

# JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**JANUARY 28, 2003**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, January 28, 2003 was called to order by Mayor/Chair Mark Lewis at 3:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the 7:00 p.m. meeting on January 14, 2003.

#### **ROLL CALL**

|                                   |  |
|-----------------------------------|--|
| Council/Agencymembers present:    | McClellan, Ramos, Santos   |
| Council/Agencymembers absent:     | None   |
| Mayor Pro Tem/Vice Chair present: | Kendrick   |
| Mayor/Chair present:              | Lewis  |
| Other Officers present:           | Linn, City Clerk/Secretary<br>Foley, City Attorney/General Counsel<br>Garrett, City Manager/Executive<br>Director<br>Munzenmaier, Director of Public<br>Works<br>Griffin, Director of Community<br>Development |

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis 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 January 14, 2002 Meetings and the Agenda of the January 28, 2003 Meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS:**

### **Pride of El Cajon – Rich Alvernaz, Police Sergeant**

**City Manager Garrett** recognizes the Outstanding Employee of the Quarter, **Police Sergeant Richard Alvernaz**, and presents him with a Certificate of Appreciation, parking pass and \$100.00 savings bond.

### **City Employee Service Award Presentations**

**City Manager Garrett** presents Service Awards for the period from July through January 2003 to the following employees

#### **Five Years**

James Bray, Police Officer  
Salvador Campos, Police Officer  
Michael Chasin, Paramedic Firefighter  
Kathleen Cleveland, Animal Control Manager  
Kevin Gunn, Police Officer  
Thomas Hamma, Paramedic Firefighter  
Jess Hartnett, Fire Captain  
James Hemphill, Fire Engineer  
Patricia Jepsen, Utility Worker  
Jinan Michael, Customer Service Representative  
Paul Palombo, Equipment Mechanic  
James Yerdon, Senior Management Analyst

#### **Ten Years**

Bob McClellan, City Council Member

#### **Fifteen Years**

David Garrett, Public Works Crew Leader  
Virginia Good, Recreation Services Supervisor  
Trevitt Holman, Associate Civil Engineer  
Walter Miller, Police Officer  
Janette Pickton, Police Services Officer

#### **Twenty-Five Years**

Charles Merino, Police Sergeant

#### **Thirty Years**

James Griffin, Director of Community Development

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY Lewis, SECOND BY Santos, to approve Consent Items No. 1.1 – 1.3, 1.5, 1.7, and 1.9 – 1.10, pulling Items 1.4 and 1.6 for discussion at the request of Councilmember McClellan and Item 1.8 at the request of Councilmember Ramos.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL MEETINGS:**

Approve Minutes of the January 14, 2003 Meetings of the El Cajon City Council.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.3 NOTICE OF COMPLETION AND ACCEPTANCE – AUDIO VISUAL PROJECTION AND VIDEO SYSTEMS IN COUNCIL CHAMBERS (Report: Purchasing Agent)**

Accept the project and authorize the City Clerk to record a notice of completion, release the bonds according to the agreement for the project, and require the contractor to maintain insurance until all bonds have been released.

**1.4 PULLED FOR DISCUSSION.**

**1.5 DONATION OF TREE BY CURTO FAMILY (Report: Director of Parks)**

Accept the donation to purchase one Liquidamber tree in memory of David Cossulias, to be planted in John F. Kennedy Park, in accordance with City Council Policy B-2.

**1.6 PULLED FOR DISCUSSION.**

**CONSENT ITEMS: (Continued)**

**1.7 SPECIAL OPERATION LICENSE – HOLLYWOOD VIDEO/GAME CRAZY No. 005-584 – 511 NORTH SECOND STREET**

Approve the application by Jeffrey Gatesmith to add new and incidental used video games and equipment at Hollywood Video/Game Crazy No. 005-584, which has been recommended for approval by the Police Department, Planning Department and City Manager.

**1.8 PULLED FOR DISCUSSION.**

**1.9 TREASURER’S REPORT (Report: Director of Finance)**

Receive the December 31, 2002 quarterly Treasurer’s Report.

**1.10 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)/ U.S. FIRE ADMINISTRATION (USFA) ASSISTANCE TO FIREFIGHTERS GRANT (Report: Fire Chief)**

Accept the award of grant provided by FEMA/USFA for the purchase of portable radios and personal communications equipment.

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**1.4 RESOLUTION: AWARD BID FOR STREET SWEEPER (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 17-03 and award the bid to the low bidder, GCS Western Power & Equipment, in the amount of \$132,855.75.

**Councilmember McClellan** questions the purchase of the street sweeper in light of proposed budget cuts.

**Director of Public Works Munzenmaier** replies the purchase will replace two sweepers currently in poor condition and will bring the total of sweepers in good operating order to four.

**1.6 RESOLUTION: AWARD OF BID – KENNEDY PARK IRRIGATION AND RENOVATION (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 18-03 and award the bid to the low bidder, Valley Coast Landscape Construction, in the amount of \$349,106.00.

**CONSENT ITEMS: (Continued)**

**DISCUSSION**

**Councilmember McClellan** suggests volunteers should be considered to help maintain the City's parks.

**MOTION BY Lewis, SECOND BY Ramos, to approve Consent Items 1.4 and 1.6.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.8 SPECIAL OPERATION LICENSE – HOLLYWOOD VIDEO/GAME CRAZY No. 005648 – 110 NORTH MAGNOLIA**

Approve the application by Jeffrey Gatesmith to add new and incidental used video games and equipment at Hollywood Video/Game Crazy No. 005648, which has been recommended for approval by the Police Department, Planning Department and City Manager.

**DISCUSSION**

In response to **Councilmember Ramos'** question, **Director of Community Development Griffin** clarifies the term "incidental used video games" refers to small, hand-held games, which represent a small portion of the overall business.

**MOTION BY Lewis, SECOND BY Ramos, to approve Special Operation License for Hollywood Video/Game Crazy No. 005648.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT**

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA** brings a goodwill message and promotes volunteerism in the community.

**Michael Cartwright, 1298 Bosworth Street, El Cajon, CA,** speaks regarding an incident involving his granddaughter.

**Brian Hopson, 644 W. Lexington Avenue, El Cajon, CA** speaks regarding complaints against Quincy Powersports, a motorcycle business adjacent to his apartment complex.

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

**Cliff Leary** was advised to return this evening with his comments regarding appointments to the Gillespie Field Development Council.

### **2. WRITTEN COMMUNICATIONS:**

#### **2.1 LETTER: GEOFF PATNOE, EXECUTIVE DIRECTOR – SAN DIEGO COUNTY TAXPAYERS ASSOCIATION – SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) REGIONAL TRANSPORTATION PLAN (RTP 2030)**

Letter from Geoff Patnoe, Executive Director, San Diego County Taxpayers Association, requests public discussion of the San Diego Association of Governments (SANDAG) Regional Transportation Plan (RTP 2030) currently in draft form and under consideration by the SANDAG Board of Directors.

**Councilmember McClellan** speaks regarding increased traffic and the lack of people utilizing the trolley system and other forms of mass transit. Funds should be allocated for road repair and freeways.

**Councilmember Santos** speaks in support of the TRP 2030 plan citing growth in population and increasing numbers of cars on the road.

**Councilmember Ramos** advises the State Legislature's action combines North County Transit District and the Metropolitan Transit District for planning and capital expenditures only. Indian sovereign nations were offered a floating seat on the SANDAG Board, which was rejected in favor of a seat for each nation on the Board.

**Mayor Lewis** indicates these comments will be forwarded to SANDAG.

#### **2.2 LETTER: JO ANN JACKSON, CALIFORNIA CARRIAGES – HORSE DRAWN CARRIAGE RIDES IN DOWNTOWN EL CAJON**

Letter from Jo Ann Jackson, California Carriages, requests to begin horse and carriage rides by February 14, 2003, in downtown El Cajon.

**WRITTEN COMMUNICATIONS: (Continued)**

**DISCUSSION**

**Jo Ann Jackson, 8253 Sunset Road, Lakeside, CA** states she is here to answer questions of Council, and indicates the carriage rides will provide a form of entertainment to the citizens of El Cajon. Proposed routes would include Sulzfeld, Rea, Julian, Claydelle, Douglas & Lexington Avenues.

**Mayor Lewis** suggests the applicant work with staff concerning the details of the business.

**Director of Community Development Griffin** informs a temporary use permit and business license will be required.

**MOTION BY Lewis, SECOND BY McClellan, to have the applicant to apply for a Temporary Use Permit with the Community Development Department and work with staff regarding this request.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**2.3 LETTER: FATHER BRIAN CORCORAN – ANNUAL JAMBOREE CELEBRATION – MAY 16-18, 2003**

Letter from Father Brian Corcoran, representing Cajon Valley Jamboree, requests the annual Jamboree Celebration scheduled for May 16-18, 2003, be declared a citywide event with placement of signs at various intersections in the City.

**DISCUSSION**

**Mayor Lewis** requests the City Manager or City Attorney's Office contact the applicant regarding the requirement of a Temporary Use Permit.

**MOTION BY Lewis, SECOND BY McClellan, to approve the request, subject to obtaining a Temporary Use Permit for placement of signs.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**WRITTEN COMMUNICATIONS: (Continued)**

**2.4 LETTER: JOHN GIBSON – UPDATE OF THE CITY’S PARKING ORDINANCE**

Letter from John Gibson, Hamann Construction, requests an update of the City’s parking ordinance to allow the use of compact parking spaces.

**DISCUSSION:**

**John Gibson, 475 W. Bradley, El Cajon, CA** requests to have smaller sized parking spaces by reducing the length down from 20 feet.

**Councilmembers Santos and Ramos** comment on the increasing number of Sport Utility Vehicles and larger cars on the roads, and the problems they will encounter trying to park in smaller parking spaces.

**Mayor Pro Tem Kendrick** suggests a compromise could be reached regarding length of the parking spaces, but not on the width of the spaces.

**Councilmember McClellan** speaks in support of smaller parking spaces.

**Director of Community Development** remarks there is an option to reduce length to 17 1/2 feet, but this would require an amendment to the Municipal Code.

**MOTION BY Lewis, SECOND BY Santos, to send the letter, with comments from Council, to the Planning Commission for a recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. ADMINISTRATIVE REPORTS**

**3.1 FINANCIAL SOLUTIONS FOR THE CITY (Report: City Manager)**

**RECOMMENDATION:** *That the City Council* concur with the actions taken by the City Manager as it relates to this year’s (2002-2003) budget and provide guidance to the City Manager regarding his proposals for the 2003-2004 budget.



## **ADMINISTRATIVE REPORTS: (Continued)**

### **DISCUSSION**

**City Manager Garrett** speaks in support of the recommendations submitted and seeks Council direction.

In response to **Councilmember Ramos'** question on the amount of potential savings, **City Manager Garrett** remarks the proposal would represent an approximate savings of 5%, or roughly \$2,000,000 over-all, for the current fiscal year.

**Richard Zellner, President, Arts Center Foundation, 210 E. Main Street, El Cajon, CA,** speaks on the economic impact and the need for the City to continue with its role for the Performing Arts Center Foundation. Foundation trustees are present and willing to work with staff to design a model program to work within the City's budget constraints.

**Councilmember Ramos** and **Mayor Pro Tem Kendrick** remark on the Council's prime concern to provide for public safety.

**MOTION BY Lewis, SECOND BY Santos to agree with the measures taken by the City Manager and suspend funding for the Promotions Budget. (Arts Center Foundation, East County Chamber of Commerce, San Diego East County Visitors Bureau, July 4<sup>th</sup> Fireworks, Mother Goose Parade, Sister Cities, Sunshine's Charity Walk, Crime Free Multi-Housing Incentives Program and the International Friendship Festival).**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **3.2 AGREEMENT WITH RICOCHET NETWORKS, INC. (Report: Director of Public Works)**

**RECOMMENDATION:** *That the City Council* authorize the City Manager or his designee to sign the agreement, with changes as deemed necessary by the City Manager, allowing Ricochet Networks, Inc. to operate a wireless digital data telecommunications radio network within the city by utilizing the city's radios mounted on the city's street light poles and installing new radios on the city's street light poles, with the city receiving compensation as set forth in the agreement.

**ADMINISTRATIVE REPORTS: (Continued)**

**DISCUSSION**

**Donald Ochoa, representing Ricochet Networks**, is here to answer questions and remarks the network will provide high-speed access and will bring revenue to the City.

**MOTION BY Lewis, SECOND BY Santos to approve the agreement.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.3 PHOTO ENFORCEMENT PROGRAM AND CONTRACT (Report: Director of Public Works and Chief of Police)**

**RECOMMENDATION:** *That the City Council approve the proposed locations for sites No. 6 and No. 7 at Magnolia and Madison, and Washington and Mollison to complete the current contract.*

**MOTION BY Lewis, SECOND BY McClellan, to approve the recommendations.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**RECESS CALLED AT 4:27 P.M.**  
**MEETING CALLED BACK TO ORDER AT 4:33 P.M.**

**3.4 ADJUSTMENT TO FIRE DEPARTMENT SCHEDULE OF FEES FOR FIRE PREVENTION INSPECTIONS AND PERMITS (Report: Fire Chief)**

**RECOMMENDATION:** *That the City Council approve the proposed fee schedule for required fire inspections and permits.*

**DISCUSSION**

**Councilmember McClellan** speaks in support of lowering Daycare Licensing Fees, suggests a thorough review of the proposed fee increases and recommends going with the average fees.

**City Attorney Foley** remarks staff has reviewed the fees and determined actual cost for the City.

## **ADMINISTRATIVE REPORTS: (Continued)**

**Mayor Pro Tem Kendrick:** agrees with establishing fees associated with actual cost.

**Councilmember Ramos** comments on the need for consistency and to get cost recovery.

In response to **Councilmember** McClellan's question regarding volunteers, **Fire Chief Jarrell** supports the suggestion of a mentoring program, which may utilize volunteers for inspections. He will bring this issue forth to a future Council meeting.

**MOTION BY Lewis, SECOND By Santos, to adopt RESOLUTION NO. 19-03 in order to approve the proposed fee schedule for required fire inspections and permits.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **3.5 POLICE CHIEF'S REPORT**

Report from the Chief of Police on activities of the department.

**Police Captain Dan Moody** provides the report.

### **DISCUSSION**

**Councilmember Ramos** suggests the number of Red Light Camera Violations be counted separately, and should not be included in the count for Violation Signals/Sign.

**Mayor Lewis** speaks on complaints from Edye Mason regarding graffiti in the City and requests the Police Department to monitor this and track down the persons responsible.

**NO ACTION TAKEN.**

## **4. COMMISSION REPORTS:**

### **4.1 TRAFFIC COMMISSION RECOMMENDATION – JANUARY 8, 2003 (Report: Secretary to Traffic Commission)**

**TRAFFIC COMMISSION RECOMMENDATION: (Continued)**

**ITEM I: RESOLUTION: PEDESTRIAN RAMP – GRANT AVENUE WEST OF JOHNSON**

**RECOMMENDATION:** *That the City Council* approve the installation of a modified pedestrian ramp that will meet current City standards and approve RESOLUTION NO. 20-03 in order to install a White Curb Passenger “Loading” Zone along the north curb of Grant Avenue, beginning at a point 112 feet of the west curb of Johnson Avenue, thence west a distance of 100 feet.

**ITEM II: RESOLUTION: NO PARKING – 1755 E. MAIN STREET**

**RECOMMENDATION:** *That the City Council* adopt RESOLUTION NO. 21-03 in order to approve the requested “No Parking” Zone for sight distance along the east curb of Main Street beginning at a point 642 feet north of the north extended curb of Greenfield Drive, then south a distance of 60 feet.

**MOTION BY Lewis, SECOND BY Kendrick, to approve Items I and II of the Traffic Commission Recommendations.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. REPORTS OF MAYOR LEWIS: None**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM GARY KENDRICK: None**

**COUNCILMEMBER BOB McCLELLAN:**

**6.1 SEWER AND REFUSE COLLECTION FEES ON TAX ROLLS**

**RECOMMENDATION:** *That the City Council* establish the process whereby sewer and refuse collection fees are placed directly on the tax rolls.

**Councilmember McClellan** speaks in support of recommendation.

**Councilmember Santos** speaks in opposition of the recommendation.

## REPORTS OF COUNCILMEMBERS: (Continued)

**Mayor Lewis** suggests staff provide a report outlining anticipated savings and potential problems with this proposal.

**Mayor Pro Tem Kendrick** suggests staff investigate how much the County would charge to put the fees on tax bills.

**MOTION BY Lewis, SECOND BY McClellan, to refer to staff for a report including proposed savings to the City, with pros and cons of the proposal.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### COUNCILMEMBER CHARLES SANTOS:

#### 6.2 ELIMINATION OF DIAL-A-RIDE (“DAR”)

**RECOMMENDATION:** *That the City Council provide staff with recommendations for:*

- Key citizen representatives and/or organizations that should attend a public outreach effort sponsored by the Metropolitan Transit Development Board (MTDB) on the elimination of DAR and authorize the use of the Community Center to conduct a public outreach forum.
- Alternative sources of DAR service.

### DISCUSSION

**Redevelopment Manager Cooksy** speaks on the need to meet with the MTDB to discuss the elimination of the Dial-A-Ride service. Para-transit and ADA transportation programs for seniors would still be available.

**Jerry Barber, representing the East County Action Network** advises a study was conducted which suggests combining Dial-a-ride and the Para-transit programs, noting there are disabled citizens who do not qualify for the ADA program.

**Peter Moore-Kochlas, 465 E. Madison Avenue, El Cajon, CA, representing Chapel of the Valley United Methodist Church,** speaks regarding a lack of public discussion regarding the Dial-a-Ride program and requests a well-publicized meeting be scheduled to include all the faith-based groups.

## REPORTS OF COUNCILMEMBERS: (Continued)

**Geno Dodson, 8104 Amelia Drive, El Cajon, CA 92021**, speaks on the need for a comfortable way for senior citizens to get to their doctor appointments.

**MOTION BY Santos, SECOND BY Lewis, to direct staff to schedule a meeting with the MTDB as soon as possible, with community involvement and City Commissions on Aging and Disabilities, at the Community Center.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **6.3 RESOLUTION NO. 22-03: SUPPORT OF RESTORATION OF VEHICLE LICENSE FEE (VLF)**

**RECOMMENDATION:** *That the City Council* adopt RESOLUTION NO. 22-03 urging the California Legislature to reject the Governor's proposed shift of local VLF revenues and to honor the 1998 commitment to restore the VLF.

#### **DISCUSSION**

**Councilmember Ramos** speaks in support of ABX1-4.

**Councilmember McClellan** remarks that fees should not be raised above what they are currently.

**MOTION BY Santos, SECOND BY Lewis, to adopt RESOLUTION NO. 22-03, to be sent to all legislators, the Governor and others to include support for ABXI-4 and not tie it to a provision of the Housing Element.**

**Ayes: Kendrick, Lewis, Ramos, Santos**

**Noes: McClellan**

**MOTION CARRIES.**

### **6.4 SELF-CERTIFICATION FOR ENGINEERING PERMITS**

**RECOMMENDATION:** *That the City Council* instruct the City Manager to review the attached proposal and return with comments/recommendations (to include Fiscal Impact) at the February 25<sup>th</sup> City Council meeting.

#### **DISCUSSION**

## REPORTS OF COUNCILMEMBERS: (Continued)

**City Manager Garrett** speaks in opposition of the self-certification process and informs the City of San Diego allows this procedure in very limited circumstances.

**Councilmember Santos** informs this process is used in Carlsbad and the objective is to get things to move more efficiently.

**Directory of Public Works Munzenmaier** remarks the proposal is incomplete as it contains only 6 of the 16 restrictions listed by the City of San Diego. It does not include restrictions that will protect the City from liability. A message was sent out on Listserve and many of the respondents indicated they do not use this program. Costs will go up and additional staff will be needed.

**Councilmember Ramos** speaks in support of the good work done by the Public Works Department.

**Mayor Pro Tem Kendrick** remarks that permits should be processed in a timely fashion in a program that would also protect the City from liability. The program should be based upon a working system with a proven track record. A grid should be compiled showing the pros, cons and technical liabilities of the proposed program.

**MOTION BY Santos, SECOND BY Ramos, to refer to staff for a report by February 25, 2003.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**COUNCILMEMBER DICK RAMOS: None**

### **7. LEGISLATIVE REPORT (Councilmember Ramos)**

#### **7.1 League of California Cities Legislative Bulletin - *Priority Focus***

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

### **9. ORDINANCES: FIRST READING**

**RECOMMENDATION:** That the City Council introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.

**ORDINANCES: FIRST READING (Continued)**

**DISCUSSION**

**Father John Conrad, 490 Farragut Circle, El Cajon, CA, representing St. Alban's Church** speaks in support of the Ordinance. He thanks Council for the work done on the emergency shelter and comments on the professionalism of City staff members.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinances and request the City Clerk to recite the title and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – TRANSITION SERVICE CENTERS, INCLUDING HOMELESS SHELTERS IN THE C-M AND M ZONES**

As a result of Public Hearing and action taken at the January 14, 2003 meeting, First Reading of Ordinance to amend the El Cajon Municipal Code, Zoning Ordinance, to allow Transition Service Centers, including Homeless Shelters, in the C-M (Heavy Commercial/Light Industrial) and M (Manufacturing) Zones by right.

**9.2 REGULATIONS GOVERNING TATTOO PARLORS (Report: Building Official)**

First Reading of Ordinance adopting the County of San Diego Tattoo Parlor and Mobile Tattoo Vehicles Ordinance, as amended, by reference, as new Chapter 8.34 of the El Cajon Municipal Code.

**ORDINANCES: SECOND READING AND ADOPTION**

**RECOMMENDATION:** That the City Council request the City Clerk to recite the title, waive full reading of the text and adopt the Ordinance.

**MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the titles, waive full reading of the texts and adopt the Ordinances.**

**MOTION CARRIES BY UNANIMOUS VOTE.**



**ORDINANCES: SECOND READING AND ADOPTION (Continued)**

**9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – VALUATION THRESHOLDS FOR PUBLIC IMPROVEMENTS, UNDERGROUNDING/ RIGHT-OF-WAY DEDICATIONS AND DISABLED ACCESS IMPROVEMENTS ON DRIVEWAYS**

Adopting Ordinance No. 4718, amending Section 16.52.150 and 12.12.030, raising the valuation threshold for imposition of public improvements and undergrounding to \$60,000, amending Section 16.52.030 to allow Public Works Department more latitude in granting undergrounding waivers; and amend wording in Section 12.12.030 to allow dedications of rights of way for permits of any valuation.

**9.4 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – PARKING REQUIREMENTS FOR TRADE USES IN THE C-M ZONE**

Adopting Ordinance No. 4719, to amend the parking requirements for trade uses in the C-M Zone.

**10. CLOSED SESSION:**

**MOTION BY Lewis, SECOND BY Santos, to move the Closed Session to the 7:00 p.m. meeting.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION – (Continued to the Evening Session).**

**ADJOURNMENT: Mayor Lewis adjourned the adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 28th day of January 2003 at 6:02 p.m. to Tuesday, January 28, 2003 at 7:00 p.m.**

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City Clerk/Secretary

# JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**January 28, 2003**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, January 28, 2003, was called to order by Mayor/Chair Mark Lewis at 7:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, January 28, 2003, by order of the City Council and Redevelopment Agency.

#### **ROLL CALL**

|                                   |  |
|-----------------------------------|--|
| Council/Agencymembers present:    | McClellan, Ramos, Santos   |
| Council/Agencymembers absent:     | None   |
| Mayor Pro Tem/Vice Chair present: | Kendrick   |
| Mayor/Chair present:              | Lewis  |
| Other Officers present:           | Linn, City Clerk/Secretary<br>Foley, City Attorney/General Counsel<br>Garrett, City Manager/Executive<br>Director<br>Griffin, Director of Community<br>Development |

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis 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:**

**100 INTERVIEWS FOR TERMS ON CITY COMMISSIONS (Report: City Clerk)**

**RECOMMENDATION:** *That the City Council interview applicants for terms on City Commissions and make appropriate appointments.*

**DISCUSSION**

**Tim Connole, Revven Silverman, Jean Garrow, Phillip Yoon, Cliff Leary and Phyllis Trombi** speak in support of appointing Rick Fordem and Bob Parker to the Gillespie Field Development Council.

**General Construction Appeals Board Applicants**

John A. Forrest (Architect)  
Keith Gallistel (Civil Engineer)  
Dennis Van Sickle (General Contractor)  
Olen Howerton (Plumbing)  
Ron Pennock (Real Estate)  
David Kidder (Business Owner)

**City Clerk Linn** informs no applications were received for the category of Electrical Contractor and suggests reopening the position and accepting applications until February 20, 2003.

**MOTION BY Lewis, SECOND BY Kendrick, to reappoint to the General Construction Appeals Board John Forrest (Architect), Keith Gallistel (Civil Engineer), Dennis Van Sickle (General Contractor), Olen Howerton (Plumbing) and Ron Pennock (Real Estate); appointing David Kidder (Business Owner), with each term to expire May 15, 2005; opening the Category for Electrical Contractor until February 20, 2003 with Council to review/interview applicants on February 25th; letters of appreciation should be sent to those who did not reapply.**

**Councilmember Ramos** comments on the focus of the Gillespie Field Development Council, which is safety for the airport and pilots.

**INTERVIEWS FOR TERMS ON CITY COMMISSIONS: (Continued)**

**Gillespie Field Development Council Applicants**

Richard P. Fordem  
John W. Gibson  
(Paula) Kay LeMenager  
Bob T. Parker  
Mark A. Rabichaud  
Kerry A. Schimpf

Interviews are conducted in the following order:

Richard P. Fordem  
John W. Gibson  
Bob T. Parker  
Kerry Schimpf

Paula Kay LeMenager withdraws her application.  
Mark A. Rabichaud is not present for the interview.

**MOTION BY Lewis, SECOND BY Kendrick, to appoint Bob Parker to the Gillespie Field Development Council, for a term to expire March 18, 2007.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Kendrick, to appoint John W. Gibson to the Gillespie Field Development Council, for a term to expire March 18, 2007.**

**Ayes: Kendrick, Lewis, McClellan  
Noes: Ramos, Santos**

**MOTION CARRIES.**

**Recess called at 8:07 p.m.**  
**Meeting called back to order at 8:14 p.m.**

**Parks and Recreation Commission Applicants**

Anthony J. Chuisano  
Sherill L. Kelsen  
Carmela Marie Sottile

**INTERVIEWS FOR TERMS ON CITY COMMISSIONS: (Continued)**

Interviews are conducted in the following order:

Sherill L. Kelsen  
Carmela Marie Sottile

Anthony Chuisano is not present for the interview.

**MOTION BY Lewis, SECOND BY Kendrick, to appoint Sherill Kelsen and reappoint Carmela Sottile to the Parks and Recreation Commission, for terms to expire January 31, 2007; with letters of appreciation to Margaret Carlson for her years of service and Anthony Chuisano for applying for the Commission.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**Planning Commission Applicants**

Anthony Ambrose  
Samuel L. Galucci, III  
Russell W. Comstock  
Merrill A. Groat  
Jillian Hanson-Cox  
Paula Kay LeMenager  
James D. Maletic  
Mark A. Martindale

Interviews are conducted in the following order:

Anthony Ambrose  
Samuel L. Galucci, III  
Russell W. Comstock  
Merrill A. Groat  
Jillian Hanson-Cox  
Paula Kay LeMenager  
James D. Maletic  
Mark A. Martindale

Keith Holmes and Dennis Smith are not present for the interview.

**MOTION BY Lewis, SECOND BY Santos, to reappoint Anthony Ambrose to the Planning Commission for a term to expire January 31, 2007.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**INTERVIEWS FOR TERMS ON CITY COMMISSIONS: (Continued)**

**MOTION BY Lewis, SECOND BY Santos, to appoint Jillian Hanson-Cox to the Planning Commission for a term to expire January 31, 2007, with letters of appreciation to Vickie Butcher for her years of service on the Commission and to each of the applicants for applying.**

**Recess called at 9:06 p.m.**  
**Meeting called back to order at 9:13 p.m.**

**PUBLIC HEARINGS:**

**ITEMS 101 AND 102 ARE ONE PROJECT AND MAY BE OPENED AT THE SAME TIME FOR TESTIMONY AND CONSIDERATION**

**101 PLANNED UNIT DEVELOPMENT 196 – 343 S. Mollison (Report: City Clerk)**

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

- Open the Public Hearing and receive any testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 23-03 in order to approve, modify or disapprove Planning Commission Resolution No. 9747 to approve Planned Unit Development 196 for conversion of a 44-unit apartment complex to a common interest subdivision in the R-3 (Multiple Family) Zone at 343 S. Mollison Avenue.

**102 TENTATIVE SUBDIVISION MAP 507 – 343 S. Mollison (Report: City Clerk)**

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

- Open the Public Hearing and receive any testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 24-03 in order to approve, modify or disapprove Planning Commission Resolution No. 9748 to approve Tentative Subdivision Map 507 for a one-lot subdivision in the R-3 (Multiple Family) Zone at 343 S. Mollison.

**Mayor Lewis** announces the Public Hearing is now open.

**PUBLIC HEARINGS: (Continued)**

**DISCUSSION**

**Mary Henderson, 343 S. Mollison, El Cajon, CA**, speaks in opposition of the conversion project and the inability of many seniors to find affordable rental properties. She inquires about relocation assistance for tenants.

**Director of Community Development Griffin** responds tenants should receive the equivalent of one month's rent as a relocation allowance.

**Mayor Lewis** suggests Heartland Human Relations may be able to assist tenants with relocation concerns.

**MOTION BY Lewis, SECOND BY Santos, to Close the Public Hearings.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Santos, to adopt RESOLUTION NO. 23-03, in order to approve Planned Unit Development 196 according to Planning Commission Resolution No. 9747.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Santos, to RESOLUTION NO. 24-03 to approve Tentative Subdivision Map 507 according to Planning Commission Resolution No. 9748.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**103 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – SECOND FAMILY UNITS (Report: City Clerk)**

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

- Open the Public Hearing and receive any testimony
- Close the Public Hearing
- Refer to the City Attorney for an Ordinance to Amend Zoning Ordinance, Section 17.60.390 of the El Cajon Municipal Code, regarding Second Family Units.

**PUBLIC HEARINGS: (Continued)**

**MOTION BY Lewis, SECOND BY Ramos, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, approve the amendment to the Zoning Ordinance for Second Family units, with the addition of separate trash service for each unit.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ORDINANCE: FIRST READING**

**RECOMMENDATION:** *That the City Council* introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.

**AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – SECOND FAMILY UNITS**

First Reading of Ordinance repealing Section 17.60.390 of Chapter 17.60 of the El Cajon Municipal Code and adding a new Section 17.60.390 to Chapter 17.60 of the El Cajon Municipal Code establishing a Site Development Plan Process for Second-Family Units.

**REDEVELOPMENT AGENCY ITEM:**

**104 ECRA RESOLUTION AND CITY COUNCIL RESOLUTION: DISPOSITION AND DEVELOPMENT AGREEMENT – NORTHWEST CORNER OF PARK BOULEVARD AND BALLANTYNE STREET (Report: Redevelopment Manager)**

**RECOMMENDATION:** *That the City Council and Redevelopment Agency:*

- Open the joint Public Hearing and receive any testimony
- Close the joint Public Hearing
- Adopt ECRA-352 in order approving the Disposition and Development Agreement.
- Adopt the next City Council RESOLUTION in order approving the Disposition and Development Agreement.

**Redevelopment Manager Cooksy** informs he is here to answer questions.

**Mayor Lewis** announces the Public Hearing is now open.



**PUBLIC HEARINGS: (Continued)**

**Daryl R. Priest, 124 W. Main Street, El Cajon, CA 92020** is here to answer questions.

**MOTION BY Lewis, SECOND BY Santos, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Santos, to adopt ECRA-352 and RESOLUTION NO. 25-03 in order to approve the Disposition and Development Agreement.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**105 ITEMS CONTINUED FROM THE 3:00 P.M.:**

**10. CLOSED SESSION**

**RECOMMENDATION:** That the City Council/Redevelopment Agency adjourn to Closed Session as follows:

- **Under Government Code Section 54956.8** for CONFERENCE WITH REAL PROPERTY NEGOTIATOR

| <u>Property</u>                                 | <u>Negotiating Party</u> | <u>Agency Negotiators</u>        |
|---|--------------------------|----------------------------------|
| APN 488-082-10-00                               | Gerald F. McGhee         | City Manager/ Executive Director |
| APN 488-082-11-00                               |                          | Redevelopment Manager            |
| Agency owned property located at 154 Rea Avenue |                          | City Attorney/General Counsel    |

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

- **Under Government Code Section 54956.9 (a)** for CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Name of Case: San Diego Christians United v. City of El Cajon, et al  
Case No. CV 0019IEG (JFS)

