenditures	City Adjustments	Project Status June 30, 2014	Notes
Maintenance:									
	PW3431/PW3436 /PW3487/PW348								
EL06	8/PW3493	Traffic Signal Projects	11,904	133,000	-	(140,055)	-	4,849	(a)
EL11	PW3405	Sidewalk	5,094	-	-	-	-	5,094	
EL21	PW3408/PW3490	Street Resurfacing	32,519	56,000	-	(73,523)	-	14,996	(a)
EL25	PW3375/PW3489	Slope Repair Fletcher Pkwy	7,271	84,000	-	(83,441)	-	7,830	(a)
		Total Maintenance	<u>56,788</u>	<u>273,000</u>	<u>-</u>	<u>(297,019)</u>	<u>-</u>	<u>32,769</u>	
		Total Local Street improvements	<u>225,659</u>	<u>2,032,400</u>	<u>-</u>	<u>(2,208,441)</u>	<u>-</u>	<u>49,618</u>	
		Total TransNet Extension	<u>\$ 225,659</u>	<u>\$ 2,032,400</u>	<u>\$ -</u>	<u>\$ (2,208,441)</u>	<u>\$ -</u>	<u>\$ 49,618</u>	
		Interest income	<u>4,607</u>	<u>-</u>	<u>119</u>	<u>-</u>	<u>-</u>	<u>4,726</u>	
		Total TransNet and TransNet Extension	<u>\$ 293,972</u>	<u>\$ 2,032,400</u>	<u>\$ 119</u>	<u>\$ (2,240,294)</u>	<u>\$ -</u>	<u>\$ 54,344</u>	
		GASB 31 Fair Market Value Adjustment	<u>(1,569)</u>	<u>-</u>	<u>77</u>	<u>-</u>	<u>-</u>	<u>(1,492)</u>	
		Total after GASB 31 Adjustment	<u>\$ 292,403</u>	<u>\$ 2,032,400</u>	<u>\$ 196</u>	<u>\$ (2,240,294)</u>	<u>\$ -</u>	<u>\$ 84,705</u>	

Notes:

- (a) Projects have been completed.
- (b) The City will request a draw in FY 2014/2015 to remove the EL03 deficit (\$52,670).
- (c) EL18 balance \$15,323 transferred to EL30, will be included in RTIP amendment 14-02.
- (d) EL28 balance \$11,475 transferred to EL29, will be included in RTIP amendment 14-02.

Table 1
2014 Regional Transportation Improvement Program
Amendment No. 3
San Diego Region (in \$000s)

El Cajon, City of

MPO ID: EL29		RTIP #:14-03									
Project Title:	Traffic Safety/Calming								TransNet - LSI: CR		
Project Description:	Pine Drive, Windmill View Drive, Taft Avenue, Sunshine Ave, Renette Avenue, - in El Cajon at various locations; install traffic safety and calming improvements such as street striping, stop signs, speed cushions, and radar speed feedback signs										
Change Reason:	Increase funding										
Capacity Status:	NCI Exempt Category: Safety - Safer non-Federal-aid system roads										
Est Total Cost: \$231											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$220	\$20	\$40	\$40	\$40	\$40	\$40			\$220	
TransNet - LSI (Cash)	\$11		\$11							\$11	
TOTAL	\$231	\$20	\$51	\$40	\$40	\$40	\$40			\$231	
PROJECT LAST AMENDED 14-00											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$220	\$20	\$40	\$40	\$40	\$40	\$40			\$220	
TOTAL	\$220	\$20	\$40	\$40	\$40	\$40	\$40			\$220	

MPO ID: EL30		RTIP #:14-03									
Project Title:	Intersection Improvements at North Second St./Madison Ave.								RAS (TA 4-67)		
Project Description:	North Second Street from Madison Ave to Shady Ln - in El Cajon, at the signalized intersection of North Second St./Madison Ave.; traffic signal modification to remove east-west split-phase operation; minor street improvements										
Change Reason:	Increase funding										
Capacity Status:	NCI Exempt Category: Other - Intersection signalization projects										
Est Total Cost: \$592											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$382	\$282	\$100							\$382	
TransNet - LSI (Cash)	\$15		\$15							\$15	
TransNet - LSI Carry Over	\$195		\$195							\$195	
TOTAL	\$592	\$282	\$310							\$592	
PROJECT LAST AMENDED 14-00											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$382	\$282	\$100							\$382	
TransNet - LSI Carry Over	\$195		\$195							\$195	
TOTAL	\$577	\$282	\$295							\$577	

** Pending final SANDAG approval

**2014 Regional Transportation Improvement Program
Amendment No. 3
San Diego Region (in \$000s)**

RTIP Fund Types

<i>Federal Funding</i>	
IM	Interstate Maintenance Discretionary
<i>Local Funding</i>	
TransNet-L	Prop. A Local Transportation Sales Tax - Local Streets & Roads
TransNet-LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
TransNet-LSI Carry Over	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
TransNet-LSI (Cash)	TransNet - LSI funds which agencies have received payment, but have not spent

RESOLUTION NO. -15

RESOLUTION OF THE CITY OF EL CAJON AMENDING THE
TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF
PROJECTS FOR FISCAL YEARS 2015 THROUGH 2019

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of El Cajon was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2015 through 2019; and

WHEREAS, the existing list of *TransNet* projects within the City of El Cajon for fiscal years 2015-2019, and the budgeted funding for those projects, require modification due to the need to correspond to the City's five (5) year Capital Improvement Program and the City's approved budget; and

WHEREAS, the City of El Cajon has held a noticed public meeting with an agenda item that clearly identified the proposed list of projects prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31;

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

SECTION 1. That certain City of El Cajon Program of Projects for Fiscal Years 2015–2019, approved by Resolution No. 037-14, is hereby amended as reflected in Table 1, 2014 Regional Transportation Improvement Program, Amendment No. 3, attached hereto as Attachment A.

SECTION 2. That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of El Cajon certifies that no more than thirty percent (30%) of its annual revenues shall be spent on maintenance-related projects.

SECTION 3. That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of El Cajon certifies that all new projects, or major reconstruction projects, funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the *TransNet* Extension Ordinance and proposed shall be clearly noticed as part of the City of El Cajon's public hearing process.

(Continued on Page 2)

SECTION 4. That pursuant to Section 8 of the *TransNet* Extension Ordinance, the City of El Cajon certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the five-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

SECTION 5. That pursuant to Section 9A of the *TransNet* Extension Ordinance, the City of El Cajon certifies that it will contribute \$2,254 in exactions from the private sector (for each newly constructed residential housing unit in the city) to comply with the provisions of the Regional Transportation Congestion Improvement Program (RTCIP).

SECTION 6. That pursuant to Section 13 of the *TransNet* Extension Ordinance, the City of El Cajon certifies that it has established a separate Transportation Improvement Account for *TransNet* revenues with interest earned expended only for those purposes for which the funds were allocated.

SECTION 7. That pursuant to Section 18 of the *TransNet* Extension Ordinance, the City of El Cajon certifies that each project of \$250,000 or more will be clearly designated during construction with *TransNet* project funding identification signs.

SECTION 8. That the City of El Cajon does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy 31 have been met.

SECTION 9. The City of El Cajon agrees to hold harmless and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to the City of El Cajon's *TransNet* funded projects.

02/24/15 (Item 1.6)

Amendment to 2014 Five Year RTIP No. 14-03 – 021815

Attachment A

Table 1
2014 Regional Transportation Improvement Program
Amendment No. 3
San Diego Region (in \$000s)

El Cajon, City of		RTIP # 14-03									
MPO ID: EL06											
Project Title:	Traffic Signals Projects								<i>TransNet - LSI: CR</i>		
Project Description:	Replacement of interconnect cable on North Second Street and Jamacha Road; modification of existing traffic signal to improve traffic flow and safety at North Second Street and Greenfield Drive; replacement of battery back-up system batteries at various locations; ongoing system maintenance for the RAMS traffic signal management system - new, upgrade or modification of traffic signals and Traffic Management Center, including rewire, modifications, replacement of signal interconnect cable, wireless video monitoring cameras and other necessary equipment, funds for ongoing RAMS maintenance support costs. <i>TransNet - LSI</i> RAMS of \$10 is programmed in FY 2015										
Change Reason:	Add new funding source										
Capacity Status:	NCI Exempt Category: Other - Traffic signal synchronization projects										
Est Total Cost: \$2,209											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
<i>TransNet - L</i>	\$580	\$580								\$580	
<i>TransNet - L (Cash)</i>	\$380	\$380								\$380	
<i>TransNet - LSI</i>	\$1,086	\$572	\$140	\$75	\$100	\$100	\$100	\$19		\$1,067	
<i>TransNet - LSI (Cash)</i>	\$8	\$8								\$8	
<i>TransNet - LSI Carry Over</i>	\$120	\$20	\$100							\$120	
Local RTCIP	\$35		\$35							\$35	
TOTAL	\$2,209	\$1,560	\$275	\$75	\$100	\$100	\$100	\$19		\$2,190	
PROJECT LAST AMENDED 14-00											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
<i>TransNet - L</i>	\$580	\$580								\$580	
<i>TransNet - L (Cash)</i>	\$380	\$380								\$380	
<i>TransNet - LSI</i>	\$1,086	\$572	\$140	\$75	\$100	\$100	\$100	\$19		\$1,067	
<i>TransNet - LSI (Cash)</i>	\$8	\$8								\$8	
<i>TransNet - LSI Carry Over</i>	\$120	\$20	\$100							\$120	
TOTAL	\$2,174	\$1,560	\$240	\$75	\$100	\$100	\$100	\$19		\$2,155	

** Pending final SANDAG approval

**2014 Regional Transportation Improvement Program
Amendment No. 3
San Diego Region (in \$000s)**

El Cajon, City of

MPO ID: EL29		RTIP #:14-03									
Project Title:	Traffic Safety/Calming							TransNet - LSI: CR			
Project Description:	Pine Drive, Windmill View Drive, Taft Avenue, Sunshine Ave, Renette Avenue, - in El Cajon at various locations; install traffic safety and calming improvements such as street striping, stop signs, speed cushions, and radar speed feedback signs										
Change Reason:	Increase funding										
Capacity Status:	NCL Exempt Category: Safety - Safer non-Federal-aid system roads										
Est Total Cost: \$231											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$220	\$20	\$40	\$40	\$40	\$40	\$40				\$220
TransNet - LSI (Cash)	\$11		\$11								\$11
TOTAL	\$231	\$20	\$51	\$40	\$40	\$40	\$40				\$231
PROJECT LAST AMENDED 14-00											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$220	\$20	\$40	\$40	\$40	\$40	\$40				\$220
TOTAL	\$220	\$20	\$40	\$40	\$40	\$40	\$40				\$220

MPO ID: EL30		RTIP #:14-03									
Project Title:	Intersection Improvements at North Second St./Madison Ave.							RAS (TA 4-67)			
Project Description:	North Second Street from Madison Ave to Shady Ln - in El Cajon, at the signalized intersection of North Second St./Madison Ave; traffic signal modification to remove east-west split-phase operation; minor street improvements										
Change Reason:	Increase funding										
Capacity Status:	NCL Exempt Category: Other - Intersection signalization projects										
Est Total Cost: \$592											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$382	\$282	\$100								\$382
TransNet - LSI (Cash)	\$15		\$15								\$15
TransNet - LSI Carry Over	\$195		\$195								\$195
TOTAL	\$592	\$282	\$310								\$592
PROJECT LAST AMENDED 14-00											
	TOTAL	PRIOR	14/15	15/16	16/17	17/18	18/19	PE	RW	CON	
TransNet - LSI	\$382	\$282	\$100								\$382
TransNet - LSI Carry Over	\$195		\$195								\$195
TOTAL	\$577	\$282	\$295								\$577

** Pending final SANDAG approval

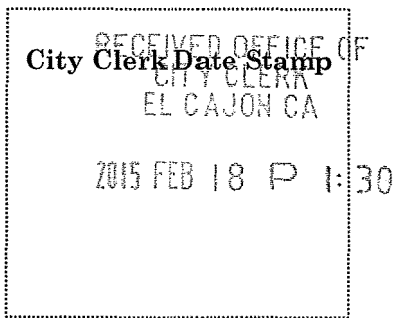
**2014 Regional Transportation Improvement Program
Amendment No. 3
San Diego Region (in \$000s)**

RTIP Fund Types

<i>Federal Funding</i>	
IM	Interstate Maintenance Discretionary
<i>Local Funding</i>	
RTCIP	Regional Transportation Congestion Improvement Program
TransNet-L	Prop. A Local Transportation Sales Tax - Local Streets & Roads
TransNet-L (Cash)	TransNet - L funds which agencies have received payment, but have not spent
TransNet-LSG	Prop. A Extension Local Transportation Sales Tax - Local Smart Growth
TransNet-LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
TransNet-LSI Carry Over	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
TransNet-LSI (Cash)	TransNet - LSI funds which agencies have received payment, but have not spent

** Pending final SANDAG approval

Wednesday, February 18, 2015



City of El Cajon Agenda Report

MEETING: Feb. 24, 2015
ITEM NO: 1.7



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Assistant City Manager

SUBJECT: Authorization for Architectural Services

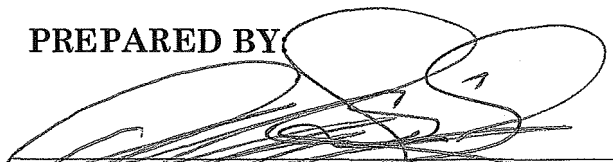
RECOMMENDATION: That the City Council adopt the next resolution in order to approve \$55,000 in Architectural Design Services for consulting services of plans and specifications for the Fletcher Hills Pool Renovation project.

BACKGROUND: In Fiscal Year 2014-2015, funds in the amount of \$55,000 were allocated for design for the Fletcher Hills Pool Renovation. However, during initial design discovery, larger than anticipated structural issues were encountered that must be addressed in this project. In accordance with City policy, Architectural Services that exceed \$50,000 for any project require City Council Approval.

Jeff Katz Architecture was selected from a list of pre-qualified architects. Architectural firms were evaluated for seven (7) critical areas using an evaluation matrix. The evaluation matrix criteria were management skills and technical expertise credentials of project team, understanding of task and requirements, capability for timely response, compliance with contractual terms, overall quality and completeness of proposal and fee schedule.

FISCAL IMPACT: An appropriation in the amount of \$55,000 was included in the 2014-15 budget for design services and construction administration for Phase I of the project. This project is funded from General Fund, account number 501000-IFM3526-8315.

PREPARED BY:


Majed Al-Ghafry
ASSISTANT CITY MANAGER

APPROVED BY:


Douglas Williford
CITY MANAGER

RESOLUTION NO. -15

RESOLUTION APPROVING CONSULTING SERVICES
FOR PLANS AND SPECIFICATIONS FOR THE
FLETCHER HILLS POOL RENOVATION

WHEREAS, the City has a need for architectural services for the design of the Fletcher Hills Renovation project (the "Project"); and

WHEREAS, in accordance with City policy, professional services that exceed \$50,000 for any project require City Council approval; and

WHEREAS, the City has solicited proposals from architectural firms for the Project; and

WHEREAS, after reviewing and evaluating the proposals received, Jeff Katz Architecture was selected from a list of pre-qualified architects for recommendation to the City Council as the architect for the Project; and

WHEREAS, an appropriation in the amount of \$55,000 was included in the 2014-2015 budget for design services and construction administration for Phase 1 of Project; and

WHEREAS, the Assistant City Manager recommends authorization for architectural services for plans and specifications for the Project and approval of the selection of Jeff Katz Architecture from the list of pre-qualified architects; and

WHEREAS, the City Council believes it to be in the best interests of the City to authorize architectural services for plans and specifications for the Project and approve the selection of Jeff Katz Architecture from the list of pre-qualified architects.

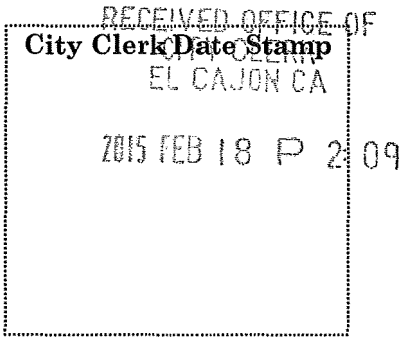
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council does hereby reject all other proposals except that herein mentioned, and awards the Fletcher Hills Pool Renovation project to:

Jeff Katz Architecture

in the amount not to exceed \$55,000.00.

2. The Mayor and City Clerk are authorized and directed to execute an agreement with Jeff Katz Architecture for professional services as architect for said Project on behalf of the City of El Cajon.



City of El Cajon Agenda Report

MEETING: Feb 24, 2015

ITEM NO: 3.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Deputy Director of Public Works

SUBJECT: Delinquent Refuse Collection Charges

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony;**
- **Close the Public Hearing;**
- **Adopt the next RESOLUTIONS in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and,**
- **Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.**

BACKGROUND:

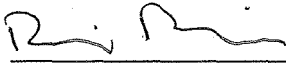
On January 1, 1996, the City of El Cajon began mandatory trash service for all single-family residences in the City. The City's agreement with Waste Management (WM) allows WM to bill for regular service with the City accepting assignment of all delinquencies. This allows the City to use the enforcement power of a property lien, when necessary, to collect past due amounts.

Based on the El Cajon Municipal Code, the City allows exemption from the mandatory service with sufficient proof of use of a city approved solid waste and recyclables collection alternative. The City has established those alternatives as follows: the property owner supplies weekly landfill receipts; the property is vacant; or the resident has a commercial trash disposal account within the franchise area (City limits) where they are disposing their residential trash. Additionally, if a resident is on vacation for a minimum of one (1) month, WM will put a hold on service until the resident returns.

Of the approximate 14,000 active single-family accounts, 904 customers were sent a final notice of delinquency on January 15, 2015, asking them to pay a total of \$130,192.00. As of February 15, 2015, approximately 295 customers have paid, leaving a balance of 609 delinquent accounts for the City Council to consider.

FISCAL IMPACT: As of February 15, 2015, there are 609 delinquent accounts, totaling \$90,694.25. As the City collects a 15% franchise fee, the City's financial share of these delinquencies is approximately \$13,604.14.

PREPARED BY:



**Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS**

REVIEWED BY:



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

RESOLUTION NO. -15

RESOLUTION APPROVING REPORT AND ACCOUNT OF
DELINQUENT REFUSE COLLECTION SERVICE FEES AND
CHARGES; AND CONFIRMING ASSESSMENTS AS LIENS PURSUANT
TO CHAPTER 8.24 OF THE EL CAJON MUNICIPAL CODE.

WHEREAS, pursuant to the provisions of Chapter 8.24 of the El Cajon Municipal Code, a public hearing was held on February 24, 2015, for the purpose of hearing objections or protests to a report and account of delinquent refuse collection service fees and charges; and

WHEREAS, protests and objections of the owners of the properties liable to be assessed for said delinquent charges have been heard and considered by said City Council, and said accounts have been approved as submitted.

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

1. In accordance with the provisions of Title 4, Division 3, Chapter 10, Section 38791 and Title 3, Division 2, Chapter 8, Section 25831 of the Government Code of the State of California, and Section 8.24.090 of Chapter 8.24 of the El Cajon Municipal Code, the report and account of delinquent refuse collection service fees and charges (Exhibit "A") considered at the hearing held on February 24, 2015, on file in the office of the City Clerk, is approved, and the unpaid amounts designated in said report and account shall be a charge to the owners of the properties on the next regular tax bill, and shall be liens upon the properties involved.

2. The sums herein assessed remaining unpaid after thirty days from the date of this resolution shall bear interest at the rate of 7% per annum, as set forth in Section 8.24.100 of Chapter 8.24 of the El Cajon Municipal Code.

3. The designation of said parcels is shown by Assessor's parcel numbers, and the initial amounts plus interest to be assessed and imposed as liens are designated thereafter on Exhibit "A", on file in the Office of the City Clerk.

4. Said liens shall be of no further force or effect upon the confirmation of the Tax Collector that said assessments have been added to the tax rolls.

5. The City Clerk is hereby directed to record a certified copy of this resolution and Exhibit "A" in the office of the County Recorder of San Diego County.

6. The City Clerk is hereby authorized to discharge and release any such lien when the claim under said lien has been fully satisfied.

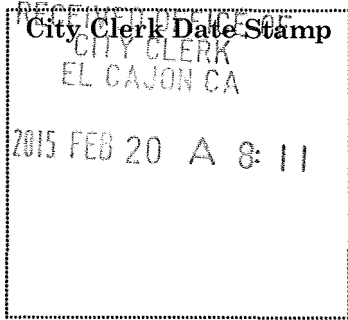
(Continued on Page 2)

7. The decision in your matter is final on this date, and by this notice, you have 90 calendar days from the date of the mailing of this notice to seek judicial review of this decision pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6, and El Cajon Municipal Code Chapter 1.32.

Refuse Liens February 2015

2/24/15 (Item 3.1)

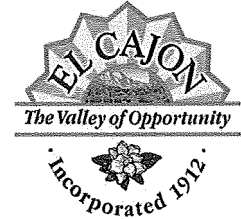
**List of Delinquent Refuse
Collection Accounts is
Available for Review in the
City Clerk's Office, 200
Civic Center Way, El Cajon,
CA 92020. (619) 441-1763**



City of El Cajon Agenda Report

MEETING: Feb. 24, 2015

ITEM NO: 3.2



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Planning Manager

SUBJECT: Regulatory Streamlining – Specific Plan No. 182 Amendment

RECOMMENDATION: That the City Council:

1. Open the public hearing and receive testimony;
2. Close the public hearing; and
3. Move to INTRODUCE the ORDINANCE Amending Specific Plan No. 182.

PROJECT DESCRIPTION

As part of the City’s strategy to create efficiencies in our development process whenever appropriate, this proposal would streamline development processing within the most important portion of the City – downtown El Cajon. At present, Specific Plan 182, which covers the downtown region, requires all development permits to go before the City Council for approval. This is not the case in most other areas of the City and, therefore, acts as a hurdle in expediting development projects in our downtown.

Specific Plan No. 182 requires the City Council to approve all development projects in the downtown area after the Planning Commission has reviewed and recommended its approval. This subsequent decision step adds time to the planning entitlement process resulting in added cost and delays to development projects. Except for the El Cajon Boulevard/ Johnson Avenue corridor, this additional step is not required for like projects elsewhere in the City.

This proposed amendment to Specific Plan 182 would streamline the process for certain projects within the boundaries of Specific Plan No. 182 by authorizing these decisions to be made by either the Planning Commission or staff, depending on the type of permit being requested. The attached table (see attachment No. 2) outlines both the existing and proposed decision-making matrix for various permits. All Planning Commission decisions are appealable to the City Council and all administrative decisions are appealable first to the Planning Commission and then to the City Council. Moreover, the City Council itself may request the review of any Planning Commission resolution that approved or denied a planning permit.

BACKGROUND

The Planning Commission initiated this proposed amendment to Specific Plan No. 182 together with the annual Zoning Code Omnibus update and General Plan Amendment for consistency with the ALUCPs on April 1, 2014.

California Government Code Section 65100 requires the City Council to assign by ordinance the functions of a planning agency to itself, a planning department, planning commission or commissions, other administrative bodies, hearing officers, or a combination thereof. Accordingly, pursuant to El Cajon Municipal Code Section 2.24.200, the City Council created the Planning Commission with all the duties and decision making abilities pursuant to the provisions found in State Planning and Land Use Law (Chapter 3 of Title 7 of the California Government Code).

Streamlined Processing Edits

In summary, the proposed amendments align the development permit process for projects within Specific Plan No. 182 boundaries with the permit process for most of the City. This effort will further the City's goal of providing the fastest and most effective permit processing of projects anywhere in San Diego County.

The proposed streamlining edits are provided as strikeout underline in the attached Specific Plan No. 182 document. Some proposed edits include minor revisions to the text for the purpose of consistency and language clarification.

PLANNING COMMISSION DECISION

On February 17, 2015, the Planning Commission adopted Resolution No. 10792 by a unanimous decision recommending City Council approval of the proposed amendment to Specific Plan No. 182. The Planning Commission was pleased to see the efforts made to streamline the development permit process. There was no public input received at the public hearing or by staff prior to the Planning Commission meeting.

FINDINGS

A. The proposed specific plan serves the public interest.

The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would streamline the development review and permitting process, and the minor technical edits would improve text consistency and clarity.

B. The proposed specific plan will systematically implement the city's general plan.

Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment is designed to encourage investment and target new development to the City's downtown area.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is exempt pursuant to CEQA Guidelines Subsection 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed amendment is designed to streamline the development permit process, and therefore does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable development is not increased and there are no potentially significant environmental effects.

RECOMMENDATION:

That the City Council approve the Amendment to Specific Plan No. 182, based on the findings made by the Planning Commission on February 17, 2015, and as indicated in Planning Commission Resolution Number 10792.

FISCAL IMPACT: None.

PREPARED BY:



Anthony Shute
PLANNING
MANAGER

REVIEWED BY:



Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:



Douglas Williford
CITY MANAGER

ATTACHMENTS

1. Table 1 – Downtown Specific Plan Decision Matrix
2. Proposed Ordinance Amendment to Specific Plan No. 182
 - a. Exhibit A - proposed draft Specific Plan No. 182
3. Planning Commission Resolution No. 10792 Recommending City Council Approval without attachment
4. Planning Commission Draft Minutes dated 02-17-15
5. Planning Commission Resolution No. 10757 (Resolution of Intent)
6. Public Hearing Notice
7. ECMC Section 2.24.200

Table 1

DOWNTOWN SPECIFIC PLAN DECISION MATRIX (SP No. 182)		
TYPE OF ACTION	DECISION-MAKER	
	CURRENTLY	PROPOSED
<ul style="list-style-type: none"> • Site Development Plan 	Planning Commission & City Council	Staff
<ul style="list-style-type: none"> • Conditional Use Permit • Minor Conditional Use Permit • Variance 	Planning Commission & City Council	Planning Commission
<ul style="list-style-type: none"> • General Plan Amendment • Zoning Reclassification • Zoning Code Amendment • Specific Plan • PRD • PUD • CUP for Electronic Message Display Sign • Tentative Map (Major Subdivision) • Planning permits involving sites with inconsistency between General Plan and zoning • Historic Resource Designation 	Planning Commission & City Council	Planning Commission & City Council (no change)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 182 TO STREAMLINE
THE DEVELOPMENT PERMIT PROCESS

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 17, 2015, and recommended City Council Approval of the amendment to Specific Plan No. 182 for the streamlining of permits; and

WHEREAS, on April 1, 2014, the Planning Commission adopted Resolution No. 10757 initiating an amendment to Specific Plan No. 182 together with the annual Zoning Code Omnibus update and General Plan Amendment for consistency with the ALUCPs; and

WHEREAS, Specific Plan No. 182 designates the City Council as the decision making body for all new developments, substantial redevelopment of existing buildings, use permits, and modification of development standards; and

WHEREAS, a streamlined permit process for projects within the boundaries of Specific Plan No. 182 will further enable City efforts to expedite development permitting; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on February 24, 2015, to consider an Amendment to Specific Plan No. 182 to align the development permit process for projects within the specific plan boundaries with the permit process for most of the city; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council, including (but not limited to) evidence such as the following:

- A. Based upon the record as a whole, the Planning Commission hereby finds that the proposed amendments to Specific Plan No. 182, as modified by this Resolution, are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061 (b) (3)). The proposed amendment is designed to streamline the development permit process, and therefore does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable development is not increased and there are no potentially significant environmental effects.
- B. The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would streamline the development review and permit process, and the minor technical edits would improve text consistency and clarity.

C. Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment is designed to encourage investment and target new development to the City's downtown area; and

WHEREAS, after considering such evidence and facts, the City Council did consider Amendments to Specific Plan No. 182 as presented at its meeting.

The City Council of the City of El Cajon does ordain as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to this Amendment to Specific Plan No. 182.

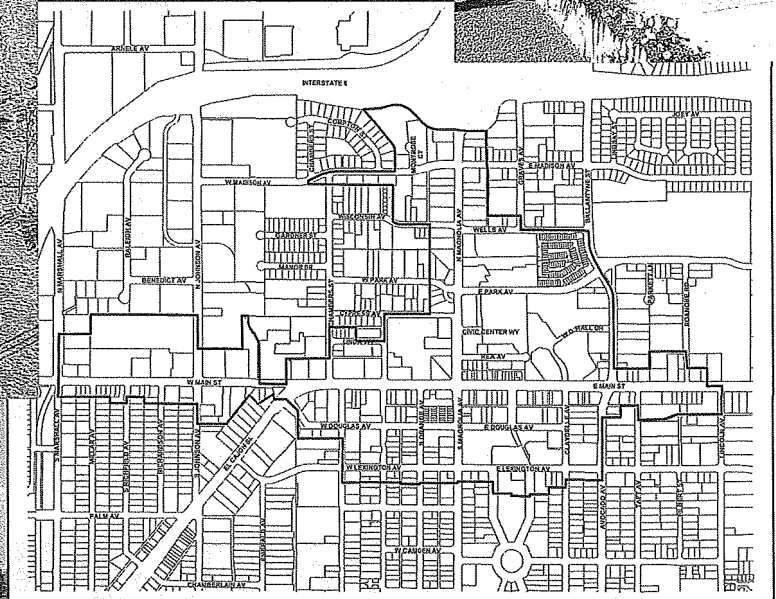
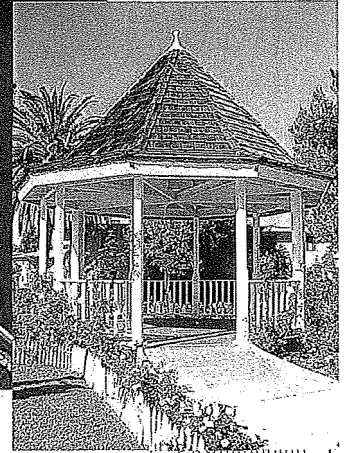
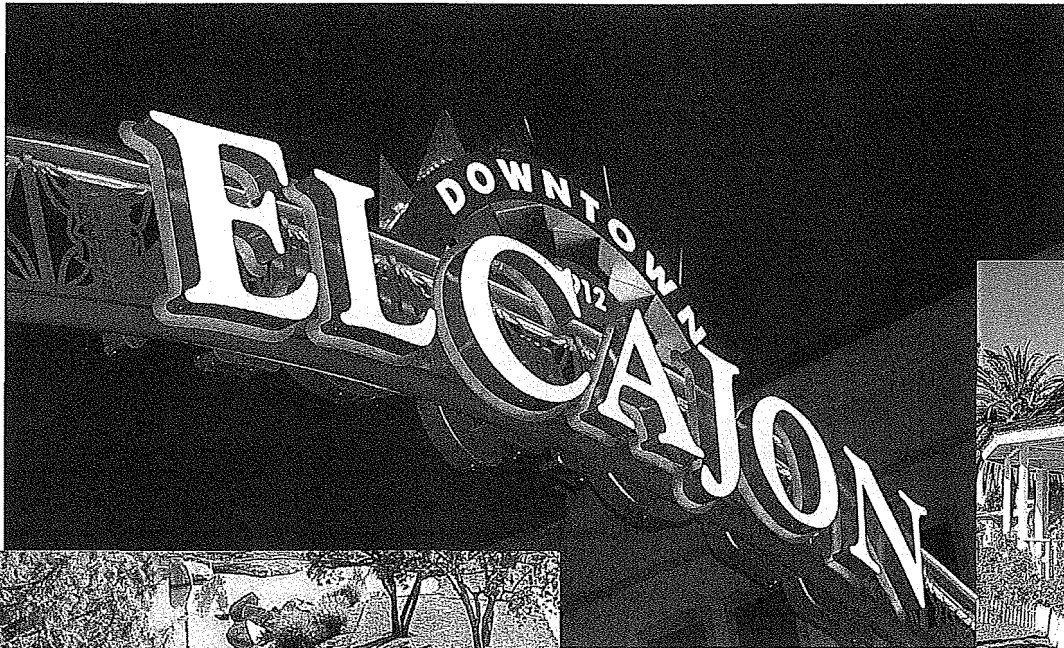
Section 2. That based upon said findings of fact, the El Cajon City Council hereby APPROVES the Amendment to Specific Plan No. 182, in accordance with the attached Exhibit "A".

Section 3. This ordinance shall become effective thirty (30) days following its passage and adoption.



Exhibit A

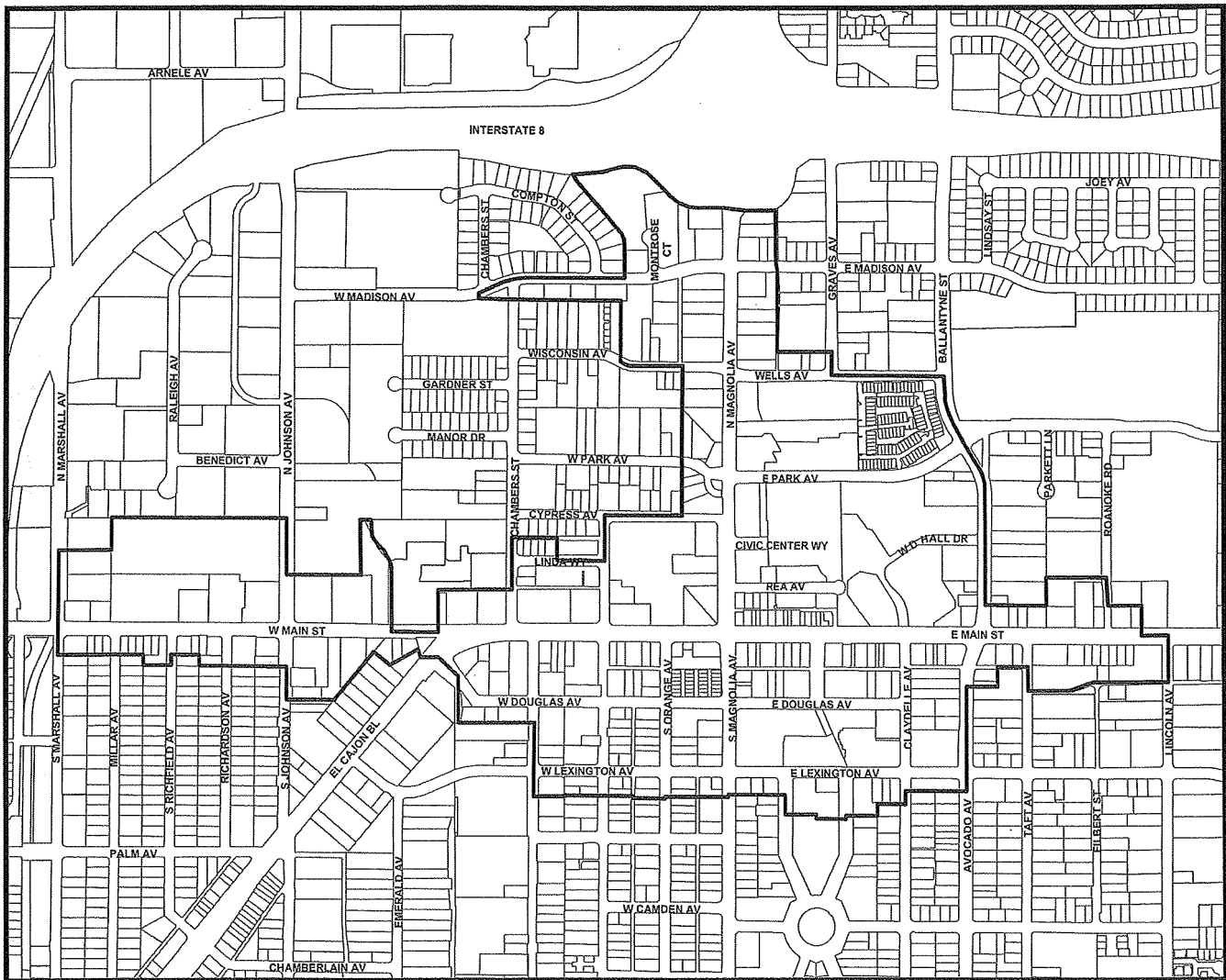
CITY OF EL CAJON



DOWNTOWN EL CAJON SPECIFIC PLAN 182



CITY OF EL CAJON



DOWNTOWN EL CAJON SPECIFIC PLAN 182

Intent and Purpose of SP 182

It is the intent and purpose of Specific Plan 182 to implement the recommendations of the Downtown Master Design Plan adopted on November 24, 1992. In addition to uses permitted by right in the underlying zone, it is intended that this specific plan will provide for mixed-use including retail and/or offices and residential uses in one development project. However, there are permitted and conditional uses which are normally allowed in the underlying zones which are not permitted within the boundaries of Specific Plan 182. Please verify any proposed uses with the Planning Division at 619-441-1741.

Includes amendments adopted by City Council through August 23, 2011 – Ordinance No. 4976 and an amendment adopted on January 8, 2013 by Ordinance No. 4985

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I. PROPERTY DESCRIPTION

These regulations shall apply to those properties included in Special Development Area No. 9 as shown on the General Plan and on attachment "A". Additional properties may be included as approved by an amendment to the General Plan, Special Development Area No. 9 and this specific plan.

II. INTENT AND PURPOSE

It is the intent and purpose of this specific plan to implement the recommendations of the Downtown Master Design Plan prepared by Tucker, Sadler and Associates and dated June, 1991.

The Downtown Master Design Plan contains recommendations for land uses and development standards.

In addition to uses permitted by right or conditional use permit in the underlying zone, it is intended that this specific plan will provide for mixed-uses including retail and/or offices and residential uses in one development project.

It is further intended that all developments emphasize pedestrian access with the scale and design of buildings promoting and reflecting the pedestrian environment.

III. PERMITTED AND PROHIBITED USES

- A. All uses permitted by right in the underlying zone except as listed below on Exhibit 'A' may be approved by right within Special Development Area No. 9.
- B. All uses permitted by conditional use permit in the underlying zone except as listed below on Exhibit 'B' may be permitted by conditional use permit within Special Development Area No. 9.
- C. Automotive service and repair uses are only permitted in the portion of Special Development Area No. 9 that is also a part of Special Development Area No. 10 and zoned C-M. All automotive service and repair uses shall obtain a conditional use permit in accordance with Section V. Development Process of this specific plan.

IV. SPECIAL USES

- A. Mixed-use developments, composed of retail, office and/or residential development may be permitted by conditional use permit within Special Development Area No. 9.

An example of a mixed-use development would be a residential development built above a retail and/or office development in a commercial or office zone.

- B. Density bonuses to increase residential densities beyond that permitted by the underlying zone and consistent with the General Plan, State law and City ordinances may be permitted by conditional use permit within Special Development Area No. 9.

A density bonus may be requested as part of a residential project in a residential zone or as part of a mixed-use project in commercial or office zones.

V. DEVELOPMENT PROCESS

All proposed development projects shall be required to process a development plan. Development plans shall be of the following types:

Site development plans as described in Chapter 17.65 of the Zoning CodeOrdinance.

Conditional use permits as described in Chapter 17.50 of the Zoning CodeOrdinance.

Specific plans as described in Chapter 17.70 of the Zoning CodeOrdinance.

Planned Residential Developments as described in Chapter 17.165 of the Zoning CodeOrdinance.

Planned Unit Developments as described in Chapter 17.60 of the Zoning CodeOrdinance.

Sign Permit as described in Chapter 17.190 of the Zoning CodeOrdinance.

Administrative Zoning Permit as described in Chapter 17.40 of the Zoning CodeOrdinance.

A. Site Development Plan

A site development plan shall be required for all proposed developments which are permitted by right in the underlying zone or overlay zone when applicable. ~~Such a site development plan shall be processed in all respects like any other site development plan except it shall also be reviewed and approved by the Planning Commission and approved by the City Council. These reviews need not require a public hearing.~~

B. Conditional Use Permit

A conditional use permit shall be required for all proposed developments involving uses which require a conditional use permit in the underlying zone or overlay zone when applicable; ~~or which involve a mixed-use development~~

~~consisting of residential and commercial and/or office development; A conditional use permit shall also be required for the following in the underlying zone; or which involve~~

- ~~1. a development consisting of both uses permitted by right and by conditional use permit in the underlying zone; or which~~
- ~~2. involve a modified parking requirement; or which involve~~
- ~~3. a density bonus for residential development; or which involve~~
- ~~4. a modified building height, or a~~
- ~~5. modified lot coverage, or~~
- ~~6. modified building setbacks~~

~~Such a conditional use permit shall be processed in all respects like any other conditional use permit, except it shall be approved by the City Council after a public hearing to be effective.~~

C. Specific Plan

A specific plan may be required or utilized for certain uses or to modify certain development standards.

D. Planned Residential Development

A planned residential development is required for any common interest development in a planned residential development zone.

E. Planned Unit Development

A planned unit development is required for any common interest development including residential condominiums, townhouses, office condominiums and similar separate ownership opportunities.

F. Sign Permit

A sign permit is required to install any new commercial sign, except allowable window signing, within Specific Plan 182. The City Manager may delegate sign design review approval within Specific Plan 182 to a downtown PBID management entity, however signs must still comply with the other provisions of this Plan and the Municipal Code, including obtaining encroachment permits and building permits, when applicable.

G. Administrative Zoning Permit

An administrative zoning permit is required to remodel the façade of a commercial storefront/building governed by Specific Plan 182, install an

ancillary outdoor dining area, or establish other uses listed as requiring an administrative zoning permit in Chapter 17.40 of the Zoning Code Ordinance.

VI. DEVELOPMENT STANDARDS

Except as expressly provided as follows, all developments shall be subject to the development standards set forth in either the underlying zone or overlay zone when applicable.

A. Parking

Except as provided below, all original new uses in newly constructed buildings shall comply with the applicable parking requirements of the underlying zone.

1. Permitted Uses

All subsequent new permitted uses in existing or enlarged buildings shall comply with the applicable following provisions:

- a) If the existing development does not have the required on-site parking that complies with the current parking requirements of the underlying zone and there is no enlargement of the building, any new use must be one that has a parking requirement that is equal to or less than the prior use as determined by the parking standards of this title; or
- b) If the existing development does not have the required on-site parking, and there is a proposed new use which has a parking requirement that is greater than the prior use as determined by the parking standards of this title or if there is a new use which proposes an enlargement of the existing building or use without providing the current number of parking spaces required by this title, or if there is both a new use and a new building which cannot satisfy the current parking requirements of this title, a conditional use permit must be obtained to allow a reduced number or no on-site parking spaces, subject to findings, including a determination that the proposed new use and/or new building will not result in a parking inadequacy that is detrimental to adjacent uses or properties and the downtown area as a whole. ~~This conditional use permit shall be processed in all respects like any other conditional use permit, except that it shall also be approved by the City Council after a public hearing to be effective.~~

2. Special Uses

- a) If a building is intended to be used for a proposed mixed-use development as described in section IV.A.—above, the parking requirement may be reduced to 70 percent of the total number of parking spaces required for each individual use; or
- b) If a mixed-use development is proposed for an existing building and the parking provided is less than 70 percent of the total number of parking spaces required for each individual use, or if a mixed-use development is proposed for an existing building that must be enlarged or if a mixed-use development is proposed for a new building and the number of parking spaces is less than required by this title, a conditional use permit must be obtained to allow a reduced number or no parking spaces for the mixed-use development subject to findings, including a determination that the proposed mixed-use development will not result in a parking inadequacy that is detrimental to adjacent uses or properties and the downtown area as a whole. ~~This conditional use permit shall be processed in all respects like any other conditional use permit, except that it shall also be approved by the City Council after a public hearing to be effective.~~

B. Building Height

There shall be no maximum building height for any properties included in Special Development Area No. 9 as shown on Attachment "A" except that the maximum height of any building on any property in Special Development Area No. 9 and which is within 100 feet of any property zoned and/or developed with residential uses shall be 35 feet, unless a greater height is approved by conditional use permit.

C. Lot Coverage

All buildings, including accessory buildings and structures, and all parking areas and driveways shall not exceed the lot coverage of the underlying zone, unless a greater lot coverage is approved by conditional use permit.

D. Building Setbacks

All buildings, including accessory structures, shall comply with the building setbacks of the underlying zone except as follows:

1. All commercial and/or office buildings or mixed-use developments with residential units shall observe street frontage setbacks as follows:
 - a) One- and two-story buildings: No requirements;
 - b) Three- to six-story buildings: 10 feet;
 - c) Seven- to ten-story buildings: 15 feet.

2. All commercial and/or office buildings are permitted to observe no interior setbacks.
3. All mixed-use developments with residential units shall observe interior setbacks as required by the building and fire codes.
4. All street frontage setbacks, if required, shall be landscaped.
5. Setback requirements may be further reduced, through approval of a conditional use permit.

E. Exterior lighting

An on-site lighting plan prepared in accordance with Section 17.130.150 of the Zoning Code Ordinance shall be submitted for approval. The lighting plan shall address all building façades, especially those adjacent to alleys, parking areas and walkways.

F. Residential Density

All residential developments shall comply with the density limitations of the underlying residential zone or overlay zone when applicable, unless a density bonus is approved pursuant to Section IV.B.

In a mixed-use development, the maximum residential density shall be determined as part of the approval of the mixed-use development pursuant to section V.B, or overlay zone when applicable.

G. Open Space/Common Recreational Area

All residential developments shall comply with the open space/common recreational area requirements of the underlying residential zone or overlay zone when applicable.

In a mixed-use development, some form(s) of open space/common recreational area such as a swimming pool (indoor or outdoor) or passive open space or combination thereof shall be provided. The amount or type of the required open space/common recreational area shall be determined as part of the approval of the mixed-use development pursuant to section V.B.

H. Signs and Graphics

All signs and graphics shall comply with the Signing and Architectural Graphics Guidelines adopted in June, 1993, or any subsequent revision and the City's sign regulations contained in Chapter 17.190 of the Zoning Code whichever is more restrictive and except as follows:

1. Wall Signs.

Except as provided below, building face or building wall signs shall be limited to a maximum sign area of two square feet of sign area per linear foot of building face or building wall width.

Building face or building wall signs may be attached to the wall, building face or arcade of a building that is constructed on a street frontage property line where the sign extension is intended to provide interior lighting or a relief effect to the sign.

The extension of the sign shall not exceed twelve inches beyond the wall or face of the building and shall maintain a minimum ground or sidewalk clearance of eight feet.

2. Projecting Signs.

Projecting signs may project a maximum of twenty-four inches from the supporting wall or building face with a maximum sign area of ten square feet per face. Projecting signs may not project into the public right-of-way. Projecting signs shall maintain a minimum ground or sidewalk clearance of eight feet. A projecting sign shall not exceed the height of the building wall to which it is attached. Projecting signs are included in the calculation of the maximum allowable wall signs.

3. Suspended Signs.

Suspended signs under an arcade shall be limited to one in front of each entrance to the building, shall be no wider than sixty percent of the width of the arcade with a maximum sign area of six square feet per face and shall maintain a minimum ground or sidewalk clearance of eight feet. Signs suspended perpendicular to the building entrance shall not be included in the calculation of the maximum cumulative wall sign area. Signs suspended parallel to the street shall be included in the calculation of the maximum cumulative wall sign area.

4. Freestanding Signs.

Freestanding signs shall be limited to monument signs with one monument sign permitted for each street frontage of each commercial development or individual commercial use. The maximum height of a monument sign is eight feet and the maximum sign area is one hundred twenty (120) square feet per face.

Unless a monument sign is set back at least ten feet perpendicular from the public right-of-way, it shall be located at least fifteen feet to the side

of any driveway or interior property line to assure visibility. On any corner radius, a monument sign shall be set back from the public right-of-way unless it is demonstrated that safe and proper visibility can be maintained at a lesser setback.

5. Window Signs.

Window signs shall be limited to fifteen percent of the total business window sign area. Window signing shall not be included in the calculation of the maximum cumulative wall sign area.

6. Portable Signs.

One portable sign on a sign stand or sandwich board (A-frame) sign is allowed for each conforming ground floor retail, restaurant, and personal service use (e.g., hair salons, barber shops, nail salon). Maximum sign/structure dimensions shall be 20-inches wide and 42-inches high.

Signs may be placed on public sidewalk, subject to issuance of an encroachment permit by the City Public Works Department. Sign placement must conform to ADA requirements at all times.

Portable signs placed over a public sidewalk may only identify the business name, products, and services of the adjacent establishment for which the license is granted. They may not include political or any other unrelated messages. Tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk. A brand logo for the downtown adopted by the PBID or City may be included on the sign panel.

7. Signs on outdoor dining fences.

One sign panel measuring a maximum of eight square feet in size and a maximum of ½ inch in thickness may be affixed to an approved outdoor dining fence when the outdoor dining area for an adjacent restaurant is less than 60 feet in width. Up to two sign panels may be affixed to an outdoor dining fence, when the outdoor dining area for an adjacent restaurant is 60 feet or more in width. Sight lines may not be obstructed, as determined by the City Engineer.

Sign panels on an approved outdoor dining fence shall not be included in the maximum allowable wall signs noted above.

Sign panels shall be flush mounted and made of rigid and durable materials such as metal, wood, or hard plastic. Sign panels shall be professionally printed, not hand-painted and mounted with discreet or artistic hardware.

Sign panels may encroach over the public sidewalk or Prescott Promenade, subject to issuance of an encroachment permit by the City Public Works Department.

Sign panels over a public sidewalk or Prescott Promenade may only identify the restaurant name, products and events of the restaurant holding the license to the outdoor dining area. They may not include political or any other unrelated messages. Tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk or Prescott Promenade. A brand logo for the downtown adopted by the PBID or City may be included on the sign panel.

8. Menu Boards/Cases.

Wall mounted restaurant menu boards/cases measuring four square feet or less shall not be included in the maximum square footage allowable for wall signs. Menu Board/cases shall be a maximum of three inches thick. Internal, non-animated illumination is permitted.

9. Animated Signs.

Animated window signs shall be limited to five percent of the ground floor window area, up to a maximum of four square feet and 40 linear feet per business establishment, whichever is less. Animated signs shall be included in the 15 percent maximum window area signage allowance.

10. No box or can signs, internally illuminated or not, shall be permitted within the boundaries of Specific Plan 182.

11. All new signs shall be reviewed in accordance with Section V.F.

VII. DESIGN GUIDELINES

All proposed projects are subject to the design standards of the underlying zone and shall comply with the design guidelines contained in Exhibit "C" when applicable.

VIII. AMENDMENTS TO SPECIFIC PLAN

Amendments to this specific plan shall follow the process contained in Chapter 17.70 of the Zoning Code Ordinance and may be initiated by:

1. The verified application of the owner or his/her agent or any property within the boundaries of Specific Plan 182;

Attachment
"A"

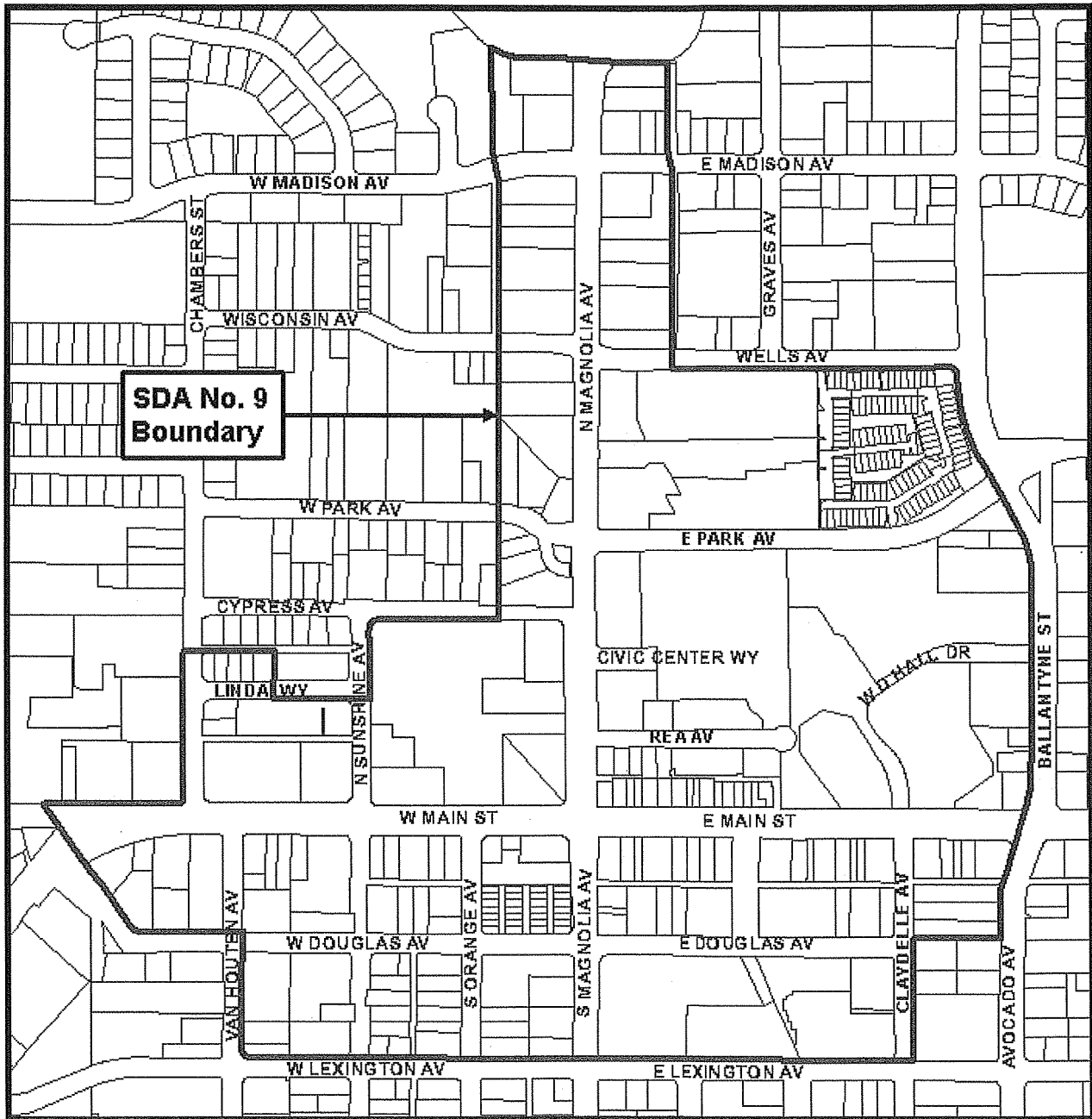


EXHIBIT "A"
SPECIFIC PLAN NO. 182

The following uses usually permitted by right in the specified zones are *prohibited* within Special Development Area No. 9.

<u>LUC *</u>	<u>USE DESCRIPTION</u>	<u>ZONES</u>		
52A	Building materials, hardware, farm equipment (no outside storage)	C-G	C-R	
5313	Surplus store	C-G	C-R	
5313	Volume Discount, closeout or 99¢ stores	C-G	C-R	
5520	Sale and installation of tires, batteries and accessories	C-G	C-R	
5932	Secondhand clothing and shoes	C-G	C-R	
5933	Secondhand furniture	C-G	C-R	C-M
5934	Secondhand bookstores	C-G	C-R	
5935	Secondhand auto parts			C-M
5936	Thrift shops	C-G	C-R	
5969	Plant nurseries	C-G		
598	Fuel and ice		C-G	
61	Check cashing	C-G	C-R	
6123	Pawnbroker	C-G	C-R	
6124	Bail bonds	C-G	C-R	
6241	Funeral parlors and mortuaries	C-G	C-R	
6256	Locker rentals	C-G	C-R	
6295	Tattoo parlor	C-G	C-R	
6394A	Equipment rental with outdoor storage and display	C-G		

6397	Auto, truck and trailer rentals	C-G	
6411	WIC	C-G	C-R
6497	Gunsmith	C-G	C-R
6498	Saw, knife, lawnmower and tool repair and sharpening	C-G	C-R
6518A	Blood banks	C-G	C-R

*Land Use Code

Note: Where no zone is indicated, the use is automatically not permitted in that zone.

EXHIBIT "B"
SPECIFIC PLAN NO. 182

The following uses usually permitted by conditional use permit in the specified zones are *prohibited* within Special Development Area No. 9.

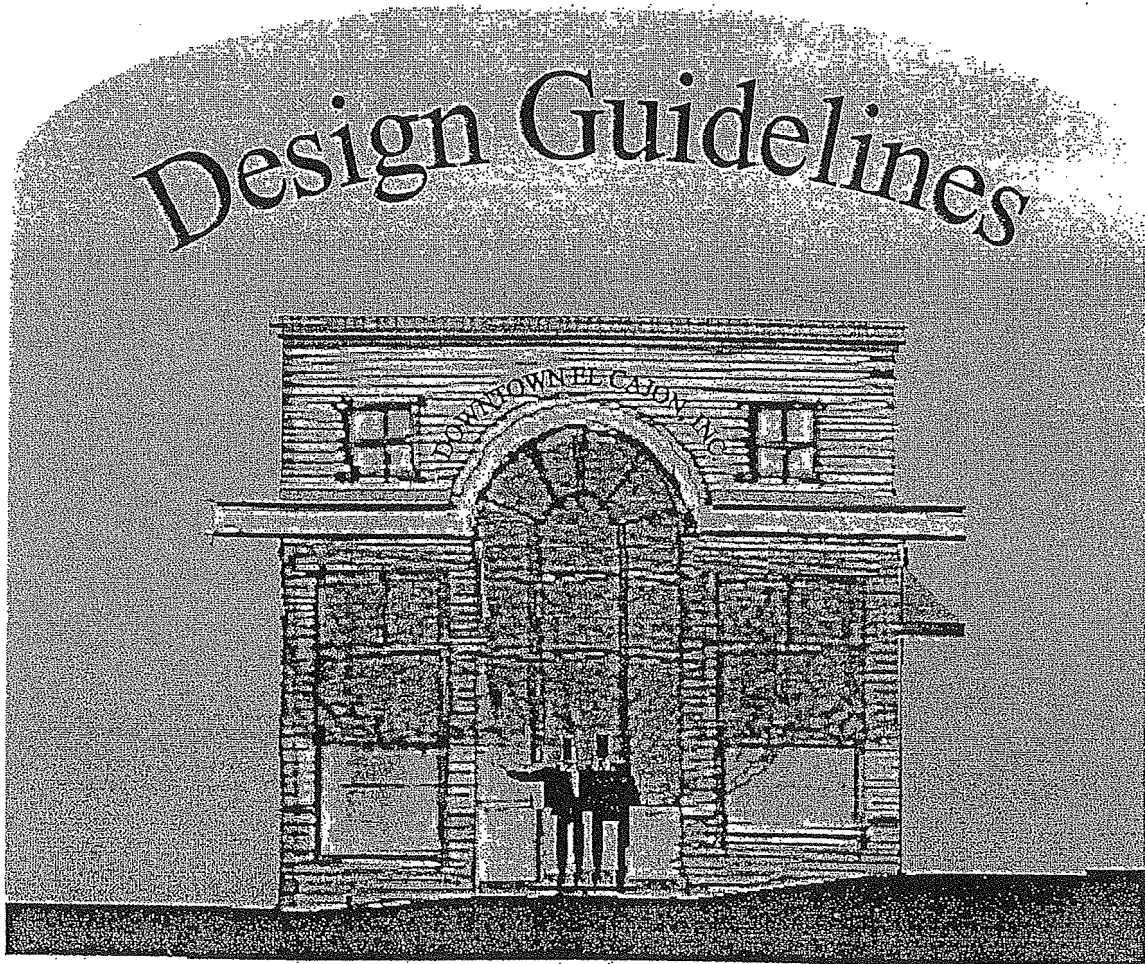
<u>LUC*</u>	<u>USE DESCRIPTION</u>	<u>ZONES</u>	
12	Board and care facilities	C-G	C-R
4294	Ambulance service	C-G	C-R
4603	Long term storage		C-M
485	Solid waste disposal		C-M
52B	Building materials, hardware, farm equipment with outside storage	C-G	C-R
592	Liquor store – off-premises alcoholic beverage sales	C-G	C-R
5999	Swap meet	C-G	C-R
6296	Massage parlors, steam baths, sauna baths	C-G	C-R
6381	Auction house	C-G	C-R
6393B	Detective and protective services with dogs	C-G	C-R
6411	Automotive repair	C-G	C-R
6413	Automotive paint and body	C-G	
6414	Automotive upholstery and tops	C-G	
6415	Motorcycle repair	C-G	
6416	Car washing and detailing (automatic)	C-G	
6417	Car wash (self-service)	C-G	

6418	Auto glass installation	C-G	
6419A	Auto diagnostic clinic (no repair)	C-G	C-R
6419B	Towing service	C-G	
692	Welfare and charitable services	C-G	C-R
745	Firearms and archery (indoor only)	C-G	C-R
6516	Sanitariums, convalescent hospitals, rest homes	C-G	C-R
7491	Camping overnight travel stopping	C-G	C-R
8221	Veterinarian services	C-G	C-R
8222	Animal hospital services	C-G	C-R
	Adult entertainment	C-G	C-R

*Land Use Code

Note: Where no zone is indicated, the use is automatically not permitted in that zone.

EXHIBIT "C"
SPECIFIC PLAN NO. 182



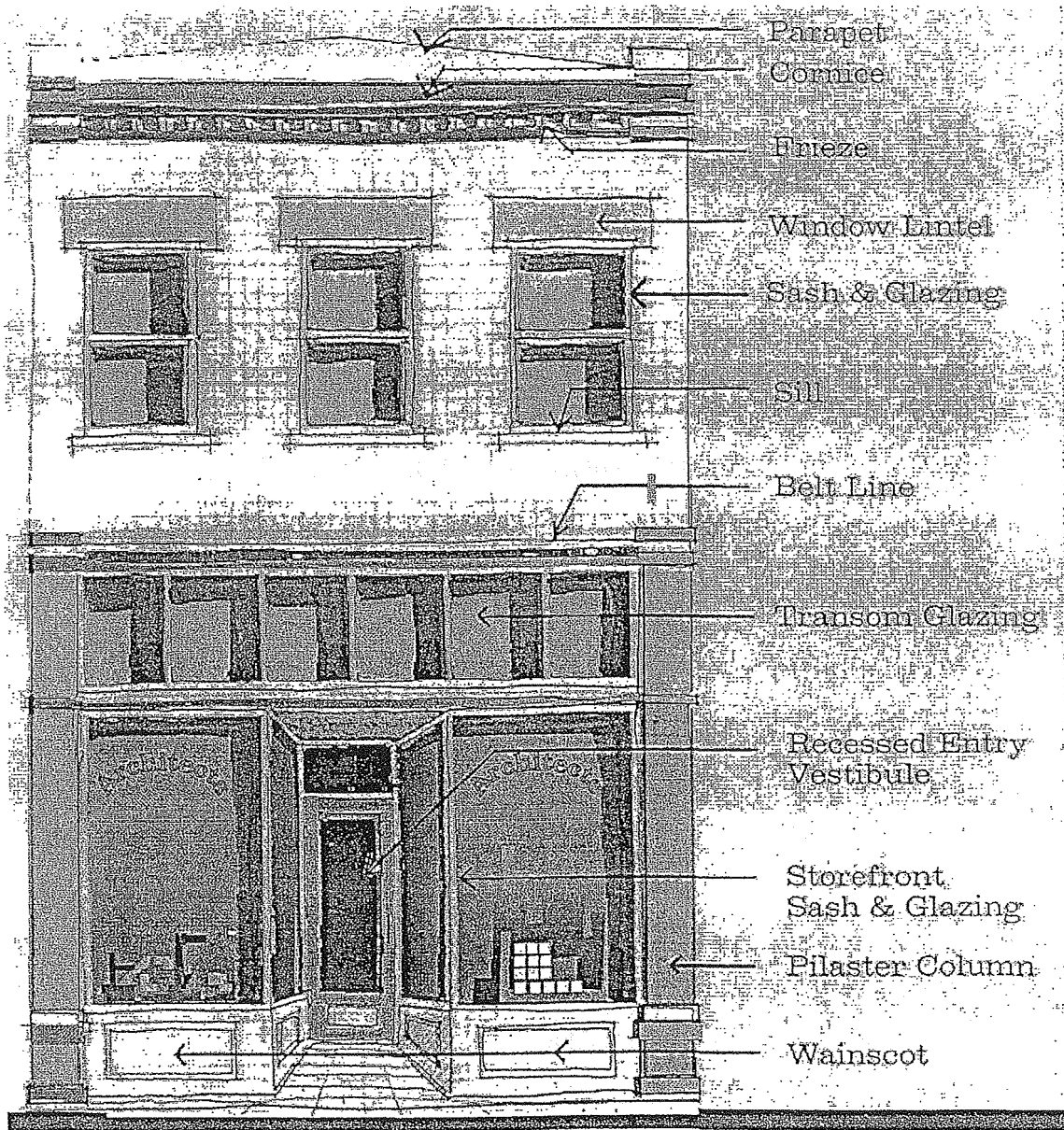
DESIGN GUIDELINES
FOR BUILDING FACADE RENOVATIONS AND NEW BUILDINGS

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Façade Guidelines Contextual Design Elements



An Illustrated Glossary

ARCHITECTS
FASON
&
FORREST

PREFACE

This Plan is based upon the stated desires of Stakeholders to establish a set of regulations for the El Cajon Downtown Management District. The intent of these regulations is to advise all building and business owners on what they need to do to make their building facades visually successful while contributing to the redevelopment of the downtown District. These Design Guidelines outline appropriate repair and renovation of facades to increase the monetary value of individual structures and stimulate the rebirth of the entire commercial District.

In broad terms, repairs or renovations are encouraged to bring the buildings back to the quality of their original structure and design. New buildings may be designed to represent any era, as long as they fit seamlessly within the unity of the District. These regulations and guidelines specifically do not prescribe or require a particular architectural style or theme for the built environment. All building styles are allowed when the integrity and the character of the proposed architecture is compatible with the existing or historical perspective of El Cajon and the development objectives of the Management District.

Renovated and new buildings alone will not encourage shoppers to leave malls and other retail areas. More is required if Main Street is to return to the busy, prosperous social avenue it was for 75 years. The same is true for the rest of the District. To recapture a fair portion of discriminating shoppers now going elsewhere, the District must renovate and create places for the many people visiting the County Courthouse, East County Performing Arts Center, City Hall, and local businesses. Services for shoppers must be increased, and merchandise lines expanded. More inviting spaces for visitors, employees and local residents are required so that people can meet, gather, and talk before strolling or moving on. These standards provide guidance to enhance the pedestrian experience and improve the value of building facades.

These regulations attempt to encourage desired entrepreneurial redevelopment of the Downtown District as an art, entertainment and specialty retail, and service district for the East County region. The guidelines apply to redevelopment and new construction for all properties in the District, not just those properties on Main Street and/or Rea Street.

Although many existing properties within the District, especially along Magnolia Avenue, do not have an enhanced pedestrian experience fronting a transparent business storefront, these objectives are adopted District wide. The guidelines attempt to rehabilitate El Cajon's community, civic and commercial core and correct the debilitating effects that autonomous retail strip centers cause when allowed inside an otherwise pedestrian commercial center.

OVERVIEW

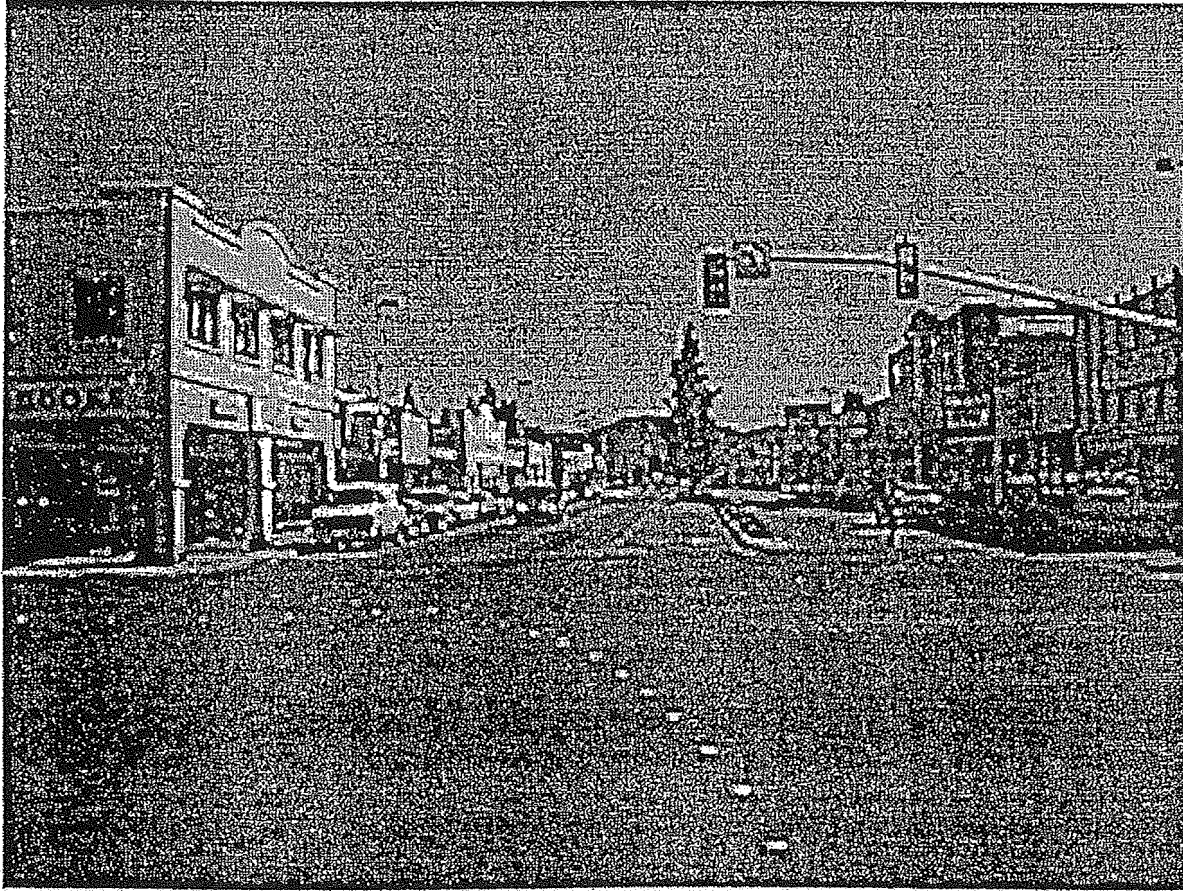
Adoption of District Standards for Building Façade Renovation and Design provides regulations to refine and define the image of the District and its individual businesses by reclaiming the architectural integrity of its buildings.

Established design standards shall be used to evaluate the appropriateness of any and all projects.

Renovating facades on existing properties, as well as the addition of new building projects, will provide District Stakeholders opportunities to improve the commercial viability of their businesses. Each Stakeholder is assured that the value of their property is protected through preservation and extension of historic architectural styles and elements and the eras they represent. This includes extending the arcades currently on the north side of Main Street to promote this outstanding architectural feature of the District. It also includes recommendations to install awnings on the other Main Street facades. Each of these improvements will enrich the enjoyment of pedestrians and shopper.

The goal is not to restrict individuals, but to provide quality control benefiting all Stakeholders and the citizens of El Cajon.

Yester-Year Main Street



History Behind Business District Architecture

Main Street El Cajon

The function of Main Street has changed little from the time of Richard the Lion-hearted. Main Street, traditionally, has been where most business was transacted; Main Street was where entertainment, food, and drink were plentiful. Especially on Saturdays, it was most obvious that Main Street was the social, the financial, and often the physical center of the community.

El Cajon began and expanded in much the way most American towns evolved. First, there was a rough road that became the main street. That road in El Cajon started in San Diego and moved eastward over the Grossmont Grade and down onto our valley floor. Its primary service was to and from a scattering of citrus, olive, and grape ranches. That changed in the mid-1870s when gold was discovered in the neighboring Cuyamaca Mountains. Suddenly, there was a flood of foot, horse, and wagon traffic on the road. So much traffic was on the road that a hotel and stable were built, becoming the area's first commercial buildings.

Within months of the hotel completion, settling families arrived, building homes, businesses, and churches. In less than two years, both sides of the two-block-long Main Street were filled with shops. Most were of boomtown construction, on parcels less than 25 feet wide and built only inches back from the roadway.



Main Street, circa 1923, reprinted by permission: Eldonna P. Lay, Valley of Opportunity (El Cajon: Eldonna P. Lay & Associates, 1987) , p. 81.

As the only business district in East County, El Cajon's Main Street filled the daily retail and professional needs of most of those living in the valley. But on Friday evenings, Main Street became more. With shoppers coming from as far as Lemon Grove, La Mesa, Dulzura, Potrero, and the reservations, Main Street became a social and commercial melting pot of visitors, travelers, area locals, and Native Americans.

After World War II, a booming economy brought two-car families, freeways, suburbs, and shopping centers with large on-site parking lots. Most of Magnolia Avenue reflects these

opportunities. Then suddenly, main streets across the nation seemed old fashioned and out-of-date. The retail revolution of the 1970's left entire blocks on main streets to deteriorate. Over time, they grew more blighted and became a visual embarrassment to the community.

We in El Cajon are fortunate that our Main Street still has many traditional American Main Street elements intact, making it a prime candidate for resurrection and revitalization. Foremost, the District's historic buildings along with governmental and cultural institutions are in the central area, supporting a community identity and a sense of place.

Furthermore, a modern City Hall and Council Chambers, and a County Courthouse provide the District with prestigious civic buildings, adding to the integrity and authenticity of our community identity. The District's historic storefronts and contemporary institutions. The East County Performing Arts Center also contributes to El Cajon's vibrancy. The importance of these buildings, their services and the district they create are reinforced by relatively new structures housing the region's main Fire Station, a full-service community center, regional library and senior apartments, less than a block away.

NORTH SIDE OF MAIN STREET

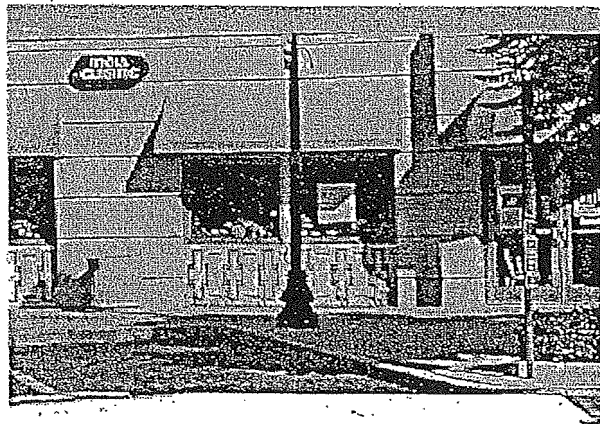
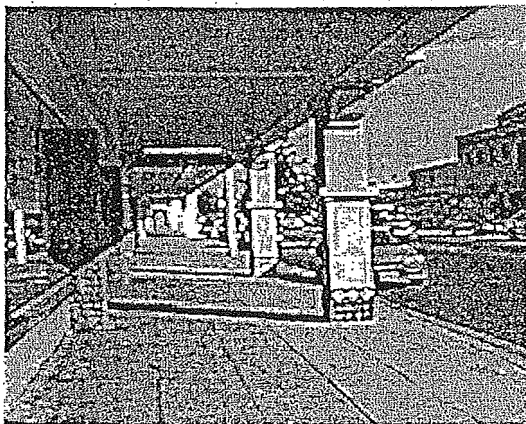
In the early years of the century, the invention of the automobile began to influence Main Street businesses. By the mid-1920s, the street was declared part of the State highway system. By the 1930s, this required a wider, paved street and sidewalks. But shop-fronts were in the way, forcing the State to order business owners on Main Street to either tear the front dozen feet of their buildings off, or move the entire building back. Not wanting to do either, owners were allowed to move ground floor storefronts back the required distance. But they left their roofs, and second floors in some cases, where they were, propping them up with support columns to form an arcade. This has become the District's most distinguishing architectural feature today.

Above the arcade, many of the buildings still retain false-front facades. This type of façade gives squat buildings the appearance of height to conceal the actual roofline and create a vision of prosperity and affluence. In truth, many buildings on Main Street have upper stories, which are used for professional offices and private apartments.



Perhaps the most recognized icon in the Downtown District at the northeast corner of Main and Magnolia.

Downtown on the first floor, historic building facades still boast tile or terrazzo wainscoting below large display windows. Frequently the business' name or address is emblazoned on matching tile or terrazzo on the entry flooring leading to a recessed door. These architectural features are worth saving at existing locations and replicating in new development. These same features help create a visual rhythm from the façade to another. Building bays, pilasters, transoms, and column details create interest on otherwise monotonous storefronts.



Pedestrian friendly elements such as ground floor arcades and storefront visibility contribute to the sense of promenade and affluence.

SOUTH SIDE OF MAIN STREET

A large section of the original false front buildings along the south side of Main Street burnt down during a single fire in 1899. Following more than a decade of empty lots separated by a few small businesses, new buildings began to replace them. And they were designed in the newer “modern” architectural style.

Moderne, with its occasionally wacky lines and angles, austere pipe columns, and large plate glass windows, differs radically from the north side architecture. Nevertheless, modern buildings are a valuable component of our Main Street. Firstly, the style has its own charm, contributing visible excitement to the eye. Secondly, the buildings tend to stay within one or two-lot widths. Therefore, the scale, mass, and rhythm of the south side is consistent with the north. Finally, the street itself provides a buffer between the difference in styles, preventing an unharmonious hodgepodge of structures.

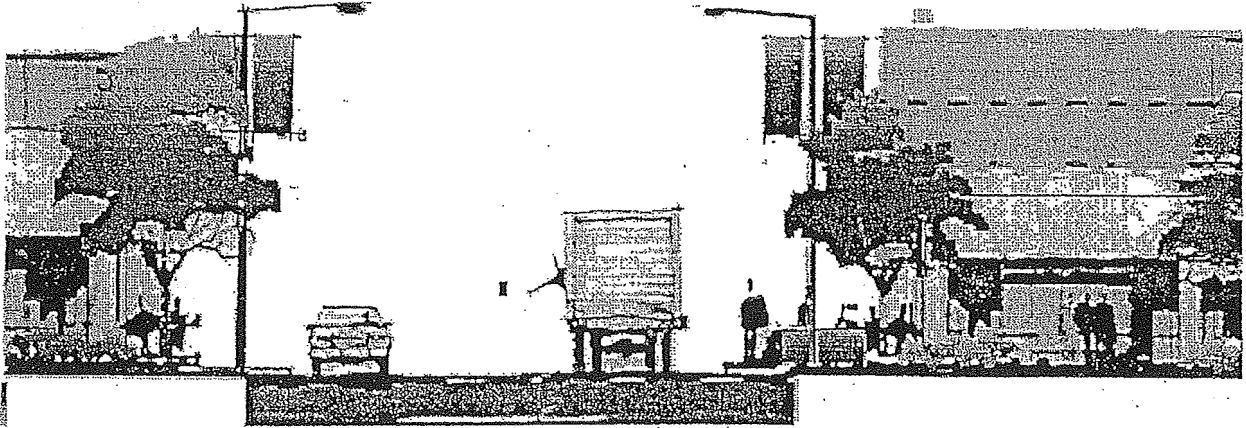
Another issue is that the original owners of south side buildings were willing to use high quality construction: terrazzo entries with cover base under the windows, large windows and entry doors with heavy duty aluminum and stainless steel frames and hardware. More often than not, these original elements will look new if cleaned.

All of the above elements are refined and reflect good design and craftsmanship. Equally important are color, texture, and display windows. During Main Street’s first 75 years of successful retail trade, large show windows enticed pedestrians to stop and inspect the merchant’s goods. What was true then is true now: windows and other design aspects of architectural elements attract passersby, calling them to come inside and see the rest of the merchant’s wares. Visibility into the merchant’s space was never obscured with tenant signage or advertising.



Extruded aluminum window sash and doorjamb epitomize this buildings era, circa 1955.

Main Street Tomorrow



The Pedestrian Zone - between the Street and Building Facade

New Buildings, Renovated Facades

BRING BACK OUR MAIN STREET

First, understand that what each property and business owner does have an impact. To get crowds back to Main Street, action is required!

Improving the building and business public image and the value of all businesses in the District is the primary goal of these architectural guidelines. These guidelines guarantee that the buildings, businesses and business neighbors' improvements and renovations benefit all District Stakeholders.

Begin with identifying upgrades or improvements that were done to your building façade over the last 50 to 70 years. In all likelihood, those changes are what have led to the building's loss of attractiveness and value. Identifying the building's drawbacks is the beginning of restoration of the façade to its original style and condition.

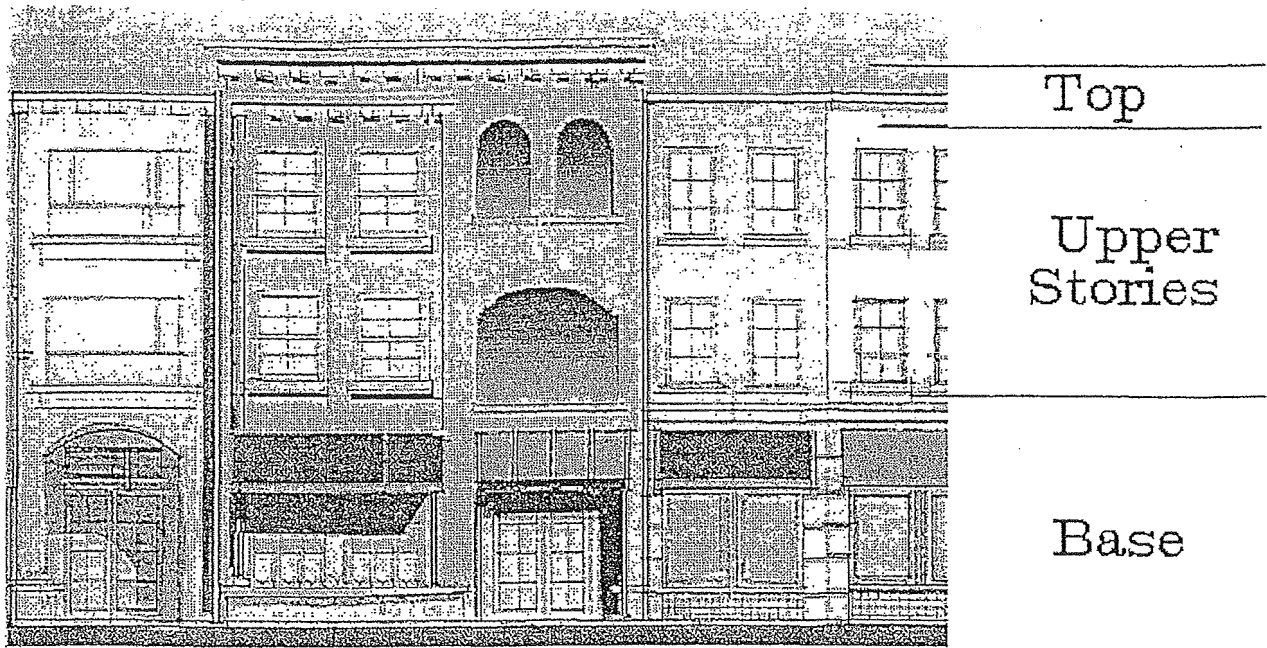
As building owners rejuvenate their building facades, adjacent building owners and District neighbors will follow. The time is right to invest in the integrity of storefront and building restoration. Shoppers also, will share the pride and excitement of restored buildings and the District experience. Retail malls are struggling to overcome predictability and repetition. Shoppers are looking for innovation, entertainment and authentic old-time charm of Main Street, El Cajon.

GENERAL TERMS OF A BUILDING'S FAÇADE

The **BASE** of any building is its first floor or ground floor. Whether a street-level storefront, a two story bank lobby, a restaurant, or other pedestrian-oriented business, the base includes the walls, display windows, entries, arcade or awnings, and signs, that relate directly to the sidewalk/pedestrian environment. Many of the District's facades retain the original materials and feature in their bases. Others have been covered over.

The **UPPER STORIES** of buildings provide space for offices or apartments. The architectural feature separating the base from the upper stories is a cornice or beltline, which can be made of wood, cement, or plaster, and runs horizontally across the width of the building. Generally, a cornice is no lower than 12 feet and no higher than 20 feet from the street level. A change in material used on the base and the upper stories above is not unusual. Buildings with false fronts can also have separating cornices.

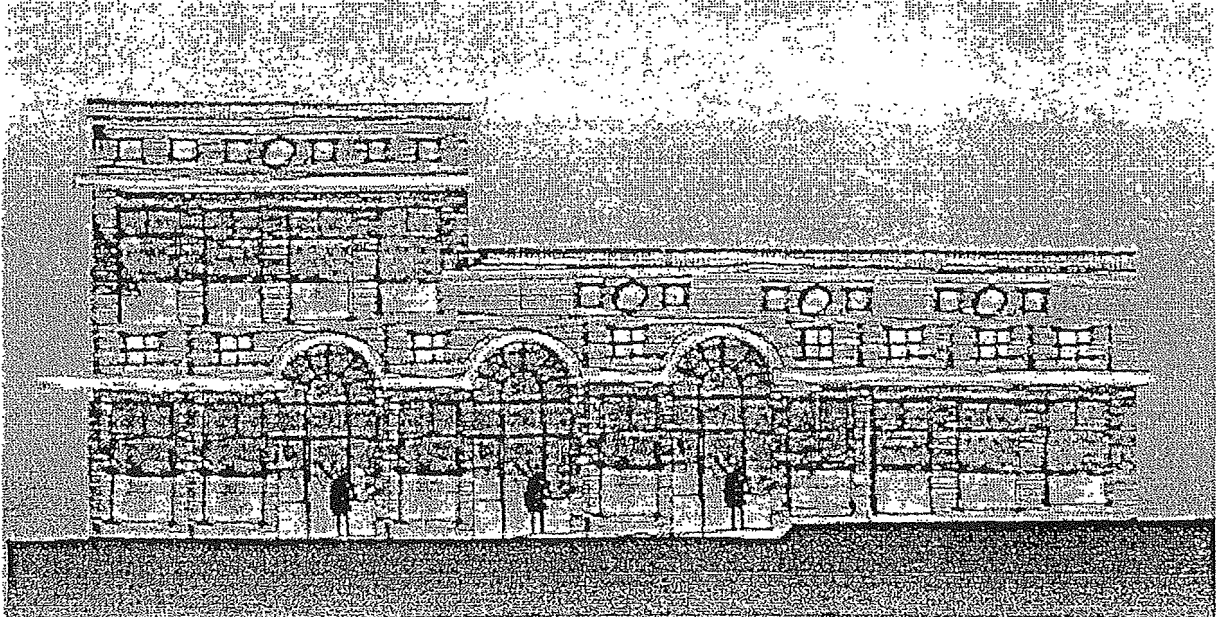
The **TOP** of a building is defined by the parapet. The parapet is the plain or ornamental border that hides a roof's edge. The parapet is a design feature rather than a structural one, but is important in giving a building a finished appearance. Many of the tops of historic Main Street buildings have ornamental parapets.



Another feature of an upper floor (or floors) of the facade is the placement, size, and shape, of windows, which identifies those areas as living or office space.

CORNER ANCHOR BUILDINGS

Corner buildings establish the beginnings and ends of blocks of buildings. Corner buildings visually anchor themselves and everything in between with their size and massing. Because corner buildings are exposed on two sides, their two facades are generally taller and larger than "infill" buildings, giving corner buildings a grander, more imposing, appearance.



Corner buildings should maintain the building façade at the PROPERTY LINE.

INFILL BUILDINGS

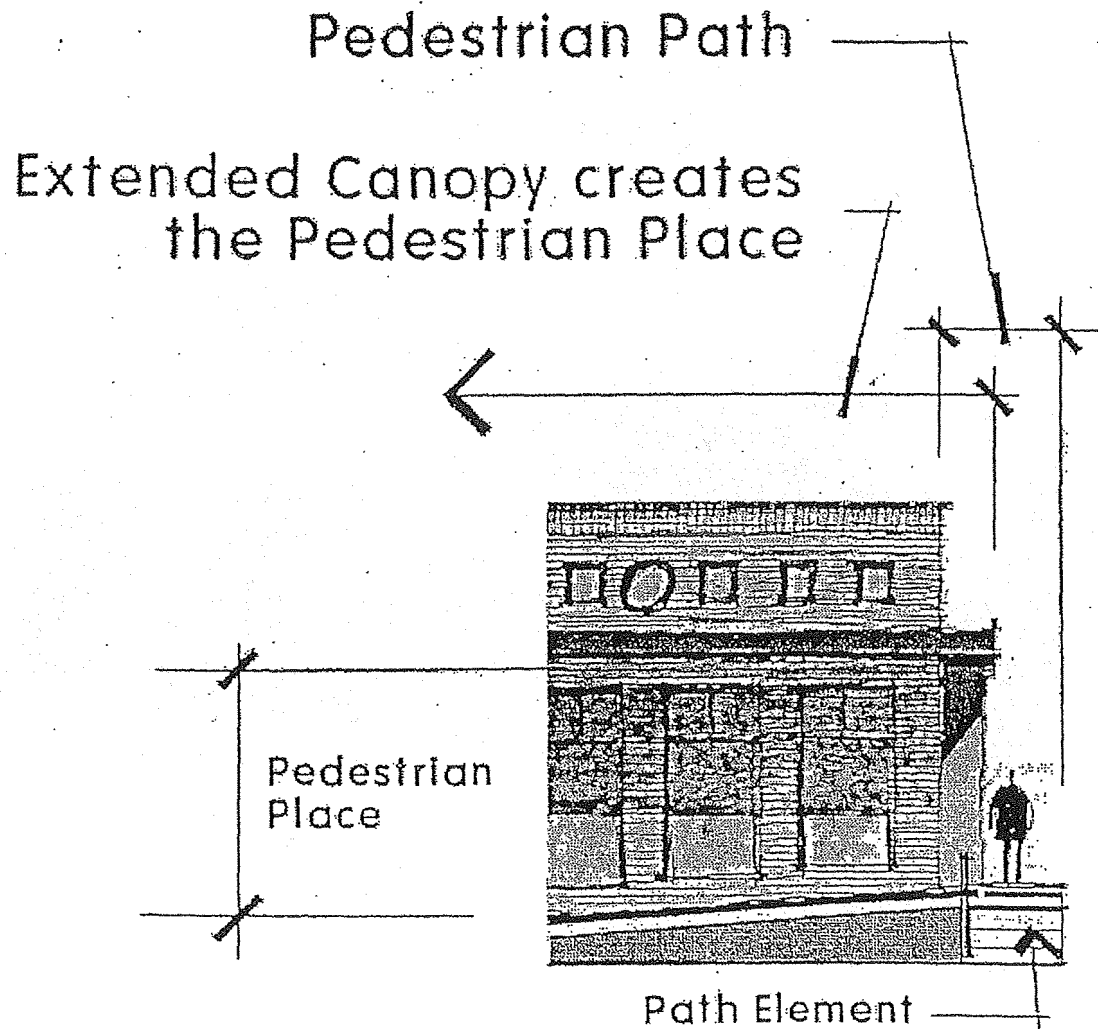
Constructed side-by-side between corner buildings, individual infill buildings are generally smaller and lower. On our Main Street, they are further defined by the narrowness of lots – 50 feet long lots behind 25-foot wide facades. The uniformity of Main Street setbacks fortifies a classic sense of order, scale, and visual unity.



Although size and detail of windows and openings vary between facades, the overall scale of all of the building facades is the same.

Building variety within that unity can provide even more interest through the use of renovated or new parapet designs, textures, columns, reveals and colors.

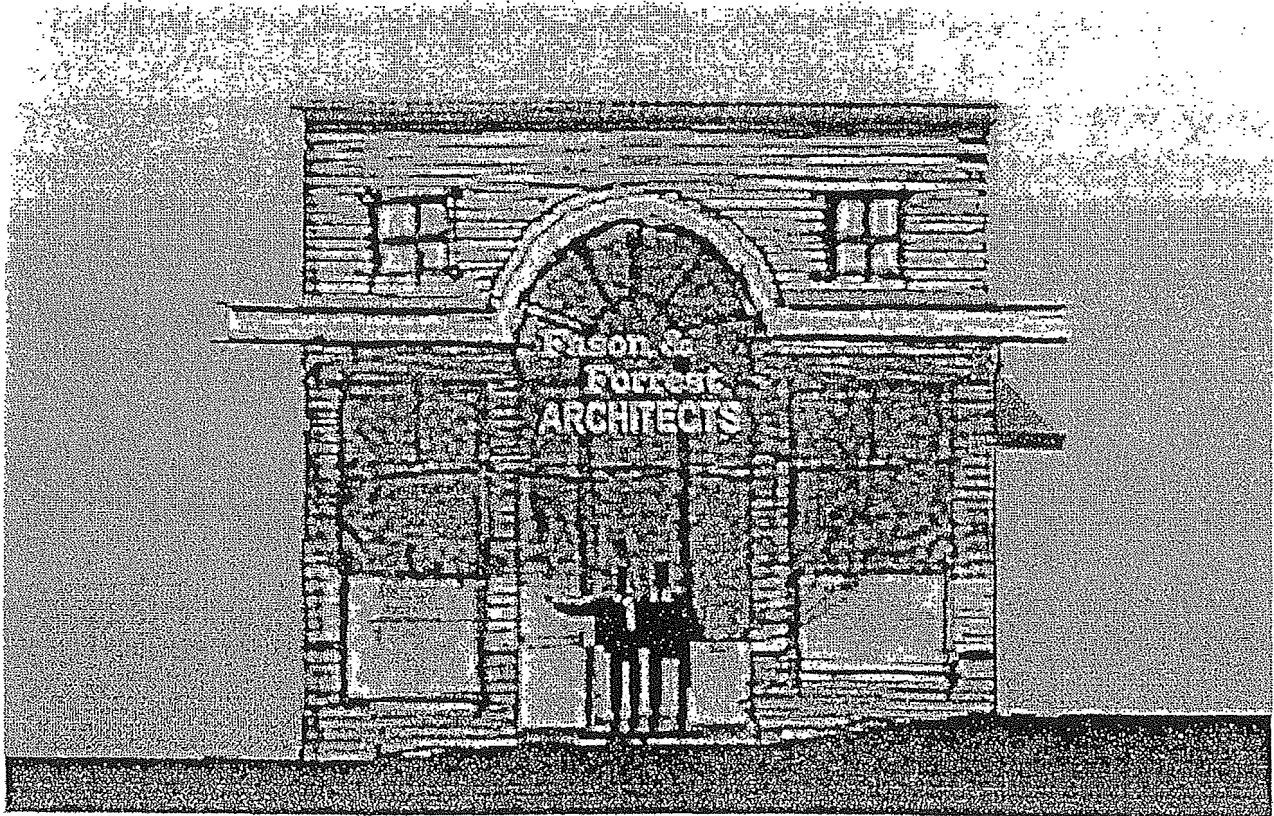
Standards For Improvement



Detailed Guideline Requirements

NEW CONSTRUCTION

New construction must respect the authenticity of historic Main Street District styles and architecture. New buildings must be compatible with the scale, materials, color and texture of original buildings on either side, and shall contain contextual design aspects of El Cajon's historic commercial Main Street architecture.



RENOVATION & REPAIR

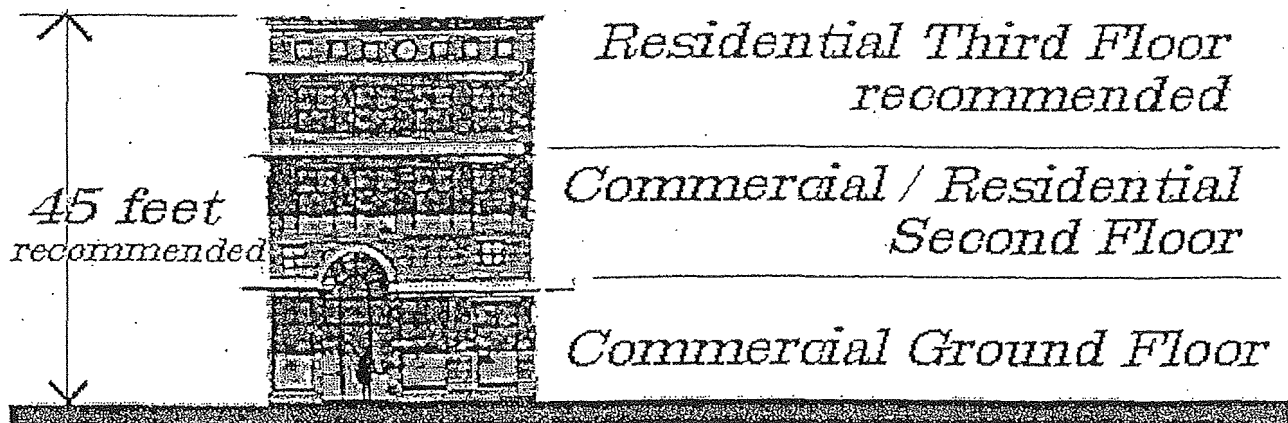
Renovation and repair shall match or replicate the design and construction of the original building to recreate its original character. Introducing new designs or changing the original design of the existing façade is not allowed, except upon approval of an Administrative Zoning Permit. Repair of original deteriorating architecture includes removal of shoddy or inappropriate add-ons that replaced or covered up the original construction.

A caveat here is that not all original Main Street architecture is either unique to El Cajon or even contributes to the character of the District. For such buildings, more design leeway will be allowed to contribute to the spirit of District redevelopment.

HEIGHT LIMITS FOR NEW BUILDINGS AND FLOOR ADDITIONS

All new buildings are to be in accord with the architectural and historic character of District standards. New structures may reach maximum allowable heights as defined in the City's zoning ordinance, or otherwise permitted by Specific Plan 182. Specifically, these Guidelines encourage the following design criteria:

1. Buildings should maintain a continuous vertical façade and not introduce setbacks of upper floors along the street façade.
2. Excess building ornamentation, massing and form, or building elements above 45 feet are not to visually disrupt or adversely affect neighboring views, or in any other way significantly compromise the scale and character of adjacent facades.
3. Addition of second and third floors are encouraged above ground floor areas, provided their facades repeat the proportion and detail of the ground floor's façade.
4. Facades and elements exceeding 4 feet in height shall continue the traditional vertical design of proportionate and symmetrically stacked window openings, building bays, and other details of historic District buildings.
5. On parcels of 10,000 square feet or more, projects should regulate or adjust building heights for variation in accordance with historic District lot pattern widths. Projects will also correlate building mass and form to adjacent structures.



ROOFS, PENTHOUSES, AND ATTICS

Roof forms or parapets topping new construction are to be understated in design and always subordinate to elements, features and forms of historic rooflines.

Elevator penthouses and attic features are to be set back from the façade and should cover no more than 30% of the rooftop area. They are to be subordinate in architectural importance to the main building façade below and are not to be visible from any of the surrounding streets.

FAÇADE MATERIALS AND FABRIC

The District's historic buildings are generally constructed of substantial highly finished natural materials. Predominantly wood, brick, aluminum, stucco, tile, and terrazzo are typical building materials in the District. New buildings are to maintain that same quality of materials and construction.

Colors and lighting are to be used to discreetly complement natural materials and highlight architectural forms and details. Buildings should have storefront lighting to help project building and merchant appearance as well as to contribute to a secure, well-lit nighttime environment. However, lighting should be carefully designed not to project onto other buildings or into public sidewalk areas.

The following criteria should be considered when developing these elements:

1. Brick, stone, granite, masonry or smooth and sand plasters are recommended facing materials. Plaster detailing, on the other hand is allowable when needed to limit or define large areas of flat building faces.
2. Window sill plate and cornice detailing can be of ornamental sheet metal, carved or cast stone, tile, brick, stucco, paint, or terra cotta. Wood, when appropriate, is to be carefully sealed and finished to prevent maintenance problems.
3. Framing element on storefronts – such as head, jamb, rail and stiles – may be painted wood, cast iron, or other highly finished, substantial materials.
4. Window frames are to be painted wood, painted steel sashes, or high quality natural metal finishes. Neutral aluminum storefront and window systems shall match existing styles.

NOT APPROVED:

1. Residential finishes such as plywood, siding, wood shingles, and “lace” plaster finishes will not be approved.

2. Inappropriate modern – rectangular shape, extruded aluminum storefront sections will not be approved for ground floor storefronts.

COLORS

Building colors used between 1870 and 1950 celebrated developments within the building and paint industry. In El Cajon, the colors used were light, tending toward pastels, Sharper accent colors on wainscots and doors, and around display windows, transoms, and other details provided interest and composition. Variations of color within a range add life and interest to the street ambience while monochromatic color schemes lack interest.

The following criteria should be considered when developing these elements:

1. Brick or stone is to be natural and unpainted.
2. Painted plaster walls, fronts, pilasters, and columns shall be in light tones. Paint colors include pastels, pale blues, greens pinks, and ochre, along with more sophisticated colors such as varying shades of white, beige, and taupe.
3. Accent colors (wainscots, detailing, frames, doors) are to correlate to the base color of walls.
4. Ceilings and soffits are to be light-colored.
5. Selections of building colors are to complement colors used on adjacent buildings.
6. Color schemes, along with samples of materials are to be submitted for review and approval in conjunction with applicable development review process before being applied.

CORNICES & FAÇADE APPLICATIONS

Shapes and forms of building cornices establish a building's scale and proportion. Renovated or repaired cornice ornamentation is to establish building style and character consistent with the architecture of the District. New construction will adopt and replicate the various styles, forms, and massing seen in the District. The width of new cornices and building facades are to be compatible with the scale, materials, color, and texture of adjacent historic buildings.

The following criteria should be considered when developing these elements:

1. Cornice heights are to be compatible with existing commercial buildings, except when the addition of a second floor is to be used for residential or office space. Third floor additions are encouraged for residential uses.

2. Existing buildings having uninterrupted parapet and rooflines and large, blank facades can be embellished with moldings and ornamentation in keeping with the original architectural spirit of the building.
3. Building signs and murals, when allowed, are an effective technique in embellishing blank facades.
4. Pilasters and cornices may be used to relieve flat areas on a façade.
5. Use of masonry and plaster are encouraged for embellishment as they add interesting color variation in brick definition, pattern, profile, texture and shape.
6. Additional detail materials – metal, cast masonry, concrete, and tile are permitted provided that the integrity of design is maintained.

DISPLAY WINDOWS AND GLAZING

The value of visibility cannot be overstated: clear, uncluttered display windows encourage pedestrians to linger, then come inside. Storefronts must retain a building's original display window(s) as primary features of the façade. Entries should be recessed; window framing should meet with door framing to provide large viewing areas and an unobstructed view into store interiors.

When the original storefront exists, preservation and repair of the original elements is recommended. Restoration should be based upon accurate duplication of features, substantiated by historically accurate written records or pictorial evidence.

In renovating, introducing a storefront that significantly alters the original character of the building, or one that significantly alters the relationship of the building to the sidewalk and street is to be avoided.

The following criteria should be considered when developing these elements:

1. Display windows should not to be used for graphic advertisement, banners, or signs, which obscure the interior of the building or its merchandise. Business signage applied to storefront windows should not cover or obscure more than 15% of the glazed area. Storefront business signage should identify the name of the business and type of business or service provided. Storefront business signage should have clear – readable typeface, and conform to the City's sign ordinance.
2. Display windows are to retain the building's original widow sash and size proportions, as well as keeping the original glazing glass type. Exceptions will be allowed for building code compliance. When original windows have been covered or altered, restoring or recreating original window size with new or restored sash elements and glazing is recommended.

3. When window elements have been altered or remodeled, all incompatible construction is to be removed, and replicas of the original elements installed.
4. New display windows are to be compatible with the design and construction integrity of the building as a whole, as well as related to the building's original character.
5. New modernization equipment, such as air-conditioners are to be installed in such a way as to not violate the character of the District.
6. Window glazing is to be safety-type glazing when required by code.

NOT APPROVED:

1. Residential applications, materials, or equipment will not be approved.
2. Incompatible construction from earlier remodeling that include flush break metal panels and components, 2x strip aluminum mullions, imitation masonry, knock-down stucco, false shutters, opaque panels, undressed lumber, or historically incorrect "revival" architecture, imitation materials or décor themes will not be approved.
3. Reflective, mirrored, or tinted glazing, including stain glass or decorative panels, in front of or adjacent to storefront windows will not be approved.
4. Changing the location and size of windows that alter the original architectural character of the storefront will not be approved.



Visibility into the tenant space should not be obscured with tenant signage or advertising.

DOORS AND ENTRIES

Storefront entries and doors are the primary elements of any storefront. Doors more than any other single element help define the individual character and exterior ambience of a building.

Current code requirements for accessibility and protection may require modification or replacement of existing entry doors. District standards require complete compliance with California Title 24 and the Americans with Disabilities Act on old buildings except under specific conditions of hardship or historic preservation. Restoration and refinishing cannot introduce new materials or systems from more recent building eras, except for compliance with exiting and accessibility codes.

New construction must provide accurate duplication or original entry doors and/or features, along with the storefront design. Restoration and refinishing should not introduce new

materials and systems from different building eras, with exceptions allowed only for compliance with exiting and accessibility codes.

The following criteria should be considered when developing these elements:

1. Original doors should be retained whenever possible. Preservation and repair of original hardware pull plates, kick plates, thresholds and window sash, mullions, proportions and size is recommended when possible. New and restored entry doors shall provide an accurate duplication of the building's original features.
2. Where door and glazing elements have been altered or remodeled, all incompatible construction must be removed and replaced with replicas of original elements.
3. Jambs, casing and thresholds for doors are to match the storefront display window mullions and sash. Ideally, the entry element is a continuation of the display window.
4. All Main Street façade entry doors, including secondary and ancillary entry doors, vestibules, foyers, corridors, and lobbies, shall have a minimum glazing area greater than 50% of the total door area. Door glazing shall match adjacent glazing.
5. Secondary building facades and storefront doors that provide access into entry vestibules, lobbies, hallways, and stairs are required to maintain visual connection to the inside space and shall have a minimum glazing area no smaller than 30% of the total door area.
6. Interior vestibules, foyers, and lobbies constructed to screen interior spaces will require Design Review Commission approval. When permanent screening of business activity from sidewalk pedestrians is appropriate, approval can be sought for permanent partitions, screening devices and opaque glazing.

NOT APPROVED:

1. Introducing doors and entries that alter the original character of the building storefront will not be approved.
2. Introducing imitation "historic" doors will not be approved.
3. Contemporary hardware and accessories except those approved by the Design Review Commission will not be approved.
4. Opaque or solid entry doors will not be approved. Interior facades to screen business activity from pedestrian spaces are allowed only with Design Review Commission approval.

5. Under no circumstances will the addition of storm, screen, security grilles, opaque, or solid doors to the exterior of the storefront façade be approved.

UPPER-STORY WINDOWS

Upper-story windows traditionally serve offices and residences, providing light and ventilation. Generally narrow and placed in sets, upper-story windows usually have a relatively complex system of jambs, sills, and sashes. Upper-story windows provide rhythm, interest, and design to a building's middle.

The following criteria should be considered when developing these elements:

1. Upper-story windows shall be traditional sash-type and set in frames.
2. Operable windows are encouraged. Operable windows shall be double or single-hung, casement, or projected types.
3. Windows shall be set inboard at least 3 inches of the exterior wall plane.
4. Multi-pane glazing is encouraged.
5. Articulated window head and sill details are required.
6. Upper-story windows shall be sized and proportioned in accordance with the architecture of neighboring buildings.
7. Use of trompe l'oeil treatment or artificial windows on solid walls will be allowed when approved. See guideline requirements for Murals and Public Art.

TRANSOM, CLEARSTORIES & SKYLIGHTS

Before efficient lighting was developed, transom and clerestory windows and skylights were used to bring natural light into the interiors of buildings. Artificial light cannot duplicate natural lighting. Transoms, clerestories, and skylights are encouraged in new and renovated buildings whenever possible.

When existing transoms and clerestory openings have been covered or altered, all incompatible construction is to be removed and replaced with replicas of original glass and framing. Replicated transom and clerestory windows are to match the design and construction of the original building to return the façade to the building's original character.

The following criteria should be considered when developing these elements:

1. Transoms and clerestories are to retain or replicate original window sashes and sizes. When the original interior ceiling has been lowered below to hide transoms or clerestories, a transition ceiling should be installed above the

transom windows and be designed to continue into the tenant space and transition to the lower ceiling in a neat and visually pleasing manner.

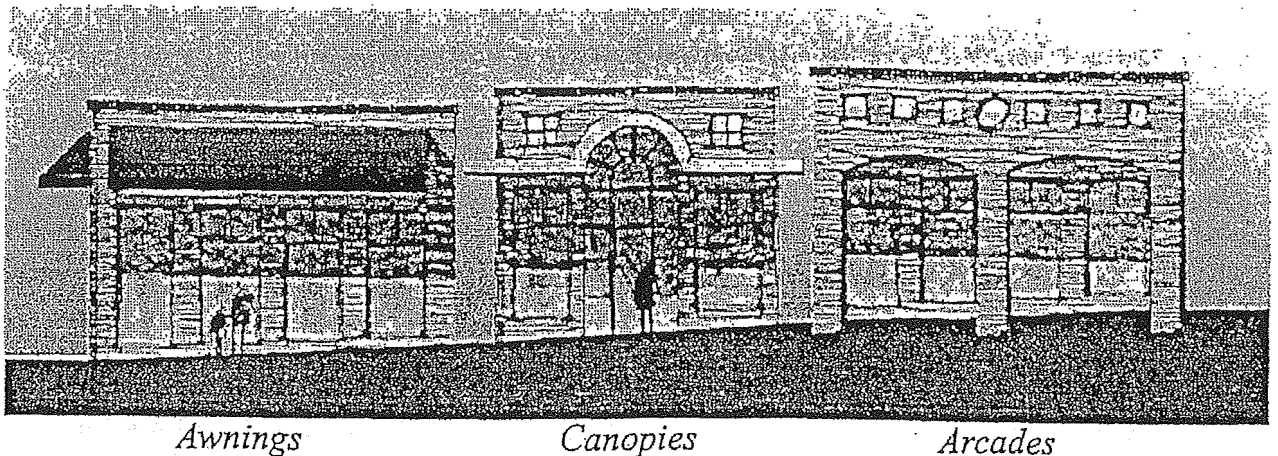
2. Transom and clerestory glazing is to match adjacent display window glazing.
3. Although skylights usually occur in interior rooms, skylights are encouraged to bring natural light into arcade areas.

NOT APPROVED:

1. Residential treatments, materials, or equipment will not be approved.
2. Any kind of air-conditioning units on the building façade will not be approved.

AWNINGS, ARCADES & CANOPIES

Awnings, arcades, and canopies are recommended to provide protection to buildings and pedestrians from sun and inclement weather. In addition, these elements enhance the pedestrian ambience.



The following criteria should be considered when developing these elements:

1. Existing arcades are to be retained. For new construction arcades are encouraged, however, an encroachment permit may be required from the City Building or Public Works Department.
2. Fabric awnings were a traditional Main Street fixture and are encouraged, particularly on buildings without a constructed arcade.
3. Colors and patterns of awnings and canopies must relate to the color scheme of the building.

4. Maximum projection of ground floor awnings and canopies no closer than 2 feet from the curb line is encouraged, however, an encroachment permit may be required from the City Building or Public Works Department.
5. A 3-foot projection from the building façade is encouraged for upper story windows; however, an encroachment permit may be required from the City Building or Public works Department.

SIGNS

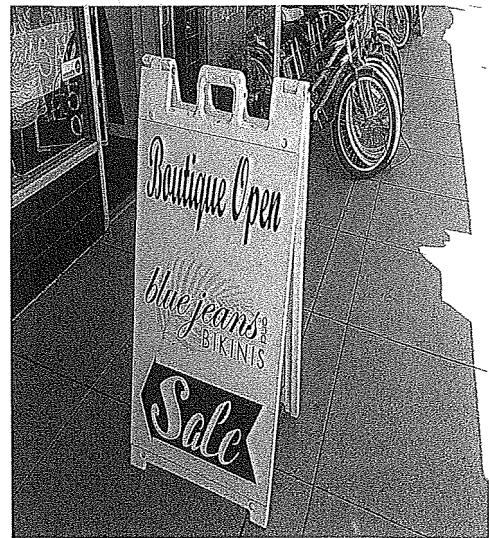
The following items are general signage criteria and standards.

1. Signage must comply with City sign ordinances and SP 182. Exceptions for historical signs are encouraged and may require a variance granted by the City of El Cajon. The Planning Commission may approve exceptions upon receipt of documentary evidence that signs of such size, shape, design, material, coloring, lighting, and location to advertise a similar business were in use before 1960.
2. Preservation of historic commercial graphics painted on the sides of buildings is encouraged. See Guidelines for Murals and Public Art.
3. When all provisions and conditions stated in earlier design, color, fabric, and materials requirements are met, neon, flashing, moving, or animated signs will be considered as long as they meet the historical integrity of the era but will not necessarily be approved.
4. Signs affixed to inside or outside façade display windows shall not obscure the interior of the building or the contents of display merchandise.
5. A-frame signs shall be attractively designed to enhance the pedestrian experience and minimize tripping hazards. The base of the a-frame sign shall not project beyond the sign plane itself.

Examples of attractive, safe A-frame signs.



Examples of unattractive, utilitarian A-frame signs.



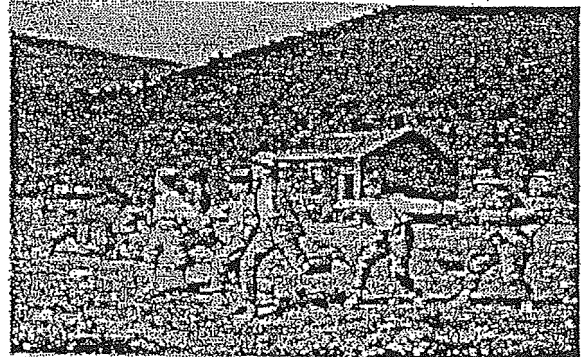
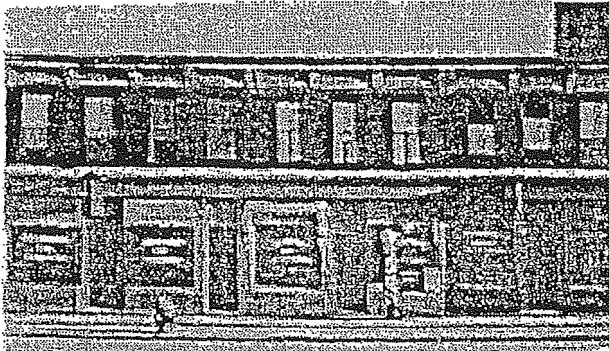
Examples of unsafe A-frame signs.



MURALS

Depictions of actual events, products, or eras in the history of El Cajon are encouraged on blank walls visible to the public. Quality and type of historical graphics shall meet the following criteria:

1. Mural plans must be submitted to the Public Arts Committee for approval.
2. Murals are desired that accurately represent the social, retail, and professional success of the District during the lifetime of its present buildings, or that depict typical life between 1876 through the 1950s.
3. Colors must be discreet rather than garish.
4. Detailing and reliefs in materials can be included to add depth and interest to a mural.



Examples of acceptable Mural – Master work, left: Hopper's "EARLY SUNDAY MORNING" (1930), right: Homer's "SNAP THE WHIP" (1872)

SIDEYARDS, COURTYARDS, NEW ARCADES, AND ALLEY SPACES

Many back doors of some Main Street buildings are recessed from property lines and affront broad alleyway spaces. These spaces invite the development of new courtyards and arcades in which additional retail opportunities can be developed. Infill lots adjacent to open alleys and pedestrian pathways are encouraged to enhance their faces facing these areas.

Rooftop terraces and balconies above these internal courtyards and alleys provide additional business spaces. Building and business owners are encouraged to enhance these areas and the facades facing these areas.

The following criteria should be considered when developing these areas:

1. Subject to building and fire codes, the addition of outer walls may include recessed windows or small alcoves that allow air circulation when located above the height of adjacent development.

2. Rear and side building walls adjoining courtyard and arcade spaces may incorporate windows and alcoves to take advantage of light and air while providing access to useable open space.
3. Rear entrances, which permit visitors to pass through the building to Main Street, are encouraged.
4. Recessing building facades to create "Mid-block courtyard uses" are permitted as long as they are not detrimental to Main Street use and/or the existing rhythm and character of the entire Main Street façade.

OFF-STREET PARKING

No off-street surface parking is to be visible from the street frontage.

PUBLIC ART

The use of Public Art to visually connect commercial Downtown with the East County Performing Arts Center and other "art experience" sites within the District is strongly encouraged. These efforts reinforce the Downtown District as the "center" of East County culture.

District members interested in donating space to enhance the exterior of their buildings' secondary or side facades are urged to contact the City Manager's office. The Public Arts Committee is charged with identifying desired professional artists and defining appropriate mediums for these spaces such as museum-quality paintings or replicas of master works reproductions of historic local photographs, murals representing local life and/or downtown commerce, or trompe l'oeil treatment. Public Art also includes sculpture, friezes and relief's, specific signage, screening or covering for light fixtures in alleys or other areas identified as art walks, and designs or treatments applied to architectural features, poles, posts, equipment, or hydrants.

Artists interested in donating time to apply finishes, techniques, or murals are welcome to register and leave project proposals and examples of their work with the City Manager. They and solicited artists will be given equal consideration by the Public Arts Committee for available space. Projects must include appropriate preparation of existing surface(s) and durable quality of material. Each Public Art mural or other project is selected upon its ability to fit into the District's artistic master plan that requires smooth transition between approved styles, subject matter, and placement.

The first step for Public Art projects starts with proposals made to the Public Arts Committee for project site approval. Once received, the Public Art Committee will review and select an artist and mural for the site.

Requests to place sculpture or statues on City land will be presented to the City Council for its consent. Projects are to be cooperative ventures between the Public Art Committee and

department representatives assigned by the City Manager. Each project shall comply with the city's codes and regulations for installation, placement, public safety and welfare.

PLANNING COMMISSION RESOLUTION NO. 10792

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF
PROPOSED AMENDMENTS TO SPECIFIC PLAN NO. 182
STREAMLINING THE DEVELOPMENT PERMIT PROCESS.

WHEREAS, on April 1, 2014, the Planning Commission adopted Resolution No. 10757 initiating an amendment to Specific Plan No. 182 together with the annual Zoning Code Omnibus update and General Plan Amendment for consistency with the ALUCPs; and

WHEREAS, Specific Plan No. 182 is intended to create a mixed use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment; and

WHEREAS, Specific Plan No. 182 designates the City Council as the decision making body for all new developments, substantial redevelopment of existing buildings, use permits, and modification of development standards; and

WHEREAS, a streamlined permit process for projects within the boundaries of Specific Plan No. 182 will further enable City efforts to expedite development permitting; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 17, 2015 to consider an Amendment to Specific Plan No. 182 to align the development permit process for projects within Specific Plan No. 182 boundaries with the permit process for most of the city; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. Based upon the record as a whole, the Planning Commission hereby finds that the proposed amendments to Specific Plan No. 182, as modified by this Resolution, are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061 (b) (3)). The proposed amendment is designed to streamline the development permit process, and therefore does not raise this project to a level of significance that warrants CEQA analysis because the

Planning Commission Resolution No. 10792

intensity of allowable development is not increased and there are no potentially significant environmental effects.

- B. The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would streamline the development review and permit process, and the minor technical edits would improve text consistency and clarity.
- C. Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment is designed to encourage investment and target new development to the City's downtown area; and.

WHEREAS, after considering such evidence and facts, the Planning Commission did consider Amendments to Specific Plan No. 182 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to this Amendment to Specific Plan No. 182.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Amendment to Specific Plan No. 182, in accordance with the attached Exhibit "A".

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Planning Commission Resolution No. 10792

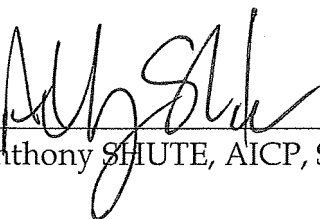
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 17, 2015 by the following vote:

AYES: HERNANDEZ, MROZ, SOTTILE
NOES: NONE
ABSENT: CIRCO, TURCHIN



Darrin J. MROZ, Vice Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary



DRAFT

MINUTES

PLANNING COMMISSION MEETING

February 17, 2015

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Luis HERNANDEZ
 Darrin MROZ
 Anthony SOTTILE

COMMISSIONERS ABSENT: Paul CIRCO
 Jerry TURCHIN

STAFF PRESENT: Anthony SHUTE, Planning Manager / Planning Commission Secretary
 Barbara LUCK, Assistant City Attorney
 Patricia HAMILTON, Secretary

Mroz explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by SOTTILE, seconded by HERNANDEZ, to adopt the minutes of the Planning Commission meeting of January 20, 2015; carried 3-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Downtown Regulatory Streamlining
Request:	Amend Specific Plan No. 182 to streamline the development entitlement process
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amend Specific Plan No. 182
Location:	Downtown
Applicant:	El Cajon Planning Commission
Project Planner:	Anthony Shute, AICP
City Council Hearing Required?	Yes February 24, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed amendments to Specific Plan No. 182

SHUTE summarized the agenda report.

MROZ opened the public hearing and invited any speakers to the podium. There were no speakers.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; carried 3-0.

Motion was made by MROZ, seconded by HERNANDEZ, to adopt the next resolution in order recommending City Council approval of proposed amendment to Specific Plan No. 182; carried 3-0.

STAFF COMMUNICATIONS

3. ELECTION OF OFFICERS

Election of Officers was postponed to the next regularly scheduled meeting of March 3, 2015.

ADJOURNMENT

Motion was made by SOTTILE, seconded by HERNANDEZ, to adjourn the meeting of the El Cajon Planning Commission at 7:20 p.m. this 17th day of February until March 3, 2015, at 7:00 p.m.; carried 3-0.

Darrin J. MROZ, Vice Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10757

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO THE GENERAL PLAN TEXT AND MAP FOR CONSISTENCY WITH THE GILLESPIE FIELD AIRPORT LAND USE COMPATILITY PLAN, AND TITLE 17 (ZONING) FOR VARIOUS TECHNICAL CLEANUPS AND REVISIONS, AND AN AMENDMENT TO SPECIFIC PLAN 182 FOR STREAMLINED PERMIT PROCESSING.

WHEREAS, the Planning Division administers Title 17 of the El Cajon Municipal Code and in that capacity, tracks technical cleanups and identifies regulatory gaps for inclusion in an annual omnibus amendment of the Zoning Code; and

WHEREAS, on November 12, 2013, the City Council directed staff to prepare for consideration changes to the Zoning Code that address secondhand merchandise retail operations within the City; and

WHEREAS, on March 11, 2014, the City Council directed staff to prepare for consideration an amendment to Title 17 to add regulations for vendors of Electronic/Vapor Inhalation Products as well as procedures for enforcement of all such vendors; and

WHEREAS, staff presented the basic scope of work for the amendments to the General Plan Text and Map, Title 17 and Specific Plan No. 182 to the Planning Commission at its April 1, 2014 meeting; and

WHEREAS, the Planning Commission considered the scope of work in the agenda report in addition to public testimony;

WHEREAS, initiation of these amendments is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration;

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby directs staff to prepare the following:

1. An amendment of the General Plan Text and Map to consider revisions that will align the General Plan Text and Map with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP); and

2. An amendment of Title 17 to consider potential technical cleanups, clarifications and revisions to, among other things, development regulations consistent with Gillespie Field ALUCP, administrative discretionary findings, electrified fencing in heavy commercial and industrial areas, streamlined processing edits, and Housing Element consistency revisions; and
3. An amendment to Specific Plan No. 182 to streamline discretionary permit processing.

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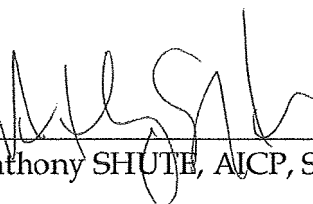
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 1, 2014 by the following vote:

AYES:	CIRCO, DANKHA, HERNANDEZ, SOTTILE
NOES:	NONE
ABSENT:	MROZ



Paul CIRCO, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

NOTICE OF PUBLIC HEARING

The El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, February 17, 2015** in City Council Chambers, 200 Civic Center Way, El Cajon, CA,

And the El Cajon City Council will hold a public hearing at **3:00 p.m., Tuesday, February 24, 2015** in City Council Chambers, 200 Civic Center Way, El Cajon, CA for the following items:

DOWNTOWN SPECIFIC PLAN NO. 182 (CITY WIDE). This is a City-initiated proposal to amend Specific Plan No. 182 to streamline the decision making process. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission at www.ci.el-cajon.ca.us/dept/cpmm/planning_agendas.aspx and for City Council at <http://www.ci.el-cajon.ca.us/council/agendas.aspx>. To download a copy, click the *current agenda – full version* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Planning Division and City Clerk counters upon request.

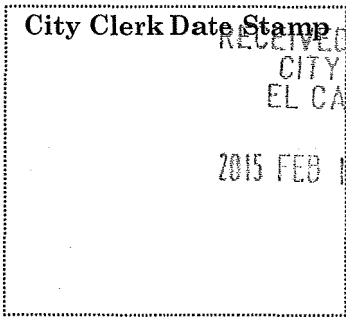
If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact the Planning Division at 619.441.1742. More information about planning and zoning in El Cajon is available at www.ci.el-cajon.ca.us/dept/comm/planning.html.

.....

2.24.200 Planning commission—Powers and duties.

The planning commission is created pursuant to the provisions of Chapter 3 of Title 7 of the Government Code of the state of California, and shall have, and is vested with, all the powers and duties provided therein, and such other powers and duties as may be conferred upon planning commissions by any and all laws of the state and Titles 16 and 17 of the city of El Cajon Municipal Code. (Ord. 4948 § 3, 2010.)

View the [mobile version](#).



City of El Cajon Agenda Report

MEETING: Feb. 24, 2015

ITEM NO: 3.3



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Douglas Williford, City Manager

SUBJECT: FY 2015-16 CDBG AND HOME ALLOCATIONS

RECOMMENDATION: That the City Council

- 1) Open the public hearing and accept public testimony;
- 2) Accept public input for the FY 2015-16 One-Year Action Plan;
- 3) Close the public hearing; and
- 4) Allocate funds to projects and programs that will be funded from the FY 2015-16 Community Development Block Grant (CDBG) and HOME grant programs.

Staff will prepare a preliminary funding schedule reflecting the City Council's decisions relative to the FY 2015-16 Annual Action Plan and present it for final adoption at the second public hearing scheduled for April 28, 2015.

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) provides funding to eligible jurisdictions through the CDBG and HOME grant programs annually through the Annual Action Plan process. This report requests Council action relative to activities and allocations for the FY 2015-16 grant year.

FY 2015-16 CDBG AND HOME ALLOCATIONS:

On February 10, 2015, HUD released allocation amounts for FY 2015-16. The FY 2015-16 CDBG allocation will be \$1,159,843 (a 1% increase over the previous year's allocation) and the HOME allocation will total \$404,864 (a 6% decrease over the previous year). Council action is requested to identify the projects that will receive funding and conduct activities in FY 2015-16, as well as to identify the projects that will automatically receive increases or decreases if final funding amounts from HUD differ, in order to preclude the need for additional public hearings to allocate minor amounts.

Following the allocation decisions from this public hearing, the One-Year Action Plan will be prepared and made available for public review for a 30-day period. A second public hearing will follow (tentatively April 28, 2015) at which time the final Action Plan will be presented to the City Council for approval. The Action Plan will then be submitted to HUD for approval and if the Plan is approved, funds will become available after July 1, 2015.

EVALUATION OF PAST YEAR'S PERFORMANCE

A comprehensive review of the FY 2013-14 CDBG and HOME programs is included in the City's Consolidated Annual Performance and Evaluation Report (CAPER) which is available for public review at the Housing Division public counter on the third floor of City Hall, as well as on the Housing Division's web page, located at <http://www.cityofelcajon.us/dept/redev/housing/index.aspx>. Programs and projects are currently underway for the FY 2014-15 Action Plan period.

CDBG PROPOSALS

Following the release of a Notice of Funding Availability (NOFA) in November of 2014, the City received numerous requests for FY 2015-16 CDBG funding. As in past years, the requests for funding exceed the amount available for allocation. The complete application binder is available in the City Clerk's Office for City Council and public review. A CDBG Fact Sheet is included as **Attachment "1"** for reference.

As noted above, the CDBG allocation is expected to total approximately \$1,159,843 in FY 2015-16. A maximum of 15 percent of that amount (\$173,976) may be allocated for public service activities and a maximum of 20 percent (\$231,969) may be expended for administration activities. The remainder may be allocated for Capital/Other projects. Staff recommendations for the categories of funding are listed below and summarized in **Attachment "2"** of this report.

ADMINISTRATION (MAXIMUM 20% OF CDBG GRANT)

Federal regulations restrict funds reserved for Planning and Administration in the CDBG program to 20% of the total grant amount (maximum of \$231,969 in FY 2015-16).

- ◆ CDBG Administration - In order to receive CDBG and HOME funds, HUD expects adequate staffing and administration of programs. To minimize impact to the General Fund, the maximum amount of funds available in this category will be required in order to adequately administer both the CDBG and HOME programs for FY 2015-16. Staff recommends allocating \$216,969 of CDBG funds to the City's Housing Division for continued administration of both grant programs, including internal and external costs.
- ◆ Fair Housing Services - The provision of fair housing services is mandatory for federal programs, including the CDBG and HOME programs. One application for funding was received that included the provision of fair housing services. CSA San Diego County has requested \$40,000 to provide fair housing and landlord/tenant services for City of El Cajon residents. Staff recommends funding \$15,000 from CDBG funds, along with an additional \$5,000 in HOME Admin funds, for a total contract of \$20,000 for the provision of essential fair housing services.

CAPITAL/OTHER PROJECTS (PUBLIC FACILITIES AND IMPROVEMENTS)

The City received several proposals for Public Facility/Capital funds. In addition, required repayment of the Section 108 Loan must be made from this category of funding and additional funding is required to adequately fund the continuing Housing Rehabilitation Loan Program.

Previous Council direction has been to maximize and prioritize the use of CDBG funds for CDBG-eligible City-owned Public Facility improvements serving the entire community, and to bring all public facilities into compliance with ADA requirements. Council has also directed staff to prioritize funding to continuing phased projects and projects underway before funding new projects.

The following is a brief discussion of each project's submittal for Capital/Other funds and staff's recommendations for funding:

- ◆ Section 108 Loan Repayment - The City is obligated to reserve funds in this category for annual repayment to the remaining Section 108 loan for the Ladder Truck Acquisition in FY 2015-16 in accordance with a set amortization schedule. Staff recommends funding this activity in the amount of \$71,070 as required.
- ◆ Housing Rehabilitation Program/Mobile Home Rehabilitation Program - The Housing Rehabilitation Program assists low-income owners with major repairs, including ADA modifications, in order to help them to preserve their homes. The project allocation supports the direct costs of internal project management of both the CDBG and HOME rehabilitation programs, as well as direct loans to homeowners for the CDBG Mobile Home Rehab Program. Funding is necessary in order to continue providing this program to residents in the amount of \$100,000 in FY 2015-16.
- ◆ Wells Park Playground Modernization Project - Funding has been requested for this project which will be used to provide demolition of existing park features and installation of improvement to the passive features of the park, including lighting, fencing, picnic tables and benches, installation of a shade structure, playmatta playground surfacing, pedestrian pathways and installation of major splash-play water park feature. Project funding will be leveraged with California Housing Parks Program grant funds recently awarded. Staff recommends funding this activity in the amount of \$255,828. Additional funding for this activity is strongly recommended if excess funds become available. Staff also recommends designating this activity to receive excess funds (if any) if the final allocation from HUD is different.
- ◆ ADA Curb Ramps Installation - Funding has been requested for this project to continue progress toward installation of new ADA compliant curb ramps, as well as the retrofit of existing curb ramps throughout the City during the fiscal year. Staff recommends funding this activity in the amount of \$25,000.
- ◆ LED Lighting Program – Funding has been requested for this project to continue progress toward replacement of high-pressure sodium (HPS) street lights with new energy-efficient LED street lights in CDBG-eligible areas of the City. Replacement will result in decreased energy consumption and reduced maintenance through less frequent bulb replacement. The project will improve lighting in otherwise dark neighborhoods. When complete, a total of 1,330 LED lights will have been installed over the next five years. Staff recommends funding this activity in the amount of \$175,000.
- ◆ East County Transitional Living Center - Additional funding has been requested for installation of solar panels at the emergency/transitional shelter facility. This project was awarded \$60,000 in CDBG funding in the FY 2014-15 Action Plan year. The applicant received opinions of several contractors that a larger array of solar panels would be suited on the roof of the two-story building at the site (rather than over the children's playground area). Davis-Bacon requirements will apply. Staff recommends funding this activity in the amount of \$60,000.
- ◆ Home of Guiding Hands - Funding has been requested for continuing facility improvements in four group homes in El Cajon serving developmentally disabled adults. Staff recommends funding this activity in the amount of \$37,000.
- ◆ St. Madeleine Sophie's - Funding has been requested for facility improvements to the main campus facility serving disabled clients including installation of a solar energy system. Davis-Bacon requirements will apply. Staff recommends funding this activity in the amount of \$30,000.

PUBLIC SERVICES (MAXIMUM 15% OF GRANT)

The City received a number of applications for public service programs. Per CDBG regulations, a maximum of 15% of the total annual allocation (\$173,976) may be allocated for public service activities this year.

Following is a very brief discussion of each project submittal for public services funds, and staff's recommendations for funding:

- ◆ Community Policing (Crime Free Multi-Housing) - Funds have been requested for the continued provision of the successful Crime Free Multi-Housing Program which serves residents city-wide by reducing crime and increasing safety in neighborhoods. Staff recommends funding this activity in the amount of \$59,982.
- ◆ Angel's Depot (Emergency Food for Seniors) - Funds have been requested to serve approximately 90 extremely low-income El Cajon seniors with a once-a-month emergency food distribution. Staff recommends funding this activity in the amount of \$13,994.
- ◆ East County Transitional Living Center (Emergency Shelter Program) - Funds have been requested to provide emergency shelter for the homeless. Program will serve 250 persons. Staff recommends funding this activity in the amount of \$75,000.
- ◆ Meals on Wheels (Meal Delivery for Seniors) - Funds have been requested for the provision of meals to low-income, homebound seniors within the City. Program will serve 115 seniors. Staff recommends funding this activity in the amount of \$10,000.
- ◆ ElderHelp of San Diego (HomeShare Program) - Funds have been requested for the ElderHelp HomeShare Program which matches seniors with available rooms to adults of all ages who are in dire need of housing. The program may also place seniors who need housing into a home with a spare room. The service provides case management and supportive services to the matched pair for the entire duration of the match (average of 2-1/2 years). Staff recommends funding this activity in the amount of \$15,000.
- ◆ Interfaith Shelter Network (Rotational Shelter Program) - Funds have been requested to provide emergency shelter for the homeless at East County area churches serving as rotating shelters during the cold winter months. Program will serve 30 to 40 homeless persons, 15 of whom will be from El Cajon. Not recommended for funding.
- ◆ The Salvation Army (Social Services Program) - Funds have been requested to purchase food to be distributed to 1,450 families in need at Christmas (2015). Not recommended for funding.
- ◆ San Diego Youth Services (Family Enhancement Services) - Funds have been requested for this program to provide enhanced services to El Cajon youth and their families who struggle with community stability due to financial, behavioral and family stress factors. Services will include case management and parent education either in the family's home, at the SDYS center in Spring Valley or in the child's school. Not recommended for funding.

HOME PROGRAM

Unlike the CDBG program, the HOME program mandates a 10% set-aside for Administration, a 15% CHDO set-aside, and the balance is for entitlement projects such as down payment assistance and housing rehabilitation. Staff recommendations for funding of each category are summarized below and included in **Attachment "3"**. The total HOME allocation is expected to be \$404,864.

Administration (Maximum 10% of grant)

The amount available for Administration of the City’s HOME program is expected to be \$40,486 for FY 2015-16.

- ◆ HOME Administration - Staff recommends allocating the \$35,486 in this category to the Housing Division for administration of the HOME Program, including internal and external costs.
- ◆ CSA San Diego County (Fair Housing Services) – As noted above, CSA San Diego County is requesting \$40,000 to provide fair housing and landlord/tenant services for City of El Cajon residents. Staff recommends funding of \$5,000 from HOME funds, along with an allocation of \$15,000 from CDBG funds (see the discussion above), for a total contract for \$20,000 with CSA for the provision of mandatory fair housing services in El Cajon.

CHDO Set-Aside funding (Minimum 15% of HOME grant)

The HOME program requires that 15% of the grant be reserved for the production of affordable housing opportunities by Certified Housing Development Organizations (CHDO’s). For FY 2015-16, \$60,730 is currently estimated to be the total amount that must be set-aside for future allocation to one or more CHDO’s. Staff will return with recommendations for a specific CHDO and project at a later time once a CHDO and a project have been identified. At this stage, in order to comply with HOME regulations, funds must simply be reserved.

Entitlement Projects (Balance of grant)

The anticipated amount available for continuing housing programs is \$303,648. Staff recommends the balance be allocated to the Housing Programs Pool of Funds (H0720) for continuing authorized housing activities, including the HOME-funded Rehabilitation Programs and the First-Time Homebuyer Program. Funds will be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand. These programs assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of El Cajon.


FISCAL IMPACT:

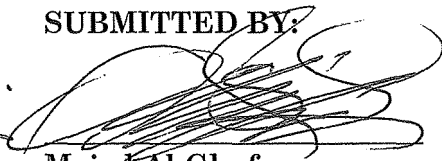
All CDBG and HOME grant allocations will be used to fund project and program costs pursuant to Federal law.

PREPARED BY:

SUBMITTED BY:

APPROVED BY:


Jamie Kasvikis
 Sr. Mgmt Analyst


Majed Al-Ghafry
 Assistant City Manager


Douglas Williford
 CITY MANAGER

Attachments:

1. CDBG Fact Sheet (summary of priorities, eligibility criteria, and Citizen Participation schedule);
2. FY 2015-16 CDBG Funding Worksheet;
3. FY 2015-16 HOME Funding Worksheet.

CDBG FACT SHEET & FY 2015-16 TENTATIVE ACTION PLAN TIMELINE

I. Introduction

This FACT SHEET has been prepared to provide the community with information relative to the COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) program in El Cajon. This FACT SHEET also provides information as to how/when eligible organizations can apply for CDBG funds from the City of El Cajon and how those funds must be used to benefit the community. Detailed eligibility guidelines are available on the City's website at <http://www.cityofelcajon.us/dept/redev/housing/funding.aspx> and at the Housing Division public counter, located at 200 Civic Center Way, Third Floor, El Cajon, CA 92020.

II. Overview of Program

- A. Per Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, the City of El Cajon is entitled to receive federal CDBG funds on an annual basis. The purpose of the federal grant program is to assist cities, such as El Cajon, with the development of decent housing, a suitable living environment, and economic opportunities for the benefit of low and moderate-income residents.
- B. **All CDBG-funded projects and programs must meet one or more of the following NATIONAL OBJECTIVES:**
- 1) Benefit low/moderate income residents; or
 - 2) Meet a community need having a particular urgency because existing conditions pose a serious and immediate threat to the health and/or welfare of the community and no other financial resources are available to meet the need. (A condition will be considered urgent or of recent origin if it developed or became critical within the 18-month period preceding the application); or
 - 3) Aid in the prevention or elimination of conditions of slum and blight.

NOTE: All CDBG-funded projects in the City of El Cajon should address the national objective to benefit low/moderate income residents.

- C. **Additionally, projects must meet at least one or more of the local goals/priorities developed by the City of El Cajon in its FY 2014-2018 Five-Year Consolidated Plan:**
- Goal 1:** Provide Decent and Affordable Housing
Priority Need: Conserve and Improve Existing Affordable Housing
Priority Need: Provide Homeownership Assistance
Priority Need: Assist in the Development of Affordable Housing
- Goal 2:** Promote Equal Housing Opportunity
Priority Need: Promote Equal Housing Opportunity
- Goal 3:** Support a Continuum of Care System for the Homeless
Priority Need: Support Continuum of Care for the Homeless
- Goal 4:** Provide for Community Facilities and Infrastructure
Priority Need: Provide for Community Facilities & Infrastructure
- Goal 5:** Provide Community and Supportive Services
Priority Need: Provided Needed Community and Supportive Services

The Goals and Priorities are more fully described in the FY 2014-2018 Five-Year Consolidated Plan which is available for review at the Housing Division public counter, located at 200 Civic Center Way, Third Floor, El Cajon, CA 92020 and on the City's website at <http://www.cityofelcajon.us/dept/redev/housing/funding.aspx>.

D. In addition, proposed projects/programs may be assessed according to the following objectives and outcomes:

PERFORMANCE MEASUREMENT STANDARDS

Outcomes → Objectives ↓	Availability / Accessibility	Affordability	Sustainability
Suitable Living Environment	Enhance suitable living environment through improved/ new accessibility	Enhance suitable living environment through improved/ new affordability	Enhance suitable living environment through improved/ new sustainability
Decent Housing	Create decent housing with improved/ new availability	Create decent housing with improved/ new affordability	Create decent housing with improved/ new sustainability
Economic Opportunity	Provide economic opportunity through improved/ new accessibility	Provide economic opportunity through improved/ new affordability	Provide economic opportunity through improved/ new sustainability

NOTE: City staff will assign the most suitable Outcome/Objective classification.

III. Eligible Activity Categories (24 CFR 570.201)

The following provides a sample of activity categories that may be eligible for funding under the CDBG program. Please note that each category is subject to very specific guidelines.

- ◆ Acquisition of real property
- ◆ Disposition of real property
- ◆ Public facilities and improvements
- ◆ Public services
- ◆ Relocation assistance
- ◆ Housing services
- ◆ Construction of housing
- ◆ Homeownership assistance
- ◆ Facilitation of economic development
- ◆ Rehabilitation and preservation activities
- ◆ Planning and Program administration

IV. Ineligible Activities (24 CFR 570.207)

The following provides a brief summary of activities which would **NOT** be eligible for CDBG funding:

- ◆ Buildings, or portions thereof, used for the general conduct of government.
- ◆ General government expenses.
- ◆ Political activities.
- ◆ Purchase of construction equipment.
- ◆ Purchase of equipment, fixtures, motor vehicles, furnishings or other personal property that is not an integral structural fixture (specific exceptions exist—contact program coordinator with questions).
- ◆ Operating and maintenance expenses of public facilities with the exception of public service activities, interim assistance and office space for CDBG program staff.
- ◆ Income payments for housing or any other purpose.

V. Citizen Participation Plan

To encourage public participation in the development of the CDBG program, the City has adopted a Citizen Participation Plan which outlines the procedures to be followed by public officials and private citizens to establish a statement of projects for a given program year. The complete Citizen Participation Plan is available for review at the public counter of the Housing Division, Third Floor, 200 Civic Center Way, El Cajon, CA 92020. A summary of the application process for CDBG funds is provided below for organizations who wish to participate in the City's program and for private citizens to comment and provide input in the development of the program.

The application process for CDBG funding begins each year in the fall. A "Notice of Funding Availability" is published in the local newspaper of general circulation for review by the public and a courtesy copy is mailed to all persons and organizations that requested to be placed on the City's mailing list. The Notice will provide information regarding the amount of funds expected to be available, the procedures to follow for submitting proposals to the City with a schedule of applicable activities, and any additional information determined to be necessary by the program coordinator.

In the "Notice of Funding Availability", the City will request applications for proposed projects from community agencies for eligible projects to be funded through the CDBG program. Applicants will be

given at least thirty (30) days to submit a proposal or submit program comments/suggestions to the Housing Division, 200 Civic Center Way in El Cajon. Staff will review project submittals and determine whether or not a proposed project meets the stated criteria and is eligible for CDBG funding, and will then forward all eligible projects to the City Council for further consideration at two (2) public hearings.

The City Council will select the projects to be funded through the CDBG program and those projects will be included in the One Year Action Plan that is submitted to the U.S. Department of Housing and Urban Development for additional review and final approval. Once the Action Plan is approved, and all other stated conditions are met, project activities may begin and CDBG funding will be available for disbursement to the agencies who were selected to participate in the program.

For additional information on the CDBG program and/or an application for funding, contact the City of El Cajon Housing Division at (619) 441-1786.

FY 2015-2016 ANNUAL ACTION PLAN TIMELINE*

November 6, 2014	"Notice of Funding Availability" published in the newspaper and mailed to interested parties' list.
November 10, 2014	APPLICATIONS FOR CDBG FUNDING AVAILABLE.
November 10- December 18, 2014	Technical Assistance is available upon request. Call the Housing Division at (619) 441-1786 for assistance via telephone or to set an appointment.
December 18, 2014	DEADLINE FOR SUBMITTAL OF PROPOSALS/APPLICATIONS FOR CDBG FUNDING. Applications must be received in the Housing Division, 200 Civic Center Way, Third Floor, El Cajon, CA 92020 by 5:00 p.m.
January 29, 2015	Applicants will be notified regarding eligibility.
February 5, 2015	"Notice of First Public Hearing" to be published in newspaper.
February 24, 2015	FIRST PUBLIC HEARING at 3:00 p.m. to solicit public input and to allocate FY 2015-2016 CDBG funds.
March 5, 2015	"Notice of 30-day Public Review Period and Second Public Hearing" to be published in newspaper. Notice includes full listing of approved projects, amounts and regulatory citations, and seeks public input. Draft of Action Plan is available at the Housing Division Counter, 200 Civic Center Way, El Cajon.
April 28, 2015	SECOND PUBLIC HEARING at 3:00 p.m. to solicit public input and final adoption of FY 2015-16 One-Year Action Plan.
April 29, 2015	Begin contract negotiations with selected CDBG subrecipients and initiate environmental reviews. Agreements targeted for execution on or before June 30, 2015.
May 14, 2015	One-Year Action Plan and Five-Year Consolidated Plan submitted to HUD for approval.
May 21, 2015	"Notice of Submittal of One-Year Action Plan" published in newspaper.
May 15 – June 30, 2015	HUD review period of One-Year Action Plan.
July 1, 2015	Begin Fiscal Year 2015-2016.

*All dates listed herein are approximate and are subject to change. Persons relying on this Schedule must contact the Housing Division at (619) 441-1786 or jkasviki@cityofelcajon.us to confirm the actual date of each event as the timeframe nears.

ESTIMATED CDBG FUNDS AVAILABLE on 7/1/15:			ACTUAL:
Est FY 2015-16 CDBG Grant Allocation:*	\$ 1,099,718		\$ 1,159,843
Less 20% for Admin (max):	\$ (219,944)		\$ (231,969)
Less 15% for Public Services (max):	\$ (164,958)		\$ (173,976)
SUBTOTAL Available for PF/Capital:	\$ 714,817		\$ 753,898
Less Required Section 108 Loan Pymt:	\$ (71,070)		\$ (71,070)
Less Required for Housing Rehab Program	\$ (100,000)		\$ (100,000)
Remainder available for Capital projects:	\$ 543,747		\$ 582,828

*Assumed 5% reduction over current year

ADMINISTRATION - 20% CAP (estimated \$231,969 available)

City Project No.	Agency	Project/Program	Grant	Type	FUNDED PREVIOUS YEAR	REQUESTED THIS YEAR	STAFF RECOMMENDATIONS	ADOPTED BY CITY COUNCIL 2/24/15	
CADMIN	City - Housing Division	CDBG Administration (1) (2)	CDBG	Admin	\$ 216,519	\$ 216,969	\$ 216,969		
C0715	CSA San Diego County	Fair Housing Services	CDBG and HOME	Admin or PS	\$ 15,000	\$ 40,000	\$ 15,000		
						Admin sub-total:	\$ 256,969	\$ 231,969	\$ -

(1) CDBG Administration is authorized to be allocated excesses or decreases in CDBG funds when the actual final allocation from HUD is determined, to the maximum allowed (20%), if different.

(2) CDBG Administration is authorized to automatically receive 20% of any Program Income received during the year.

PUBLIC FACILITIES/CAPITAL/OTHER - NO CAP (\$753,898/\$582,828 available after required programs and debt service)

City Project No.	Agency	Project/Program	Grant	Type	FUNDED PREVIOUS YEAR	REQUESTED THIS YEAR	STAFF RECOMMENDATIONS	ADOPTED BY CITY COUNCIL 2/24/15
C0702	City - Housing Division	REQUIRED Section 108 Loan - Ladder Truck	CDBG	Other	\$ 74,077	\$ 71,070	\$ 71,070	\$ 71,070
C0704	City - Housing Division	REQUIRED Housing Rehabilitation Program	CDBG	Capital	\$0	\$ 100,000	\$ 100,000	\$ 100,000
NEW	City - Public Works	Wells Park Playground Modernization Project	CDBG	Capital	\$0	\$ 500,000	\$ 255,828	
C0916	City - Public Works	ADA Pedestrian Curb Ramps & Sidewalks	CDBG	Capital	\$ 47,578	\$ 100,000	\$ 25,000	

FY 2015-16 CDBG FUNDING WORKSHEET

ATTACHMENT "2"

C0920	City - LED Lighting Program	Street Light LED Retrofit Program 2015	CDBG	Capital	\$ 175,000	\$ 175,000	\$ 175,000		
C0737	East County Transitional Living Ctr	Solar Panel Project (additional funds requested to complete larger project)	CDBG	Capital	\$ 60,000	\$ 100,000	\$ 60,000		
C0732	Home of Guiding Hands	Facility Improvements at Four Group Homes V	CDBG	Capital	\$ 37,932	\$ 37,000	\$ 37,000		
C0735	St. Madeleine Sophie's Center	Solar Panel Project at Main Campus Facility	CDBG	Capital	\$ 34,031	\$ 150,000	\$ 30,000		
(3) <u>Housing Rehabilitation Program</u> (C0704) is authorized to be allocated 80% of Program Income received during the year that is generated from the repayment of prior housing loans made with CDBG funds.					Capital sub-total:		\$ 1,233,070	\$ 753,898	\$ 171,070
(4) _____ project is authorized to be allocated excesses or decreases in CDBG funds when the actual final allocation from HUD is determined (after adjusting for Admin allocation).						\$ (479,172)	\$ -	\$ 582,828	(remainder available to allocate)

PUBLIC SERVICES - 15% CAP (estimated \$173,976 available)								
City Project No.	Agency	Project/Program	Grant	Type	FUNDED PREVIOUS YEAR	REQUESTED THIS YEAR	STAFF RECOMMENDATIONS	ADOPTED BY CITY COUNCIL 2/24/15
C0911	City - Police Services	Community Policing (CFMH Program)	CDBG	Pub Svc	\$ 59,982	\$ 59,982	\$ 59,982	
C0730	Angel's Depot	Emergency Food Distribution for Seniors	CDBG	Pub Svc	\$ 8,098	\$ 20,000	\$ 13,994	
C0713	ECTLC	Emergency Shelter Program	CDBG	Pub Svc	\$ 75,000	\$ 75,000	\$ 75,000	
C0712	Meals on Wheels Greater San Diego	Meals on Wheels El Cajon	CDBG	Pub Svc	\$ 10,000	\$ 10,000	\$ 10,000	
---	ElderHelp of San Diego	Concierge Club/HomeShare	CDBG	Pub Svc	\$ -	\$ 15,000	\$ 15,000	
---	Interfaith Shelter Network	Rotational Shelter Program	CDBG	Pub Svc	\$ -	\$ 10,000	\$ -	
---	The Salvation Army	Social Services Program - Food at Christmas	CDBG	Pub Svc	\$ -	\$ 20,000	\$ -	
---	San Diego Youth Services	Family Enhancement Services	CDBG	Pub Svc	\$ -	\$ 10,000	\$ -	
Public Services subtotal:					\$ 219,982	\$ 173,976	\$ -	
					\$ (46,006)	\$ -	\$ 173,976	(remainder available to allocate)

FY 2015-16 HOME FUNDING WORKSHEET

ESTIMATED HOME FUNDS AVAILABLE on 7/1/15:				ACTUAL:	
Est. FY 2015-16 HOME Grant Allocation:	\$	409,968	\$	404,864	
Less 10% Reserved for Admin:	\$	(40,997)	\$	(40,486)	
Less 15% Required for CHDO Set-Aside:	\$	(61,495)	\$	(60,730)	
Total HOME available to allocate:	\$	307,476	\$	303,648	

*Assumed 5% reduction over current year

ADMINISTRATION - 10% CAP (estimated \$40,486 available)									
City Project No.	Agency	Project/Program	Grant	Type	FUNDED PREVIOUS YEAR	REQUESTED THIS YEAR	STAFF RECOMMENDATIONS	ADOPTED BY CITY COUNCIL 2/24/15	
HADMIN	City - Housing Division	HOME Administration (1) and (2)	HOME	Admin	\$ 39,154	\$ 35,486	\$ 35,486		
H0715	CSA San Diego County	Fair Housing Services	HOME	Admin	\$ 5,000	\$ 40,000	\$ 5,000		
						sub-total:	\$ 75,486	\$ 40,486	\$ -

(1) HOME Administration is authorized to be allocated excesses or decreases in HOME funds when the actual final allocation from HUD is determined, to the maximum allowed (10%), if different.

(2) HOME Administration is authorized to automatically receive 10% of eligible Program Income received (increase in budget) during the year.

REQUIRED CHDO RESERVE - 15% MINIMUM (estimated \$61,495 available)									
H0918	TBD	CHDO Set Aside Funds (3)	HOME	CHDO Set-aside	\$ 64,732	\$ 60,730	\$ 60,730		
						sub-total:	\$ 60,730	\$ 60,730	\$ -

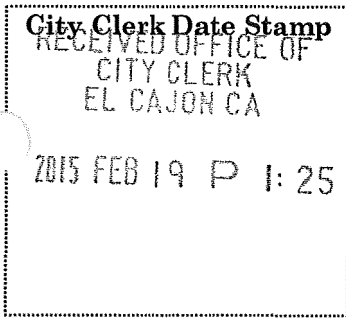
(3) CHDO Reserve is authorized to be adjusted automatically to 15% of the total HOME allocation when the actual final allocation of HOME funds from HUD is determined.

ENTITLEMENT PROGRAMS - NO CAP (estimated \$307,476 available)									
H0719	City - Housing Division	First-Time Homebuyer (5)	HOME	Entitlement	\$ -	\$ -	\$ -		
H0722	City - Housing Division	Single-Family Rehabilitation Program (5)	HOME	Entitlement	\$ -	\$ -	\$ -		
H0721	City - Housing Division	Mobilehome Rehabilitation/Replacement Program (5)	HOME	Entitlement	\$ -	\$ -	\$ -		
H0720	City - Housing Division	Housing Programs Pool of Funds (4) and (5)	HOME	Entitlement	\$ 323,660	\$ 303,648	\$ 303,648		
						sub-total:	\$ 303,648	\$ 303,648	\$ -

(4) Housing Program Pool of Funds (H0720) is authorized to be allocated all eligible Program Income (net of adjustments for Administration) received during the year that is generated from the repayment of prior housing loans made with HOME funds.

(5) The City Manager is authorized to move funds between the Housing Programs Pool of Funds (H0720) and the HOME Entitlement programs authorized (H0719, H0722, H0721) on an as-needed basis based on market conditions and demand.

FY 2015-16 Grand Totals:	\$	439,864	\$	404,864	\$	-
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City of El Cajon Agenda Report

MEETING: Feb. 24, 2015

ITEM NO: 4.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Assistant City Manager

SUBJECT: Rejection of Bid No. 030-15, Fire Station No. 6 Renovation and City Hall Modernization

RECOMMENDATION: That the City Council adopts the next resolution, in order, to reject all bids; finding that rejection of all bids renders moot all bid protests; authorize rebidding with revised specifications; and authorizing the City Manager to enter into a sole source contract for the purchase and installation of the Westnet Fire Alarm Alerting System for Fire Station No. 6.

BACKGROUND: On November 18, 2014, the City Council approved a project to renovate Fire Station No. 6 dorm rooms, work-out room, restrooms, storage, laundry room, and administrative offices. Additionally, modernize City Hall, to include improvements to the first and second floors as well as additional security measures. Forty-three prospective bidders obtained bid packages and eight responses were received and opened at 2:00 p.m. on January 21, 2015.

Upon evaluation of the bid responses received, the instructions to bidders contained in the bid specifications were not explicit in specifying all bid documents that the designed Fire Alarm Alerting System can only be purchased from and installed by Westnet, making the bid specifications subject to inconsistent interpretation. The Westnet Fire Alarm Alerting System is already installed in other fire stations throughout El Cajon and it is necessary to use this system to maintain compatibility throughout the department's facilities.

In addition, the second low bidder, Good-Men Roofing & Construction, Inc., and the fourth low bidder, Keeton Construction Company, Inc. each listed one subcontractor that has a suspended California contractor's license, and are therefore non-responsive to the bid specifications. The fifth low bidder, Soltek Pacific Construction Company, and the eighth low bidder, Kinsman Construction, Inc. did not list the value of the work being performed by the subcontractors, and are therefore non-responsive to the bid specifications.

Protests to the bid selection have been received by two (2) of the bidders, NEI Contracting and Engineering, Inc., and M.A. Stevens Construction. Because it is the staff's recommendation that all bids should be rejected for the reasons stated above, the City

Council should decline to consider these two protests because rejection of all bids will render the protests moot.

The Assistant City Manager recommends rejection of all bids, to rebid with revised specifications, not to include purchase or installation of Westnet's Fire Alarm Alerting System, and to further authorize the City to enter into a contract for the purchase and installation of the Fire Alarm Alerting System directly from Westnet, as a sole source provider for standardized equipment and for the installation of the equipment. The summary of bids is attached and complete proposals are on file in Purchasing.

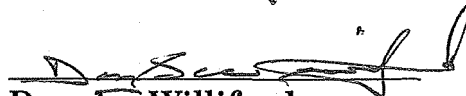
FISCAL IMPACT: None

PREPARED BY:



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

BID SUMMARY - BID NO. 030-15

BIDDER

TOTAL BID AMOUNT

NEI Contracting & Engineering, Inc. (Chula Vista)	\$1,323,000.00
Good-Men Roofing & Construction, Inc. (San Diego)	Non-responsive
M.A. Stevens Construction, Inc. (National City)	\$1,439,846.00
Keeton Construction Company, Inc. (Temecula)	Non-responsive
Soltek Pacific Construction Company (San Diego)	Non-responsive
Straight Line General Contractors, Inc. (Oceanside)	\$1,508,000.00
EC Constructors, Inc. (Lakeside)	\$1,549,270.00
Kinsman Construction, Inc. (San Diego)	Non-responsive

ENGINEER'S ESTIMATE \$1,500,000.00

RESOLUTION NO. -15

RESOLUTION REJECTING BIDS FOR
FIRE STATION NO. 6 RENOVATION AND CITY HALL MODERNIZATION
(Bid No. 030-15)

WHEREAS, on November 18, 2014, the City Council approved a project to renovate Fire Station No. 6 dorm rooms, work-out room, restrooms, storage, laundry room, and administrative offices, and to modernize City Hall, to include improvements to the first and second floors as well as additional security measures; and

WHEREAS, forty-three (43) prospective bidders obtained bid packages, and eight (8) responses to the Fire Station No. 6 Renovation and City Hall Modernization project were received and publicly opened at 2:00 p.m. on January 21, 2015; and

WHEREAS, upon evaluation of the bid responses received, it was evident that the instructions to bidders contained in the bid specifications did not clearly specify the Fire Alarm Alerting System, designed by and which can only be installed by Westnet, making the bid specifications confusing and subject to inconsistent interpretation; and

WHEREAS, the Westnet Fire Alarm Alerting System is already installed in other fire stations throughout El Cajon and it is necessary to use this system to maintain compatibility throughout the department's facilities; and

WHEREAS, the second low bidder, Good-Men Roofing & Construction, Inc. and the fourth low bidder, Keeton Construction Company, Inc., each listed one subcontractor with a suspended California contractor's license, and both bidders are therefore non-responsive to the bid specifications; and

WHEREAS, the fifth low bidder, Soltek Pacific Construction Company, and the eighth low bidder, Kinsman Construction, Inc., did not list the value of the work being performed by the subcontractors, and are therefore non-responsive to the bid specifications; and

WHEREAS, protests to the bid selection have been received by two (2) of the bidders, NEI Contracting and Engineering, Inc., and M.A. Stevens Construction; and

WHEREAS, staff recommends that all bids should be rejected and the City Council should decline to consider the two (2) protests, because the rejection of all bids will render the protests moot; and

WHEREAS, the Assistant City Manager recommends rejection of all bids and re-bidding with revised specifications not to include installation of Westnet's Fire Alarm Alerting Systems, and authorization for the City Manager to enter into a contract for the purchase and installation of the Fire Alarm Alerting System directly from Westnet as a sole source provider for standardized equipment and for the installation of the equipment; and

(Continued on Page 2)

WHEREAS, the City Council believes it to be in the best interests of the City to reject all bids, decline to consider the protests received, rebid with revised specifications not including installation of Westnet's Fire Alarm Alerting Systems, and authorize the City Manager to enter into a contract for the purchase and installation of the Fire Alarm Alerting System directly from Westnet as a sole source provider for standardized equipment and for the installation of the equipment.

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

1. The City Council hereby finds that the instructions to bidders contained in the bid specifications did not clearly specify the Fire Alarm Alerting System, designed by and which can only be installed by Westnet, therefore making the bid specifications confusing and subject to inconsistent interpretation.

2. The City Council hereby further finds the first and second low bidders to be non-responsive for listing subcontractors that have suspended California contractor's licenses, and the fifth and eighth low bidders to be non-responsive for not listing the value of the work being performed by the subcontractors.

3. Based upon the findings set forth in paragraphs 1 and 2, above, the City Council hereby rejects all bids received for the project.

4. As a result of its decision to reject all bids, the City Council hereby declines to consider the two (2) protests received, because the rejection of all bids will render the protests moot.

5. The City Council hereby authorizes staff to rebid the Fire Station No. 6 Renovation and City Hall Modernization project with revised specifications, and specifically directs that the revised specifications are not to include Westnet's Fire Alarm Alerting System.

6. In accordance with El Cajon Municipal Code section 3.20.010(C)(6), the City Council hereby finds that the acquisition and installation of the Westnet Fire Alarm Alerting System is necessary to maintain compatibility throughout the City's fire services facilities, and that Westnet is the sole provider of such system and that the conditions for a sole source contract as described therein have been met. Therefore, the City Council further authorizes the City Manager to enter into a contract for the purchase and installation of the Fire Alarm Alerting System directly from Westnet as a sole source provider for standardized equipment and for the installation of the equipment at Fire Station No. 6.

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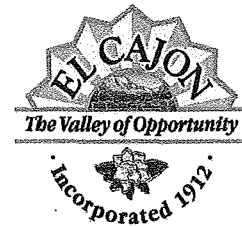
City of El Cajon



Agenda Report

MEETING: 2/24/15

ITEM NO: 6.1



TO: City Council
FROM: Mayor Bill Wells
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file 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.

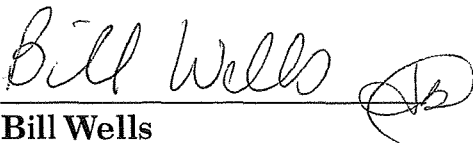
REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- | | |
|---------------------|---|
| February 10, 2015 - | Interview w/ Channel 10 |
| February 10, 2015 - | Meeting w/ City Manager |
| February 10, 2015 - | G8 Development Ground Breaking – Camden Yards |
| February 13, 2015 - | SANDAG Executive Committee Meeting |
| February 13, 2015 - | SANDAG Board Meeting |
| February 18, 2015 - | Speaking to Foothills Adult School |
| February 24, 2015 - | City Council Meeting at 3:00 p.m. |

I will be happy to answer any questions you may have.

SUBMITTED BY,



Bill Wells
Mayor



LEGISLATIVE REPORT 2015-2016



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
AB	2	Alejo	Community Revitalization Authority	1/27/2015	"Watch"	Assembly	12/2/2014-From printer. May be heard in committee January 1.

The Legislative Report tracks bills for the 2015-2016 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor, support or oppose. Updated February 19, 2015 at 9:30 a.m. for the February 24, 2015 City Council Meeting.

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City of El Cajon



Agenda Report

MEETING: 2/24/15

ITEM NO: 7.1



TO: Mayor and City Council
FROM: Councilmember Kendrick
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file 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:

February 20, 2015 - Meeting w/ City Manager
February 24, 2015 - City Council Meeting at 3:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,



Gary Kendrick
Councilmember 

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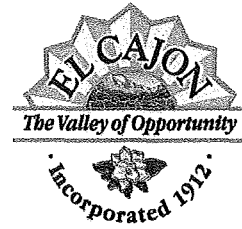
City of El Cajon



Agenda Report

MEETING: 2/24/15

ITEM NO: 8.1



TO: Mayor and City Council
FROM: Councilmember Ambrose
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file 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.

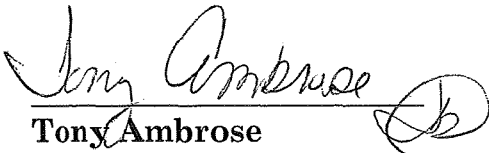
REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

February 10, 2015- G8 Development Ground Breaking – Camden Yards
February 13, 2015- East County Comprehensive Economic Dev. Strategy (CEDS) Meeting
February 17, 2015- ECEDC Gillespie Field Committee
February 28, 2015- ECEDC Board Meeting
February 20, 2015- Meeting w/ City Manager
February 24, 2015- CEDS Meeting
February 24, 2015- City Council Meeting 3:00 PM

I will be happy to answer any questions you may have.

SUBMITTED BY,


Tony Ambrose
Councilmember

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City of El Cajon



Agenda Report

MEETING: 2/24/15

ITEM NO: 9.1



TO: Mayor and City Council
FROM: Mayor Pro Tem McClellan
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file 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:

- February 12, 2015- MTS Meeting
- February 24, 2015- City Council Meeting at 3:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bob McClellan

 Bob McClellan
 Mayor Pro Tem

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City of El Cajon



Agenda Report

MEETING: 2/24/15

ITEM NO: 10.1



TO: Mayor and City Council
FROM: Councilmember Bales
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file 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:

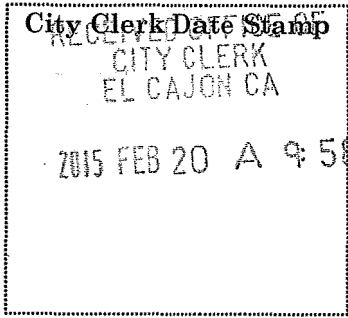
- February 7, 2015 - Groundbreaking for Homes for Troops
- February 23, 2015- Meeting w/ City Manager
- February 24, 2015- City Council Meeting at 3:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Star Bales

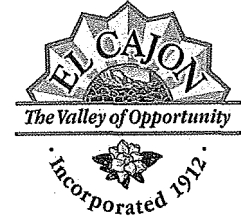
 Star Bales
 Councilmember



City of El Cajon Agenda Report

MEETING: Feb. 24 2015

ITEM NO: 13.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Deputy Director of Public Works

SUBJECT: Amendment to the Municipal Code to Establish Specific Procedures to Solicit, Qualify, Evaluate, Select and Award of Public Construction Contracts

RECOMMENDATION: That the City Council approves for introduction, an ordinance to establish specific procedures to solicit, qualify, evaluate, select, and award, public construction contracts. If approved, the Mayor requests the City Clerk to recite the title of the ordinance for a First Reading.

BACKGROUND: Charter Cities have the ability to use different project delivery methods that allows one entity to integrate both the design and construction of a project. Combining the design and construction functions at the onset of the project can promote an interdisciplinary team approach throughout the duration of the project, which reduces cost risk for the City and expedites project completion. In order for the City to utilize this project delivery process, an amendment to the City Code is needed to establish general procedures to solicit, qualify, evaluate, select and award public construction contracts.

The ordinance will provide flexibility for alternate public construction delivery processes. Options include a “pure” Design-Build procedure, where the City provides conceptual drawings and the bidder provides the complete team of professionals; a process involving “bridging” documents collaboratively developed with the City, the preferred contractor, and the City’s architect. The preferred contractor is initially engaged to provide consulting services prior to presenting a “guaranteed maximum price” for construction. Options would also include any other acceptable methodology utilizing a contractor, architects, and engineering professionals, all intended to provide a “guaranteed maximum price” for the complete construction of the project.

It is intended by this ordinance that the exact procedure for selecting a public project delivery team would be set forth in the bid documents while remaining consistent with this ordinance.

Staff is recommending approval of this ordinance, which will be used to provide a method of project delivery for the construction of the Animal Shelter.

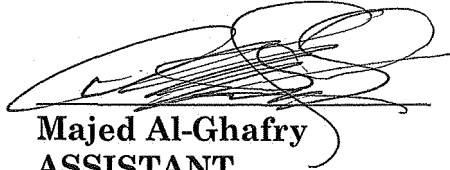
FISCAL IMPACT: None. It is expected that this method of project delivery will enable staff to control costs and increase efficiency of major projects in the City of El Cajon.

PREPARED BY:



**Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS**

REVIEWED BY:



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

Attachment

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF EL CAJON AMENDING TITLE 2 BY ADDING
CHAPTER 2.80 TO THE EL CAJON MUNICIPAL CODE
TO ESTABLISH ALTERNATIVE PROCUREMENT
PROCEDURES FOR PUBLIC PROJECTS

WHEREAS, Article 1, Section 103 of the Charter of the City of El Cajon authorizes the City to regulate municipal affairs as it may deem necessary or appropriate to further the general welfare of its inhabitants; and

WHEREAS, Article 4, Section 400 provides that the City Council shall establish standards, procedures, rules or regulations relating to all aspects of the bidding, award and performance of Public Works Contracts; and

WHEREAS, the City desires to establish a process whereby it may use design-build procedures or other alternate public construction project procurement procedures in order to benefit from the efficiencies of alternate procurement procedures for public projects; and

WHEREAS, it is necessary for the City Council to establish by ordinance the authority to use alternate public construction project procurement procedures, including design-build procedures, for public projects.

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

SECTION 1. This ordinance is enacted pursuant to the authority of the City Council under Article 1, Section 103, and Article 4, Section 400, of the Charter of the City of El Cajon.

SECTION 2. A new Chapter 2.80 is hereby added to Title 2 of the El Cajon Municipal Code to read as follows:

Chapter 2.80 ALTERNATE PUBLIC CONSTRUCTION PROJECT PROCUREMENT

2.80.010 Purpose and intent.

The purpose of this chapter is to provide definitions and guidelines and to establish specific procedures to be used to solicit, qualify, evaluate, and select and award construction contracts using alternate public construction project procurement procedures, which may include the design-build method. The intent is to provide alternative and optional procedures for bidding and building construction projects when it is anticipated that an alternative process will reduce project cost, expedite project completion, or provide design features not achievable through the design-bid-build method.

(Continued on Page 2)

2.80.020 Definitions.

For the purposes of this chapter, the following definitions apply:

"Alternate procedure" means an alternate public construction project procurement procedure, other than by traditional design-bid-build procurement procedure (i.e., where the city hires a design professional to produce complete plans and specifications, and contractors bid on the construction of the improvements based on those previously approved plans and specifications), by which both the design and construction of a project are procured by one of the following methods in compliance with this chapter.

1. Design-build, as defined in this chapter.
2. From a design-build entity, as defined in this chapter, which might also include other disciplines including, but not limited to, soils or materials testing and soil remediation, or the provision of products, such as solar energy devices or playground equipment.
3. From a construction consultant who is preliminarily selected as the preferred contractor, and where the city establishes any method for obtaining preconstruction services from the construction consultant, including guidelines for the approval of a design of the project in coordination with the construction consultant and the city's previously selected design professionals, or any similar methodology, in any event intended to result in the best value to the city through a guaranteed maximum price from the construction consultant through a design build contract.

"Best interest of the city" means an alternate procedure that is projected to meet the interests of the city and objectives of the project which may include reducing the project delivery schedule and total cost of the project while maintaining a high level of quality workmanship and materials.

"Best value" means value determined by objective criteria, and may include, but is not limited to, price, features, functions, life cycle costs, and other criteria deemed appropriate.

"Competitive negotiation" means a competitive sealed proposal procurement method that includes, but is not limited to, all of the following requirements:

(Continued on Page 3)

1. Generally describes the services sought to be procured by the city;
2. Sets forth minimum criteria for evaluating proposals submitted in response to a request for proposals;
3. Generally describes the format and content of proposals to be submitted;
4. Provides for negotiation of scope and price; and
5. May place emphasis on described factors other than price to be used in evaluating proposals.

"Construction consultant" means a pre-qualified, licensed, contractor selected by the city as the preferred contractor for a design-build project, who shall be compensated for services incurred in assisting in the design of a project resulting in a design-build contract with the construction consultant as a single entity or a member of a design-build entity.

"Design-build" means a public construction procurement method in which both the design and construction of a project are procured from a single entity. Design-build includes the utilization of competitive negotiation.

"Design-build contract" means a contract between the city and a design-build entity or construction consultant to furnish the architecture, engineering, and related services as required for a given public works project, and to furnish the labor, materials and other construction services for the same project. A design-build contract may be awarded conditioned upon subsequent refinements in scope and price during the development of the design, approval by the city of a guaranteed maximum price for project construction, and may permit the city to make changes in the scope of the public works project without invalidating the design-build contract.

"Design-build entity" means a partnership, corporation, or other legal entity that is able to provide appropriately licensed contracting, architectural, or engineering services. A design-build entity may include a construction consultant as a design-build entity member.

"Design-build entity member" includes any person who provides licensed contracting, architectural, or engineering services.

(Continued on Page 4)

"Design professional" means a professional that is duly licensed and registered in California, either city staff or an outside consultant, who provides professional design services and/or develops the criteria package that may include, but is not limited to, facility program, design criteria, performance specifications and other project-specific technical material.

"Project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind, including demolitions, and the construction and installation of drainage systems, lighting and signaling systems, sewer and water systems, and park and recreational facilities.

"Qualified list of design-build entities or construction consultants" means those design-build entities or construction consultants selected based on a competitive selection process and who are determined to be qualified to act as a design-build entity or a construction consultant for the city on any project.

2.80.030 Alternate procedure procurement.

Prior to procuring a design-build contract, the city shall select one of the following methods of prosecution of work:

- A. Prepare a project-specific request for a proposal setting forth the scope of the project that may include, but is not limited to, the size, type and desired design character of the project and site, and performance specifications. The performance specifications shall describe the quality of construction materials, assemblies, equipment, workmanship, preliminary plans or building layouts, and other information deemed necessary to adequately describe the city's needs. The performance specifications shall be prepared or reviewed and approved by a design professional designated by the city.
- B. Prepare a project-specific request for a proposal setting forth the scope of the project that may include, but is not limited to, the size, type and desired design character of the project and site, and performance specifications to be distributed exclusively to those teams selected from the qualified list of design-build entities or construction consultants. The performance specifications shall describe the quality of construction materials, assemblies, and other information deemed necessary to adequately describe the city's needs.

- C. Select a design-build entity or construction consultant from those teams identified on the qualified list of design-build entities or construction consultants without preparing a formal request for proposals. Prior to an award to a design-build entity or construction consultant pursuant to the qualified list of design-build entities or construction consultants the city manager shall certify to the city council in writing that the most qualified firms have been invited to interview and the selected firm is capable of providing the services and it is in the best interest of the city to proceed in this manner.
- D. Select a design-build entity or construction consultant as a sole source, if, in advance of the contract, the city manager certifies in writing the sole source status of the provider based on the need to utilize a specified material or methodology in the best interest of the city, which could only be supplied, constructed, or installed by only one contractor or supplier.

2.80.040 Qualification and selection process.

The city may establish a qualification and selection process for design-build entities or construction consultants that specifies the qualification criteria, as well as recommends the manner in which the winning entity will be selected. Nothing in this chapter precludes a design-build contract from being awarded to a sole source if, in advance of the contract, the city manager certifies in writing the sole source status of the provider.

2.80.050 Qualification Criteria

At a minimum, the city shall require the following criteria in soliciting proposals from design-build entities or construction consultants:

- A. Possession of all required licenses, registrations, and credentials in good standing in the state of California that are required to design and construct the project.
- B. Submission of documentation establishing that the design-build entity members or construction consultant employee(s) or subcontractors have completed, or demonstrated the capability to complete, projects of similar size, scope, building type, or complexity, and that proposed key personnel have sufficient experience and training to competently manage and complete the design and construction of the project in compliance with applicable state and local building codes, including Title 15 of this Code.
- C. Submission of a proposed project management plan establishing that the design-build entity or construction consultant has the experience, competence and capacity needed to effectively complete the project.

- D. Submission of evidence establishing the design-build entity or construction consultant has the capacity to obtain all required payment and performance bonding, liability insurance, and errors and omissions insurance, as well as a financial statement demonstrating to the city's satisfaction that the design-build entity or construction consultant has the capacity to complete the project.
- E. Provision of a declaration that the applying members of the design-build entity or construction consultant has not had a surety company finish work on any project within the past five years.
- F. Provision of a declaration providing detail for the past five years concerning all of the following:
 - 1. Civil or criminal violations of the Occupational Safety and Health Act against any member of the design-build entity or construction consultant;
 - 2. Civil or criminal violations of the Contractors' State License Law against any member of the design-build entity or construction consultant;
 - 3. Any criminal conviction of, or civil judgment against, any member of the design-build entity or construction consultant of submitting a false or fraudulent claim to a public agency;
 - 4. Civil or criminal violations of federal or state law governing the payment of wages, benefits, or personal income tax withholding, or of Federal Insurance Contributions Act (FICA) withholding requirements, state disability insurance withholding, or unemployment insurance payment requirements against any member of the design-build entity or construction consultant. For purposes of this section, only violations by a design-build entity member or construction consultant's employee or subcontractor as an employer shall be deemed applicable, unless it is shown that the design-build entity member or construction consultant's employee or subcontractor, in his or her capacity as an employer, had knowledge of a subcontractor's or employee's violations or failed to comply with the conditions set forth in Section 1770 et seq. of the State California Labor Code;
 - 5. Civil or criminal violations of federal or state law against any design-build entity member or construction consultant's employee or subcontractor governing equal opportunity employment, contracting or subcontracting;

(Continued on Page 7)

6. Any construction or design claim or litigation totaling more than \$50,000 pending or settled against any member of the design-build entity or construction consultant over the last five years; and
 7. Any debarment, disqualification or removal from a federal, state, or local government public works project.
- G. Provision of a declaration by an officer, principal, member, manager, general partner, or other, similar, representative of the design-build entity or construction consultant that the design-build entity or construction consultant will comply with all other provisions of law applicable to the project. The declaration shall state that reasonable diligence has been used by the representative in its preparation and that it is true and complete to the best of the signer's knowledge.
- H. In the case of a partnership or other association that is not a legal entity, a copy of the agreement creating the partnership or association and specifying that all partners or association members agree to be fully liable for the performance under the design-build contract.
- I. The information concerning the design-build entity's or construction consultant's qualifications and experience shall be verified under oath by an officer, principal, member, manager, general partner, or other, similar, representative of the design-build entity and each of its design-build entity members or of the construction consultant and each of its employees or subcontractors. It shall be unlawful to submit any declaration under this chapter containing any material matter that known to be or, after reasonable investigation, should be known to be, false, or omits to make a statement of material matter that the person making the statement knows, or should know to be, false.

2.80.060 Selection method.

The city shall select one of the following methods as the process to be used for the selection of the winning entity:

- A. A competition based on performance specifications and criteria set forth by the city in the request for proposals, without preliminary designs provided by the city.
 1. Criteria used in this form of evaluation of proposals may include, but not be limited to, items such as evaluation of references with respect to responsiveness; quality of work; timeliness; overall performance;

(Continued on Page 8)

proposed design approach; life-cycle costs; project features financial strength; quality; total cost; past performance; business standing; schedule; and operational and functional performance of the facility. An evaluation will be made considering overall quality; capability; resource availability; and financial stability of the design build entity or construction consultant. However, any criteria and methods used to evaluate proposals shall be limited to those contained in the request for proposals or qualifications.

2. Any architectural firms, engineering firms, specialty consultants, or individuals retained by the city to assist in the preparation of the request for proposals shall not be eligible to participate in the competition with any design-build entity or construction consultant.
 3. Award shall be made to the design-build entity or construction consultant whose proposal is judged as providing best value meeting the interests of the city and meeting the objectives of the project.
- B. A competition based on program requirements, performance specifications, and a preliminary design or combination thereof set forth by the city in the request for proposals. Limited or preliminary drawings and specifications detailing the requirements of the project may accompany the request for proposals.
1. The city shall establish technical criteria and methodology, including price, to evaluate proposals and shall describe the criteria and methodology of evaluation and selection in the request for proposal or qualification design-build entity or construction consultant.
 2. Except as otherwise provided herein, any architectural firms, engineering firms, specialty consultants, or individuals retained by the city to assist in the preparation of request for proposals shall not be eligible to participate in the competition with any design-build entity or construction consultant; provided, however, that with the city's consent any such agreement between the city and the retained professionals may be assigned, for good and valuable consideration, to the design-build entity as a design-build entity member or to the construction consultant as an employee or subcontractor as applicable.

(Continued on Page 9)

3. Award shall be made to the design-build entity or construction consultant on the basis of the technical criteria and methodology, including price, whose proposal is judged as providing best value in meeting the interests of the city and meeting the objectives of the project.
- C. A competition based on program requirements and a detailed scope of work, including any preliminary design drawings and specifications set forth by the city in the request for proposals.
1. Any architectural firms, engineering firms, specialty consultants, or individuals retained by the city to assist in the preparation of request for proposals shall not be eligible to participate in the competition with any design-build entity or construction consultant.
 2. Award shall be made on the basis of best value that is also in the best interest of the city.
- D. A "sole source" award as otherwise allowed by this chapter or title, the city's charter, or any law.
- E. By competitive negotiation.

2.80.070 Work listing.

- A. The city recognizes that the design-build entity or construction consultant is charged with performing both design and construction. Because a design-build contract may be awarded prior to the completion of the design, it is often impractical for the design-build entity or construction consultant to list all subcontractors at the time of the award.
- B. All of the following requirements shall apply to subcontractors licensed by the state that are employed on any alternate procedure projects undertaken pursuant to this chapter.
1. The design-build entity or construction consultant in each design-build proposal shall specify the construction trades or types of subcontractors that may be named as members of the design-build entity, or employees or subcontractors of the construction consultant, at the time of award. In selecting the trades that may be identified as members of the design-build entity or construction consultant, the design-build entity or construction consultant shall identify the trades deemed essential in the design considerations of the project. All subcontractors that are listed at the time of award shall be afforded the protection of all applicable laws.

2. All subcontracts that were not listed by the design-build entity or construction consultant at the time of award in accordance with subsection (B)(1) of this section shall be performed and awarded by the design-build entity or construction consultant in accordance with a bidding process set forth in the design-build contract.
3. In a contract between the design-build entity or construction consultant and a subcontractor, and in a contract between any subcontractor and its subcontractor, the percentage of the retention proceeds withheld may not exceed the percentage specified in the contract between the city and the design-build entity or construction consultant. If the design-build entity or construction consultant provides written notice to any subcontractor who is not a member of the design-build entity or employee or subcontractor of the construction consultant, prior to or at the time that the bid is requested, that a bond may be required and the subcontractor subsequently is unable or refuses to furnish a bond to the design-build entity or construction consultant, then the design-build entity or construction consultant may withhold retention proceeds in excess of the percentage specified in the contract between the city and the design-build entity or construction consultant from any payment made by the design-build entity or construction consultant to the subcontractor.

SECTION 3. The Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act under Section 15061(b)(3) in that the Council finds there is no possibility that the implementation of this ordinance may have a significant effect on the environment.

SECTION 4. This ordinance shall become effective thirty (30) days following its passage and adoption.

Design-Build Ordinance 022015

First Reading – 02/24/15 (Item 13.1)

Second Reading – 03/10/15 (Item 14.1)