

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

---

**July 28, 2015**

An Adjourned 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, July 28, 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/Agencymembers present:	Bales and Kendrick
Council/Agencymembers absent:	Ambrose
Mayor Pro Tem/Vice Chair present:	McClellan
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 led by Mayor Wells and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

**POSTINGS:** The City Clerk posted Orders of Adjournment of the July 14, 2015, meetings and the Agenda of the July 28, 2015, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **RECOGNITION: Crime Free Multi-Housing Program**
- **Employee Service Awards**

**Five Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Abell	Ryan	5	Paramedic Firefighter
Armenta	Raul	5	Associate Engineer
Moss	Steven	5	Police Sergeant

**Ten Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Aguirre	Angela	10	Deputy City Clerk
Allmon	Anthony	10	Police Officer
Cardenas	Antonio	10	Custodian
Craig	Eric	10	Assistant Planner
Darrow	Robert	10	Police Officer
Ehlers	Brian	10	Police Officer
Gonzalez	Judi	10	Administrative Secretary (HR)
Keltner	David	10	Associate Civil Engineer
Krass	Jeremy	10	Fire Engineer
Orchulli	Stacy	10	Police Services Officer
Pollard	Michael	10	Police Officer
Reilly	Kevin	10	Police Officer
Silonov	Juri	10	Fire Engineer
Venegas	Luis	10	Police Officer
Walker	Marvi	10	Public Safety Comm. Operator
Williams	Denise	10	Property Clerk
Yeager	Sarah	10	Police Dispatcher

**Employee Service Awards (Continued)**

**Fifteen Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Geilenfeldt	Rodney	15	Fire Captain
Guerin	William	15	Police Sergeant
Jackson	Duane	15	Public Works Inspector
Taylor	Gary	15	Public Works Equipment Operator
Vojtaskovic II	David	15	Police Officer
Wilson	John	15	Public Works Equipment Operator

**Twenty Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Gonsalves Jr.	Richard	20	Police Officer
McDaniel	Stephen	20	Police Officer
Thompson	Daniel	20	Police Officer

**Twenty - Five Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Coffroth	Taylor	25	Senior Engineering Technician
Rottke	Christopher	25	Senior Park Maintenance Worker
Schofer	Elizabeth	25	Senior Management Analyst
Wright	Kevin	25	Public Works Crew Leader

**Employee Service Awards (Continued)**

**Thirty Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Miller	David	30	Senior Park Maintenance Worker

**Thirty - Five Years of Service**

<b>Last Name</b>	<b>First Name</b>	<b>Years of Service</b>	<b>Position</b>
Best	Tracey	35	Recreation Services Supervisor

- **Valley Lake Median Beautification Project**
- **East County EDC and the City of El Cajon -- Partners in Economic Development**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.8)**

**MOTION BY McCLELLAN SECOND BY BALES, to APPROVE Consent Items 1.1 to 1.8.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

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

Approve Minutes of the July 14, 2015 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

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

### **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 THIRD AMENDMENT TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM SAN DIEGO REGIONAL STORMWATER COPERMITTEES MEMORANDUM OF UNDERSTANDING (MOU) (Report: Deputy Director of Public Works)**

Approve the Third Amendment to National Pollutant Discharge Elimination System, San Diego Regional Stormwater Copermittees Memorandum of Understanding (MOU), dated July 2, 2015 and authorize the City Manager to execute the amendment on behalf of the City.

### **1.5 RESOLUTION: CERTIFICATION OF THE SANITARY SEWER MANAGEMENT PLAN FOR 2015 AND APPROVAL OF THE UPDATE TO THE 2008 SANITARY SEWER MASTER PLAN (Report: Deputy Director of Public Works)**

- Receive the 2015 Sanitary Sewer Management Plan (SSMP) and Appendices for Approval and Filing;
- Receive the Update to the 2008 Sewer Master Plan; and
- Adopt RESOLUTION NO. 072-15 Certifying that the SSMP is in Compliance with the State of California Waste Discharge Requirements (WDR's)

### **1.6 PURCHASE OF OFFICE SUPPLIES (Report: Purchasing Agent)**

Authorize the Purchasing Agent in accordance with Municipal Code 3.20.010(C)(5) to execute a purchase agreement with Staples Contract & Commercial, Inc., dba: Staples Advantage for the first year, with three 1-year renewal terms, to provide office supplies for City departments.

**CONSENT ITEMS: (Continued)**

**1.7 RESOLUTION: AWARD OF BID NO. 010-16, PUBLICATION OF LEGAL NOTICES (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 073-15 to award the bid to the sole responsive, responsible bidder, East County Gazette, in the estimated annual amount of \$6,000.00.

**1.8 REQUEST FROM MOTHER GOOSE PARADE ASSOCIATION TO PARTICIPATE AS THE TITLE SPONSOR AND PROVIDE IN-KIND SUPPORT FOR THE 2015 MOTHER GOOSE PARADE (Report: Assistant to the City Manager)**

Approve the request from the Mother Goose Parade Association to participate as the Title Sponsor and provide in-kind support for the 2015 Mother Goose Parade.

**PUBLIC COMMENT:**

**Brenda Hammond** stated that she lights a candle every night for Law Enforcement, Fire Personnel and the military.

**Sunshine Horton** spoke about her upcoming 70<sup>th</sup> birthday celebration in honor of her late daughter Virginia.

**Richard Graydon**, long time El Cajon resident, asked the **City Council** to help change the image of El Cajon to bring more visitors to the City.

**The Mother Goose Parade Association** thanked the **City Council** for their continued support. The parade this year will be on Saturday, November 21, 2015 at 10:00 a.m. Volunteers and donations are welcomed. For more information log into [mgpelcajon.com](http://mgpelcajon.com), or call 619-445-4613.

**Monica Zech** invited the community to the upcoming 'National Night Out' event on August 4, 2015, an event sponsored by the El Cajon Police Department. She also spoke about the new website, where a list of events are listed weekly.

**2. WRITTEN COMMUNICATIONS: None**

### **3. PUBLIC HEARINGS:**

#### **3.1 AMEND THE FISCAL YEAR 2015-2016 ONE YEAR ACTION PLAN TO ALLOCATE HOME FUNDS TO DOMUS DEVELOPMENT, LLC; APPROVE OF HOME FUNDING AGREEMENT; AND AUTHORIZE A HOME FUNDING AGREEMENT BETWEEN THE CITY OF EL CAJON AND DOMUS DEVELOPMENT, LLC FOR ACQUISITION OF PROPERTY LOCATED AT 230 S. SUNSHINE AVENUE, EL CAJON, CA (APN-487-342-03-00 and 487-342-06-00)**

**(Report: Assistant City Manager/Dir. of Community Development)**

#### **RECOMMENDATION: That the City Council**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Adopt the next RESOLUTION in order to amend the FY 2015-2016 One Year Action Plan; and:
  - a) Allocate HOME Funds from Fiscal Year 2015-2016 HOME Investment Partnerships Program (HOME) funds in the amount of \$1.2 million for property acquisition.
  - b) Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with Domus Development, LLC (Domus), substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, subject to environmental clearance and any other City requirements.
  - c) Pending Council action, authorize the City Manager or designee to make the necessary changes to the One Year Action Plan and submit all required documentation to the U.S. Department of Housing and Urban Development (HUD).

### **DISCUSSION**

**Assistant City Manager Al-Ghafry** provided detailed information on the Item, and presented a slideshow with architectural details of the project.

**Mayor Pro Tem McClellan** expressed concern about the upkeep of the apartment units.

**City Manager Williford** stated that Domus Development and their management group are aware of the high expectations to keep this property well maintained.

**PUBLIC HEARINGS: (Item 3.1 Continued)**

**Meea Kang**, President of Domus Development, spoke about the expectancy of keeping this property as an affordable housing unit well after the 55 years shown on the proposal. She explained they have a contingency fund for expenses to maintain the property in good working order. In answer to **Councilmember Kendrick's** question about having a smoke free apartment unit, **Ms. Kang** explained that due to Fair Housing Regulations they cannot prohibit smoking, but rather encourage a healthy life style to their consumers.

**Mayor Wells** opened the public hearing.

No one came forward to speak.

**MOTION BY McCLELLAN, SECOND BY BALES, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**MOTION BY BALES, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 074-15 to Amend FY 2015-2016 One Year Action Plan; and Allocate HOME Funds from Fiscal Year 2015-2016 HOME Investment Partnerships Program (HOME) funds in the amount of \$1.2 million for property acquisition; Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with Domus Development, LLC (Domus), substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, subject to environmental clearance and any other City requirements; and Authorize the City Manager or designee to make the necessary changes to the One Year Action Plan and submit all required documentation to the U.S. Department of Housing and Urban Development (HUD).**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**4. ADMINISTRATIVE REPORTS: None**

**5. COMMISSION REPORTS: None**



**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**

**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**

**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.**

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

**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**

**REPORT AS STATED.**

**11. LEGISLATIVE REPORT: None**

**12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

**13. ORDINANCES: FIRST READING - None**

**14. ORDINANCES: SECOND READING AND ADOPTION - None**

**15. CLOSED SESSIONS: None**

**Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 28th day of July, 2015, at 4:19 p.m. to Tuesday, July 28, 2015 at 7:00 p.m.**

---

**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

---

**July 28, 2015**

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, July 28, 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 July 28, 2015, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Bales and McClellan
Council/Agencymembers absent:	Ambrose
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.**

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

**AGENDA CHANGES: None**

**PUBLIC COMMENT: None**

**PUBLIC HEARINGS:**

**100 BELLA TERRAZZA – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; CONDITIONAL USE PERMIT NO. 2220; AND TENTATIVE SUBDIVISION MAP NO. 660 (Report: Planning Manager)**

**RECOMMENDATION: That the City Council**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to ADOPT the next RESOLUTION in order ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- Move to ADOPT the next RESOLUTIONS in order APPROVING Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660.

**DISCUSSION**

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

**Mayor Wells** opened the Public Hearing.

**Steve Goble** spoke in support of the proposed project.

**Daryl Priest**, Project Developer, made himself available for questions from **Council**.

No further comments were offered.

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

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**MOTION BY KENDRICK, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 076-15 ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**PUBLIC HEARINGS: (Item 100 – Continued)**

**MOTION BY KENDRICK, SECOND BY BALES, to ADOPT RESOLUTION NO. 077-15 APPROVING Conditional Use Permit No. 2220 and Tentative Subdivision Map No. 660.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**101 SCANTIBODIES ELECTRONIC MESSAGE DISPLAY – AMENDMENT TO CONDITIONAL USE PERMIT (CUP) NO. 2101  
(Report: Planning Manager)**

**RECOMMENDATION: That the City Council**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Move to ADOPT the next RESOLUTION in order APPROVING Conditional Use Permit No. 2101, subject to conditions.

**DISCUSSION**

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

**Councilmember Kendrick** expressed concern with the brightness of sign. **Planning Manager Anthony Shute** assured that the glare, brightness, and illumination issues are addressed as part of the CUP to prevent distractions for drivers.

**Mayor Wells** opened the public hearing.

**Jayon Payne**, representative of Scantibodies Biologics, made himself available to answer questions from the **Council**.

**Mayor Pro Tem McClellan** inquired about the company name. Mr. Payne gave a brief history about the company name.

No further comments were offered.

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

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**PUBLIC HEARINGS: (Item 101 – Continued)**

**MOTION BY KENDRICK SECOND BY BALES, to ADOPT RESOLUTION NO. 078-15 APPROVING Conditional Use Permit No. 2101, subject to conditions.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – ABSENT)**

**102 FOUNTAIN LIQUOR – AMENDMENT OF CONDITIONAL USE PERMIT NO. 256 – APPEAL OF PLANNING COMMISSION DECISION (Report: Planning Manager)**

*(Continued from July 14, 2015)*

**RECOMMENDATION: That the City Council:**

- Continue the public hearing and receive testimony;
- Close the public hearing; and
- Move to ADOPT the next RESOLUTION in order DENYING the appeal and APPROVING the proposed alternative store configuration.

**DISCUSSION**

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

Discussion ensued amongst **Councilmembers** and **Staff** regarding issues that are included in the ban:

- Size of bottles
- Fortified wines
- Beer bottles greater than 32 oz.

**Mayor Wells** opened the Public Hearing.

**Victor Vilaplana**, the applicant's representative, reinforced that the applicant is in accord of the proposed changes. He complimented the City Staff for being helpful at all times.

**Amir Habib**, owner of Fountain Liquor, requested clarification on the size limitations.

**Planning Manager Anthony Shute** and **Staff** verified the municipal code for size limitations and confirmed the same conditions apply for all vendors.

**PUBLIC HEARINGS: (Item 102 – Continued)**

**Julissa Meyer** spoke in support of Mr. Habib and his store.

**Dana Stevens** spoke in support of the store bringing healthier food items.

No further comments were offered.

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

**MOTION CARRIED BY UNANIMOUS VOTE OF  
THOSE PRESENT (AMBROSE – ABSENT)**

**MOTION BY KENDRICK, SECOND BY BALES, to ADOPT  
RESOLUTION NO. 079-15 DENYING the appeal and APPROVING the  
proposed alternative store configuration.**

**MOTION CARRIED BY UNANIMOUS VOTE OF  
THOSE PRESENT (AMBROSE – ABSENT)**

**ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting  
of the City Council/Housing Authority/Successor Agency to the Redevelopment  
Agency held this 28th day of July, 2015, at 7:50 p.m. to Tuesday August 11, 2015  
at 3:00 p.m.**

---

**BELINDA A. HAWLEY, CMC  
City Clerk/Secretary**