

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**July 26, 2016**

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 26, 2016, was called to order by Mayor/Chair Bill Wells at 3:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### **ROLL CALL**

Council/Agencymembers present:	Bales, and Kendrick
Council/Agencymembers absent:	McClellan
Mayor Pro Tem/Vice Chair present:	Ambrose
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 and Remembrance for the Passing of Conrad Prebys** (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 12, 2016, meeting and the Agenda of the 26, 2016, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

## PRESENTATIONS:

- **Waste Management Recycling Champions Awards**
- **Employee Service Awards**

Last Name	First Name	Years	Position
Giron	Cristina	5	Police Records Specialist
Glenister	Lorraine	5	Animal Care Attendant
Hays	Sean	5	Paramedic Firefighter
Knight	Stacy	5	Recreation Services Manager
Lynch, Jr.	James	5	Director of Human Resources
Nevin	Jonathan	5	Fire Engineer
Phillips	Sara	5	Secretary to the Chief of Police
Alvarado	Richard	10	Police Services Officer
Bonner	Craig	10	Code Compliance Officer
Breakall	Steven	10	Police Officer
Durrant	Selena	10	Police Dispatcher
Howard	Travis	10	Police Officer
Lawson	Ronald	10	Property Clerk
Lee	Robert	10	Facilities Technician
McFarland	Timothy	10	Police Officer
Pham	Tai	10	Public Works Maint. Worker II
Sargent	Jason	10	Police Officer
Juns	James	15	Police Officer
Lytle	Tara	15	Forensic Evidence Technician
Merlo	Alfredo	15	Park Maint. Worker
Parkinson II	George	15	Equipment Mechanic
Sandoval, Jr.	Manuel	15	Police Officer

**PRESENTATIONS: (Employee Service Awards – Continued)**

<b>Last Name</b>	<b>First Name</b>	<b>Years</b>	<b>Position</b>
Aliano	Anthony	20	Fire Captain
Baldwin	Christopher	20	Police Officer
Halligan	Danny	20	Public Works Equipment Operator
Lowe	Teresa	20	Recreation Services Supervisor
Pearsley, Jr.	John	20	Police Officer
Robertson	Gregory	20	Police Sergeant
Shute	Anthony	20	Deputy Director of Community Dev.
Taub	Jason	20	Police Sergeant
Bond	Joan	25	Crime Analyst
George	Theodore	30	Senior Public Works Maint. Worker
Balogh	Matthew	35	Facilities Technician
Brockman	William	35	Operations Manager
Roscamp	Deborah	35	Administrative Secretary

- **RECOGNITION: Crime Free Multi-Housing Program**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.9)**

**MOTION BY WELLS, SECOND BY BALES, to APPROVE Consent Items 1.2 to 1.4, 1.7 and 1.9, pulling items 1.1, 1.5, 1.6 and 1.8 as requested by members of the public.**

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

**1.1 PULLED FOR DISCUSSION**

**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 ACCEPTANCE OF TRUNK SEWER MAIN CLEANING AND INSPECTION, WW3556, BID NO. 013-16 (Report: Dennis Davies, Deputy Director of Public Works)**

Accepts the Trunk Sewer Main Cleaning and Inspection, WW3556, Bid No. 013-16 and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**1.5 PULLED FOR DISCUSSION**

**1.6 PULLED FOR DISCUSSION**

**1.7 REQUEST FROM MOTHER GOOSE PARADE ASSOCIATION TO PARTICIPATE AS A SPONSOR AND PROVIDE IN-KIND SUPPORT FOR THE 2016 PARADE (Report: Brett Channing, Deputy Director of Administrative Services)**

Approves the request from the Mother Goose Parade Association to participate as a sponsor and provide in-kind support for the 2016 Mother Goose Parade.

**1.8 PULLED FOR DISCUSSION**

**CONSENT ITEMS: (Continued)**

**1.9 FUNDING REQUEST FOR EL CAJON FIRE HISTORY MUSEUM  
(Report: Brett Channing, Deputy Director of Administrative Services)**

Designates \$5,000 from the City Council Contingency Budget for a contribution to the El Cajon Fire History Museum.

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**CONSENT ITEMS PULLED FOR DISCUSSION:**

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

Approve Minutes of the July 12, 2016 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**DISCUSSION**

**Mary Case**, representing Crisis House, thanked **Council** for their continued support, and requested clarification on the Minutes from the July 12, 2016 Agenda regarding the lease agreement and the revenue from the cell towers.

**City Attorney Foley** stated that the Minutes are a summary of the meeting, and he could meet with **Ms. Case** to clarify any concerns she may have over the final RESOLUTION for the lease agreement.

No further comments were offered.

**MOTION BY WELLS, SECOND BY AMBROSE, to APPROVE Minutes  
of the July 12, 2016 Meeting of the El Cajon City Council/Housing  
Authority/Successor Agency to the El Cajon Redevelopment Agency.**

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

## CONSENT ITEMS PULLED FOR DISCUSSION: (Continued)

### 1.5 RESOLUTION: APPROVAL OF GROUND LEASE AGREEMENT RENEWAL WITH VERIZON WIRELESS (Report: Majed Al-Ghafry, Assistant City Manager)

- Adopts the next RESOLUTION in order to approve a renewal Ground Lease Agreement (“Ground Lease”) between the City of El Cajon (“City”) and Verizon Wireless (“Verizon”), in a form substantially as presented, with changes approved by the City Manager;
- Authorizes the City Manager or his designee to execute all documents necessary to implement approved terms and conditions, approving alterations, repairs and subleases; and
- Amends the Fiscal Year 2016-17 budget by increasing the estimated revenues in the amount of \$45,167.00 for rent and execution fee, and appropriate \$18,531.36 contribution to the Crisis House.

#### DISCUSSION

**Mary Case**, representing Crisis House, expressed concern about the language used in the Agenda Report regarding the revenue appropriations for Crisis House.

**Mayor Wells** suggested addressing all her concerns when she meets with City **Staff** as previously recommended.

No further comments were offered.

**MOTION BY WELLS, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 064-16 to approve a renewal Ground Lease Agreement (“Ground Lease”) between the City of El Cajon (“City”) and Verizon Wireless (“Verizon”), in a form substantially as presented, with changes approved by the City Manager; Authorizes the City Manager or his designee to execute all documents necessary to implement approved terms and conditions, approving alterations, repairs and subleases; and Amends the Fiscal Year 2016-17 budget by increasing the estimated revenues in the amount of \$45,167.00 for rent and execution fee, and appropriate \$18,531.36 contribution to the Crisis House.**

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

**CONSENT ITEMS PULLED FOR DISCUSSION: (Continued)**

**1.6 PURCHASE OF STORAGE AREA NETWORK (SAN) EQUIPMENT (Report: Sara Diaz, Information Technology Manager)**

Authorizes the City Manager or designee, in accordance with Municipal Code 3.20.010(C)(5), to execute a purchase agreement with VPLS for two (2) Nimble SAN devices, with associated installation and a one-year support agreement in the amount of \$175,431.30.

**DISCUSSION**

**George Glover** shared his knowledge regarding Storage Area Network (SAN) Equipment, and asked a few questions on data management and whether the proposed agreement had been fully vetted.

**Assistant to the City Manager, Brett Channing**, explained that the agreements have been vetted by the I.T. Manager, Sara Diaz. He explained the purchase is needed to replace discontinued equipment.

**Councilmember Bales** thanked **George Glover** for his service to the Country.

No further comments were offered.

**MOTION BY WELLS, SECOND BY BALES, to AUTHORIZE the City Manager or designee, in accordance with Municipal Code 3.20.010(C)(5), to execute a purchase agreement with VPLS for two (2) Nimble SAN devices, with associated installation and a one-year support agreement in the amount of \$175,431.30.**

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

**1.8 ACCEPTANCE OF EAST COUNTY PERFORMING ARTS CENTER (ECPAC) RE-ROOFING IMPROVEMENTS PROJECT, IFM #3471, BID NO. 033-15 (Report: Majed Al-Ghafry, Assistant City Manager)**

Accepts the East County Performing Arts Center (ECPAC) Improvements Re-Roofing Project, IFM3471/Bid No. 033-15, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**CONSENT ITEMS PULLED FOR DISCUSSION: (Item 1.8 - Continued)**

**DISCUSSION**

**Art Ballatyne** suggested forming an El Cajon Performing Arts Center (ECPAC) advisory commission to help with the management of the center.

**Stephanie Harper** expressed her dissatisfaction with the way ECPAC renovations are being handled. She suggested that other projects be put on hold to finish the ECPAC renovations.

**Mayor Wells** stated the City is in the process of obtaining bids, but that the process to open ECPAC will take some time. Work is steadily being done and the public can expect to see the theatre open in the near future.

No further comments were offered.

**MOTION BY WELLS, SECOND BY BALES, to ACCEPT the East County Performing Arts Center (ECPAC) Improvements Re-Roofing Project, IFM3471/Bid No. 033-15, and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.**

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

**PUBLIC COMMENT:**

**Kenneth Kestner** spoke about police harassment.

**J.D. Loveland**, representing El Cajon Transitional Living Center (ECTLC), spoke about the temporary housing services they provide, regardless of their faith.

The following people spoke in support of the services provided at ECTLC:

**Lavada Jennings  
Harmony Jennings  
Michael Marchetti  
Jenna Marchetti  
Crystal Scott**



## **PUBLIC COMMENT: (Continued)**

**Alexis Frost** spoke about the 2016 Mother Goose Parade, stating this year's theme is 'Home Grown'. **Ms. Frost** thanked **Council** for their continued support. The Mother Goose Parade will be on Sunday, November 20<sup>th</sup> at 1:00 p.m. and will go back to its original downtown – Main Street route.

**Chuck Hanson**, representing the Board of Directors for the Mother Goose Parade, spoke about the 2016 tree lighting event.

**Mayor Pro Tem Ambrose** complimented the 2015 tree lighting event.

**City Manager Williford** stated there are a couple speaker cards regarding district elections, and since Item 4.1 is on the Agenda, he suggested the comments be made during that time.

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

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

#### **3.1 RESOLUTION: HOME FUNDING AGREEMENT WITH SAN DIEGO HABITAT FOR HUMANITY - Amendment to the FY 2016-2017 One Year Action Plan (Report: Anthony Shute, Deputy Director of Community Development)**

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

- Opens the public hearing and accepts public testimony;
- Closes the public hearing;
- Adopts the next resolution in order APPROVING the proposed amendment to the FY 2016-2017 One Year Action Plan in order to:
  - a) Allocate and appropriate available HOME/CHDO Funds to San Diego Habitat for Humanity in the amount of \$1.0 million for property acquisition and development of homeownership housing at 585 Ballantyne Street.
  - b) Allocate \$15,000 of available HOME funds to the 585 Ballantyne Street project for legal and other professional services as needed for the project.
  - c) Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with San Diego Habitat for Humanity, substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, conditional upon all environmental clearances and any other City development requirements.

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

- d) 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.

**DISCUSSION**

**Deputy Director of Community Development, Anthony Shute**, gave a summary of the Item.

**Mayor Wells** opened the public hearing.

**Lori Pfeiler**, representing San Diego Habitat for Humanity, spoke in support of the proposed project.

No further comments were offered.

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

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

**MOTION BY AMBROSE, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 065-16 APPROVING the proposed amendment to the FY 2016-2017 One Year Action Plan in order to: Allocate and appropriate available HOME/CHDO Funds to San Diego Habitat for Humanity in the amount of \$1.0 million for property acquisition and development of homeownership housing at 585 Ballantyne Street; Allocate \$15,000 of available HOME funds to the 585 Ballantyne Street project for legal and other professional services as needed for the project; Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with San Diego Habitat for Humanity, substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, conditional upon all environmental clearances and any other City development requirements; 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.**

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

#### 4. ADMINISTRATIVE REPORTS:

##### 4.1 STATUS REPORT ON DISTRICT ELECTION PROCESS (Report: Douglas Williford, City Manager)

**RECOMMENDATION: No Action Required.**

#### DISCUSSION

**City Manager Williford** gave a status report on the Item.

**Mejgan Afshan**, representing the Partnership for the Advancement of New Americans (PANA), encouraged **Council** to create an independent commission for the districting process, which should include the following criteria: Geographic, racial, language, and economic diversity to better represent the citizens of El Cajon.

**Wedad Schlotte**, representing the American Iraqi Community, suggested language to be included in the ballot for the proposed districting process. **Ms. Schlotte** suggested that the independent commission should be chosen by three (3) retired Superior Court Judges.

In answer to a question by **Stephanie Harper**, **City Manager Williford** clarified that the August 4<sup>th</sup> Educational Workshop is open to the public. **Mayor Wells** added that there will be several of these workshops in the upcoming months for those who cannot make the upcoming date.

**Robert Clark** stated he has concerns about the amount of money being spent on consultants for the District Election Process, the time frame for the workshops to give the public information, and how a final decision will be taken at the August 9<sup>th</sup> meeting.

**City Manager Williford** clarified that the high cost of the consulting agency is due to the polling process, which can be a useful tool.

**Mayor Wells** added that the City is trying to avoid costly legal battles by being proactive in moving to district elections.

**Antoine Bennett** spoke in support of the District Election Process.

**Councilmember Bales** expressed her support for the process.

**4.2 EL CAJON ANIMAL CARE FACILITY PROGRESS REPORT  
(Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION: Informational Report Only.**

**DISCUSSION**

**Assistant City Manager, Majed Al-Ghafry** gave information on the Item.

In answer to a question by **Mayor Pro Tem Ambrose, Assistant City Manager Al- Ghafry** stated that the work will be done in one phase to minimize the disturbance of the animals onsite.

Conversation ensued between members of the **Council** and **Staff** in regards to the size of the facility, which they found adequate, and found the building design aesthetically pleasing.

No further comments were offered.

**Recess called at 4:39pm**

**Meeting called back to order at 4:46pm**

**4.3 PROPOSED ADJUSTMENT TO THE CITY'S FIRST TIME HOMEBUYER PROGRAM CRITERIA FOR POTENTIALLY QUALIFIED BUYERS OF THE FOUNDATION LANE PHASE II PROJECT  
(Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION: That the City Council:**

- Approves an adjustment to the First-Time Homebuyer Program Guidelines aligning the maximum allowable loan amounts with the maximum amounts allowed by Housing and Urban Development (HUD), for potentially qualified homebuyers of the Foundation Lane Phase II project; and
- Authorizes the City Manager or designee to execute all loan documents necessary to loan funds, implement approved terms and conditions, and institute ongoing program changes to comply with state and federal regulations and changing market conditions as may be necessary and appropriate.

## ADMINISTRATIVE REPORTS: (Item 4.3 – Continued)

### DISCUSSION

**Deputy Director of Community Development, Anthony Shute** gave a summary of the Item.

**Lori Pfeiler**, representing San Diego Habitat for Humanity, spoke in support of the project.

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

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

**MOTION BY AMBROSE, SECOND BY KENDRICK, to APPROVE an adjustment to the First-Time Homebuyer Program Guidelines aligning the maximum allowable loan amounts with the maximum amounts allowed by Housing and Urban Development (HUD), for potentially qualified homebuyers of the Foundation Lane Phase II project; and Authorize the City Manager or designee to execute all loan documents necessary to loan funds, implement approved terms and conditions, and institute ongoing program changes to comply with state and federal regulations and changing market conditions as may be necessary and appropriate.**

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

#### 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

In addition to the submitted report, **Mayor Wells** stated he attended a luncheon with the NAACP.

## **ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS (Continued)**

### **6.2 LEGISLATIVE REPORT: No Report**

## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **7.**

#### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

#### **7.1 Council Activities Report/Comments**

**REPORT AS STATED.**

### **8.**

#### **MAYOR PRO TEM 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.**

#### **COUNCILMEMBER BOB McCLELLAN**

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

#### **9.1 Council Activities Report/Comments**

**No Report.**

**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.**

**Councilmember Bales** extended her condolences to the family of **Conrad Prebys**.

**11. JOINT COUNCILMEMBER REPORTS: 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 26th day of July 2016, at 4:53 p.m. to Tuesday, July 26, 2016, at 7:00 p.m.**

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**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

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#### July 26, 2016

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 26, 2016, was called to order by Mayor/Chair Bill Wells at 7:01 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 26, 2016, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Bales and Kendrick
Council/Agencymembers absent:	McClellan
Mayor Pro Tem/Vice Chair present:	Ambrose
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, and Remembrance for the Passing of Conrad Prebys.** (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 RESOLUTIONS: SKYRIDGE – ZONE RECLASSIFICATION NO. 2319, PLANNED UNIT DEVELOPMENT NO. 345, AND TENTATIVE SUBDIVISION MAP NO. 666 (Report: Anthony Shute, Deputy Director of Community Development)**

**RECOMMENDATION: That the City Council**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order approving the CEQA exemption;
- Moves to INTRODUCE the next ORDINANCE in order approving Zone Reclassification No. 2319;
- Moves to ADOPT the next RESOLUTION in order approving Planned Unit Development No. 345; and
- Moves to ADOPT the next RESOLUTION in order approving Tentative Subdivision Map No. 666.

**DISCUSSION**

**Deputy Director of Community Development, Anthony Shute** provided a summary of the Item.

Discussion ensued amongst **Council** and **Staff** in regards to:

- Storm water being directed to bio retention areas with trees planted;
- Car garage allowance;
- CC&R's, to be implemented by HOA;
- Surface parking.

**Mayor Wells** opened the Public Hearing.

**Asher Burke** made himself available to answer any question from **Council**.

**Councilmember Kendrick** inquired about the type of roof being used on the project. **Mr. Burke** answered concrete shingles would be used, and added that visitor parking is available onsite.

No further comments were offered.

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

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

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

**Councilmembers spoke in support of the project.**

**MOTION BY KENDRICK, SECOND BY BALES, to ADOPT RESOLUTION NO. 066-16, approving the CEQA exemption; INTRODUCE the ORDINANCE to approve Zone Reclassification No. 2319; ADOPT RESOLUTION NO. 067-16 approving Planned Unit Development No. 345; and ADOPT RESOLUTION NO. 068-16 approving Tentative Subdivision Map No. 666.**

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

**City clerk recited the title for the ordinance.**

AN ORDINANCE APPROVING ZONE RECLASSIFICATION NO. 2319 FOR THE REZONING OF PROPERTY LOCATED ON THE WEST SIDE OF SOUTH MOLLISON AVENUE BETWEEN PORTLAND STREET AND EAST CHASE AVENUE FROM RS-6 (RESIDENTIAL, SINGLE-FAMILY, 6000 SQ. FT.) ZONE TO RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2200 SQ. FT.) ZONE; APN: 493-225-25-00; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR).

**ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 26th day of July 2016, at 7:12 p.m. to Tuesday August 9, 2016, at 3:00 p.m.**

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