

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

November 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, November 10, 2015, was called to order by Mayor/Chair Bill Wells at 3:06 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 Shaw, Assistant 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 October 27, 2015, meeting and the Agenda of the November 10, 2015, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **A Spook-tacular Look Back at Hauntfest 2015**
- **Commendation - Police Chief Jim Redman**
- **2015 Winners of Heartland Fire “Home Escape Plan” Poster Contest**

Monica Zech was presented with a Certificate of Recognition from the Office of Senator Anderson for her community work.

AGENDA CHANGES:

City Manager Williford stated that a written request had been received from the County of San Diego to continue Item 3.1. Per City Attorney’s advice, it is recommended that **Council** open the public hearing, receives testimony and continues the hearing to the next regularly scheduled meeting on December 8, 2015.

City Manager Williford also requested that Item 15.2 be removed from the agenda.

MOTION BY KENDRICK, SECOND BY BALES, to CONTINUE Item 3.1, and REMOVE Item 15.2.

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

CONSENT ITEMS: (1.1 – 1.12)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to APPROVE Consent Items 1.1 to 1.12, pulling Items 1.7, and 1.12 as requested by the COUNCIL.

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

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the October 27, 2015 Meeting 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 AWARD OF HOUSING ELEMENT REZONING PROGRAM ENVIRONMENTAL IMPACT REPORT RFP, PROFESSIONAL SERVICES AGREEMENT WITH RECON ENVIRONMENTAL, INC.

(Report: Anthony Shute, Deputy Director of Community Development)

Authorize the City Manager to enter into a Professional Services Agreement between the City of El Cajon and RECON Environmental Inc., for an amount not to exceed \$298,047, consisting of a contract amount of \$283,047 and a contingency of \$15,000, for a period of two years for environmental consulting services.

1.5 RESOLUTION: AMENDMENT TO THE 2014 FIVE (5) YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP No. 14-09) (Report: Dennis Davies, Deputy Director of Public Works)

Adopt RESOLUTION NO. 109.15 to approve the amendment to the 2014 Five (5) Year RTIP.

1.6 JULY – SEPTEMBER 2015 QUARTERLY TREASURER'S REPORT (Report: Clay Schoen, Director of Finance/Treasurer)

Received the Treasurer's Report for the quarter ending September 30, 2015.

1.7 PULLED FOR DISCUSSION

CONSENT ITEMS: (Continued)

**1.8 RESOLUTION: AWARD OF BID NO. 013-16, TRUNK SEWER CLEANING AND VIDEO INSPECTION
(Report: Nahid Razi, Purchasing Agent)**

- Find that the bid of the second low bidder, Morr-is Tested, Inc., is non-responsive for failure to maintain active registration with the Department of Industrial Relations.
- Based on the above, adopt RESOLUTION NO. 110-15 awarding the bid to the lowest responsive, responsible bidder, National Plant Services, Inc., in the amount of \$90,599.84.

**1.9 ACCEPTANCE OF PEDESTRIAN SAFETY IMPROVEMENTS AT FIRST STREET AND REDWOOD AVENUE, PW3509, Bid NO. 007-16
(Report: Dennis Davies, Deputy Director of Public Works)**

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

1.10 BEN ROETHLISBERGER FOUNDATION AT THE GIVING BACK FUND K-9 GRANT (Report: Jim Redman, Chief of Police)

- Authorize the City Manager or designee to accept the donation of \$14,500.00 from the El Cajon Animal Center for Education and Services funded by the Ben Roethlisberger Foundation at The Giving Back Fund K-9 Grant, and to execute any documents and agreements necessary for the receipt and use of these funds; and
- Appropriate \$14,500.00 for the purpose of purchasing a replacement canine and/or support equipment for the Police Department.

CONSENT ITEMS: (Continued)

1.11 KaBOOM! PLAYGROUND GRANT APPLICATION – NEIGHBORHOOD PARK (Report: Sara Ramirez, Director of Recreation)

- Authorize the City Manager or designee to accept the 2015 KaBOOM! Playground Grant for the Neighborhood Park next to the Ronald Reagan Community Center, if the City is awarded Playground Grant by KaBOOM!; and
- Appropriate \$4,250.00, if necessary, from the Recreation Department Special Revenue Fund as the remaining funding source for the complete installation of the playground at Neighborhood Park next to the Ronald Reagan Community Center.

1.12 PULLED FOR DISCUSSION

ITEMS PULLED FOR DISCUSSION:

1.12 RESOLUTION OF INTENTION TO AMEND TITLE 17 – MARIJUANA DISPENSARIES, CULTIVATION, STORAGE, MANUFACTURE AND TRANSPORTATION (Report: Anthony Shute, Deputy Director of Community Development)

RECOMMENDATION: That the City Council move to Adopt the next RESOLUTION in order initiating an amendment to Title 17 of the El Cajon Municipal Code pertaining to marijuana dispensaries, and its cultivation, storage, manufacture and transportation.

DISCUSSION

Councilmember Kendrick commended the Councilmembers for standing strong against the marijuana dispensaries and stated he will continue to support the ban of such in the City.

MOTION BY KENDRICK, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 111-15 initiating an amendment to Title 17 of the El Cajon Municipal Code pertaining to marijuana dispensaries, and its cultivation, storage, manufacture and transportation.

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

CONSENT ITEMS: (Continued)

**1.7 PROFESSIONAL SERVICES AGREEMENT WITH STEARNS,
CONRAD AND SCHMIDT, CONSULTING ENGINEERS, INC.
FOR GROUNDWATER TESTING AT PARK ROW
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council, on behalf of the City in its capacity as the Successor Agency to the former El Cajon Redevelopment Agency, authorize the City Manager, as the Executive Director of the Successor Agency, to enter into a Professional Services Agreement with Stearns, Conrad and Schmidt, Consulting Engineers, Inc. (“SCS Engineers”) to perform further groundwater testing at Park Row.

DISCUSSION

Mayor Wells excused himself from this Item due to a conflict of interest, and left the Council Chambers at 3:38 p.m.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to on behalf of the City in its capacity as the Successor Agency to the former El Cajon Redevelopment Agency, AUTHORIZE the City Manager, as the Executive Director of the Successor Agency, to enter into a Professional Services Agreement with Stearns, Conrad and Schmidt, Consulting Engineers, Inc. (“SCS Engineers”) to perform further groundwater testing at Park Row.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT.
(AMBROSE – Absent, WELLS - Disqualified).**

Mayor Wells returned to the Council Chambers at 3:39 p.m

PUBLIC COMMENT:

Elmer Heap, Waste Management Representative, spoke about the successful shredding event held in El Cajon.

Chris Leeper, Pastor of New Beginnings Church, shared a message and a prayer with **Councilmembers**.

Heidi Johnson, representing the Mother Goose Association, invited the **Councilmembers** to participate in the 2015 parade.

PUBLIC COMMENT: (Continued)

Nick Liadis complained about the process to file a citizen complaint against the Police Department.

Monica Zech, shared the poster for the 1st place winner of the “Home Escape Plan” Poster Contest. Monica extended an invitation to celebrate Veterans’ Day on Wednesday, November 12, 2015, at 1:00 p.m. at Centennial Plaza.

Mayor Pro Tem McClellan shared a historical moment.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

**3.1 VACATION OF SEWER EASEMENT AT GILLESPIE FIELD
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Adopt the next RESOLUTION in order to vacate the Sewer Easements at Gillespie Field contingent on receipt of a replacement easement from the County of San Diego.

DISCUSSION

Mayor Wells opened the public hearing.

No one came forward to speak.

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

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

MOTION BY WELLS, SECOND BY KENDRICK, to CONTINUE the Public Hearing to December 8, 2015, at 3:00 p.m., as requested by the County of San Diego.

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

PUBLIC HEARINGS: (Continued)

3.2 RESOLUTION OF ABATEMENT CASE AND REMOVAL OF NOTICE OF RESTRICTION AT 709 HILLSVIEW ROAD (Report: Dan Pavao, Building Official/Fire Marshal)

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Make a determination with regard to staff time, administrative costs, and civil penalties; and
- Direct staff to remove the Notice of Restriction filed against the property in 2005.

DISCUSSION

Building Official/Fire Marshal, Dan Pavao gave a summary of the Item, and presented a handout to Council from the property representative regarding the work performed on the property.

Mayor Wells opened the public hearing.

No one came forward to speak.

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

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

Mayor Pro Temp McClellan recommended assessing the staff and administrative cost fees while keeping the civil penalties against the property. He recommended inspecting the property in a year, and if property is up to code, **Council** may consider removing some or all of the civil penalties at that time.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ASSESS staff time and administrative costs, to keep the civil penalties filed against the property, and review in a year.

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

PUBLIC HEARINGS: (Item 3.2 - Continued)

Following Item 4.1 the Assistant City Attorney informed the City Council that Item 3.2 required an action to release the existing Notice of Restriction on the property, and upon the Motion of **Wells**, Seconded by **Kendrick**, the City Council approved the recommendation by unanimous vote of those present (Ambrose - Absent), and directed the City Clerk to record a release of the Notice of Restriction.

4. ADMINISTRATIVE REPORTS:

4.1 COMMUNITY EVENT – HOLIDAY LIGHTS ON MAIN (Report: Sara Ramirez, Director of Recreation)

RECOMMENDATION: This report is submitted as information only to share a new community event to take place in downtown El Cajon.

DISCUSSION

Director of Recreation, Sara Ramirez gave a summary of the Item, and introduced **Kathy Zimmer** from the Downtown District who gave more information about the event.

NO ACTION TAKEN.

4.2 REQUEST FOR PROPOSAL FOR DISTRICT ELECTION CONSULTANTS (Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council:

- Approve the draft Request For Proposal for issuance and authorizing the City Manager and City Attorney to make any appropriate final amendments to the draft RFP to better clarify its intent; and
- Appoint two Councilmembers to sit on the interview panel, in conjunction with the City Manager, City Attorney and Assistant to the City Manager.

DISCUSSION

City Manager Williford gave information on the Item.

No one came forward to speak.

ADMINISTRATIVE REPORTS: (Item 4.2 – Continued)

MOTION BY WELLS, SECOND BY BALES, to APPROVE the draft Request For Proposal for issuance and authorizing the City Manager and City Attorney to make any appropriate final amendments to the draft RFP to better clarify its intent.

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

MOTION BY WELLS, SECOND BY McCLELLAN, to APPOINT Mayor Wells and Councilmember Kendrick to sit on the interview panel, in conjunction with the City Manager, City Attorney and Assistant to the City Manager.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (AMBROSE – 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

REPORT AS STATED.

6.2 LEGISLATIVE REPORT - None

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.

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 Park and Recreation Council dinner event, and also celebrated Veterans Day at Shadow Mountain Church.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

10.2 INCREASING THE HEIGHT OF CIVIC CENTER FLAG POLE

RECOMMENDATION: That the City Council direct staff to report back on the options and costs of increasing the size of the Civic Center flag pole and the flag that flies on it.

DISCUSSION

Councilmember Bales gave information on the Item.

No one came forward to speak.

MOTION BY BALES, SECOND BY McCLELLAN, to direct staff to report back on the options and costs of increasing the size of the Civic Center flag pole and the flag that flies on it.

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

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING

**13.1 AMENDMENT TO CITY'S STORM WATER MANAGEMENT AND
DISCHARGE CONTROL ORDINANCE**

(Report: Dennis Davies, Deputy Director of Public Works)

RECOMMENDATION: That the City Council consider the ordinance amending Chapter 16.60 (Storm Water Management and Discharge Control) to comply with the Regional Board adopted Order No. R9-2013-0001 and, if approved, take the following actions:

- By Motion and Second, introduce the ordinance; and
- Direct the City Clerk to read the title of the ordinance.

ORDINANCES: FIRST READING (Item 13.1 - Continued)

DISCUSSION

Deputy Director of Public Works, Dennis Davies introduced the Item to Council.

MOTION BY McCLELLAN SECOND BY BALES, to INTRODUCE the Ordinance.

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

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

An Ordinance Repealing Chapter 16.60 Of Title 16 Of The El Cajon Municipal Code And Adding A New Chapter 16.60 To Title 16 Of The El Cajon Municipal Code Regarding The City Of El Cajon Standard Urban Storm Water Mitigation Plan.

14. ORDINANCES: SECOND READING AND ADOPTION

14.1 2015 ZONING CODE OMNIBUS AND MUNICIPAL CODE UPDATE

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

The remainder of this page purposefully left blank.

ORDINANCES: SECOND READING AND ADOPTION (Item 14.1 – Continued)

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

An Ordinance Of The City Council Of The City Of El Cajon Implementing The Zoning Code Omnibus And Select Code Section Updates By Amending: Title 5, Modifying The Community Event Permit Sections In Chapter 5.52; Title 9, Modifying The Special Event Permit For Alcoholic Beverage Possession Or Consumption Section In Chapter 9.22; Title 12, Modifying The Parades Sections In Chapter 12.24 To Make The Decisionmaker The City Manager And To Adjust The Submittal Deadline; Title 15, Correcting The Density Bonus Referenced Section In Chapter 15.82; Title 17 Of The El Cajon Municipal Code (Zoning), To Revise, Correct And Fill Regulatory Gaps In Chapters: 17.58, Adding A Minor Use Permit Process; 17.60.180, Adding A Description Of Active And Passive Recreation Areas; 17.70.020, Modifying The Specific Plan Approval To Be Allowed By Resolution; 17.75.020, Deleting Model Homes As A Use That Can Be Allowed By Temporary Use Permit; 17.105, Modifying Definitions To Eliminate Convalescent Home And Add Farmers Market, Microbrewery, Public Assembly, And Skilled Nursing Facility; 17.115.040, Adding A Reference Under Airport Land Use Compatibility To Montgomery Field; 17.130.115, Adding Clarity To Maximum Building Height For Steeples, Spires, Clearstories, And Similar Architectural Projections; 17.130.200, Adding Section For Retaining Walls; 17.140.120, Modifying Reference To Allow Accessory Structures By Maximum Lot Coverage; 17.140.210, Adding A Reference To The Minor Use Permit And Reducing Permit Review Levels For Certain Use Categories; 17.145.150 Modifying The Farmers Market Use To Be Allowed By Administrative Zoning Permit, Adding A Reference To The Minor Use Permit And Reducing Permit Review Levels For Certain Use Categories; 17.150.170, Adding A Reference To The Minor Use Permit And Reducing Permit Review Levels For Certain Uses; 17.185.170, Adding A Reference To Affordable Housing Parking Requirements; 17.190.180 Reducing The Electronic Message Display Signs Permit Process To Require A Planning Commission Decision; 17.210.040, Adding A Definition For Hip Flask; 17.210.100 Clarifying Sizes For Alcoholic Beverages; 17.225.020, Modifying The Required Bed And Breakfast Permit To A Conditional Use Permit; 17.225.200, Correcting A Cross Reference Regarding Alternative Lending; 17.225.220, Adding Farmers Market Performance Standards; 17.225.230, Adding Microbrewery Performance Standards; 17.225.240, Adding Food Truck Performance Standards; 17.245.080, Adding A Cross Reference Regarding Wireless Communication Facilities; 17.245.090, Correcting An Error In A Subsection Reference; 17.250.020, Correcting A Reference To Secondhand Merchandise Stores And Pawn Shops; 17.260.040, Modifying A Reference To Project Categories For Determination Of Consistency Regarding The Airport Land Use Commission; And 17.260.050, Clarifying Airspace Protection For Airport Land Use Commission

ORDINANCES: SECOND READING AND ADOPTION (Item 14.1 – Continued)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT Ordinance No. 5033.

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

15. CLOSED SESSION

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

15.1 CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.

Agency Designated: Jim Lynch, Director of Human Resources
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore
Frances Rogers, Esq., Liebert Cassidy Whitmore

Employee Organizations: El Cajon Mid-Management and Professional Employees Group
El Cajon Municipal Employees Association
El Cajon Police Officers Association

PREVIOUSLY REMOVED FROM AGENDA:

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

Name of Case: Christine Greer v. City of El Cajon, et al.
San Diego Superior Court
Case No. 37-2015-00007178-CU-OE-CTL

MOTION BY McCLELLAN, SECOND BY BALES, to ADJOURN to Closed Session at 4:24 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 4:43 P.M.

Assistant City Attorney Shaw reported the following actions:

15.1 City Council gave direction on Labor Negotiations.

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 November 2015, at 4:44 p.m. to Tuesday, November 10, 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

November 10, 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, November 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 3:06 p.m., Tuesday November 10, 2015, by order of the City Council and Redevelopment Agency.

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 Shaw, Assistant 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:

Students from Valhalla High School introduced themselves to **Council**.

PUBLIC HEARINGS:

**100 GENERAL PLAN CONSISTENCY REZONING PROGRAM
(Report: Anthony Shute, Deputy Director of Community
Development)**

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 Negative Declaration; and
- Move to INTRODUCE the ORDINANCE for Zone Reclassification No. 2314.

DISCUSSION

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

Mayor Pro Tem McClellan objected to the maximum density proposed for certain sites.

City Manager Williford stated the zone reclassification is an implementation procedure to a previous City Council action. He stated that although this is fulfilling a State requirement, it gives the City an opportunity to upgrade aging or underutilized properties.

Councilmembers and **Staff** ensued in conversation regarding:

- Changing the demographics of the neighborhood;
- Density proposed;
- State requirements;
- Up-building the vacant, or under-developed properties;
- Higher quality development.

PUBLIC HEARINGS: (Item 100 – Continued)

Mayor Wells opened the Public Hearing.

Pat Wright expressed concern for what would be built in the vacant properties near the Third Street area. **Mayor Wells** clarified that nothing is being approved for building at this point, only a rezoning is being considered.

Councilmembers added that **Council** strives to make upgrades on any new construction being approved for the City.

Amir Orah opposes the idea of up-building since it would bring more traffic to an already congested area.

Michael Semaan submitted a card but did not wish to speak. His card stated “it will bring us trouble and traffic”.

Kelly Corn opposes the high density zoning change.

Mayor Wells explained that the City is meeting a State requirement by increasing the zoning density and explained the process.

Carlos Garcia expressed concern about the property values if more units are built and more traffic is brought into the neighborhood. He opposes the proposed rezoning.

Mayor Wells once again stated that these changes are to accommodate State requirements.

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).**

Councilmembers spoke in support of newer construction and upgrades coming to El Cajon.

PUBLIC HEARINGS: (Item 100 – Continued)

MOTION BY McCLELLAN, SECOND BY BALES, to INTRODUCE the Ordinance.

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

City Clerk recited the title of the ordinance.

An Ordinance Rezoning Twenty-Five Properties To Be Consistent With General Plan Land Use Designations As Part Of The Implementation Of The 2013 Housing Element Including Rezoning The Properties Located At 110, 124, And 136 North Third Street And A Vacant Property On The Southwest Corner Of Melody Lane And North Third Street From The Rs-9 Zone To The Rs-6 Zone (General Plan Designation: Low Density Residential); Rezoning Property At 303 Hart Drive From Rs-9 To Prd-Low-Medium Zone (General Plan Designation: Low Medium Density Residential); Rezoning Properties At 330, 336, And 364 Wisconsin Avenue, 377 Chambers, 728 Ballantyne Street, 805 And 1123 North Mollison, 1160, 1178 And 1174 North Mollison Avenue, 920 And 924 South Magnolia Avenue, 395 North First Street, And 1419 Broadway From Various Zones To The Rm-2200 Zone; Rezoning The Properties At 824, 840, 850 Ballantyne Street, And A Vacant Property On The West Side Of Ballantyne Street And Assigned Apn 483-222-63 From The Rs-6 Zone To The Rm-2500 Zone (General Plan Designation: Low Medium Density Residential); And Rezoning Vacant Properties Located West Of 166 South Lincoln Avenue At The Southeast Intersection Of Two Unnamed Alleys South Of East Main Street, North Of East Lexington Avenue, East Of Taft Avenue, And West Of South Lincoln Avenue And Assigned Apns: 488-233-27 And 488-233-54 From P To Rm-1450 (General Plan Designation: High Density Residential).

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 10th day of November 2015, at 7:53 p.m. to Tuesday, December 8, 2015, at 2:00 p.m.

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