

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

---

**AUGUST 12, 2003**

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, August 12, 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.

#### **ROLL CALL**

Council/Agencymembers present:	McClellan, Ramos
Council/Agencymembers absent:	Santos
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Munzenmaier, Director of Public Works Griffin, Director of Community 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 July 22, 2003 Meetings and the Agenda of the August 12, 2003 Meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**Service Award Presentation: Councilmember Ramos**

**Mayor Lewis** presents a Service Award to **Councilmember Ramos** for 25 years of service to the City of El Cajon.

**Award from Environmental Business Solutions to Council/Agency**

**Dan Johnson, representing Environmental Business Solutions,** presents an award to the City of El Cajon, the Redevelopment Agency and David Cooksy, in recognition of its leadership and contributions toward the redevelopment of California and El Cajon.

**“Purple Ribbon Month” – August 2003**

**Mayor Lewis** proclaims the month of August 2003 to be “Purple Ribbon Month” and reminds all residents to “Never leave a child, the elderly or a pet unattended in a car.” **Monica Zech, representing the Fire Department,** receives the proclamation.

**AGENDA CHANGES:**

**MOTION BY Lewis, SECOND BY Kendrick, to add the showing of a video under Councilmember McClellan’s comments concerning the Homestart Project in the City.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos – Absent)**

**CONSENT ITEMS: (1.1 – 1.12)**

**MOTION BY Lewis, SECOND BY Ramos, to approve Consent Items 1.1 to 1.12, eliminating consideration of Item 1.9 as requested by the City Manager.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos – Absent)**

**1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approve Minutes of the July 22, 2003 Meetings of the El Cajon City Council/ Redevelopment Agency.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**CONSENT ITEMS: (Continued)**

**1.3 RESOLUTION NO. 140-03: AWARD BID COMBINATION SEWER CLEANING and VACUUMING MACHINE (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 140-03 in order to award the bid to Haaker Equipment Company in the amount of \$218,020.44.

**1.4 LETTERS OF APPRECIATION – WALL OF FAME**

Authorize the following letters to be included on the City's *Wall of Fame* and/or letters of appreciation be sent to the appropriate parties:

Letter from the Kissels complimenting Lauraine Baldwin, Passport Agent, City Clerk's Office for her job performance.

Letter from the Rettigs expressing appreciation for Pat Jackson and workers in the Public Works Department that cleaned out the storm drain behind their house.

Letter from Lorrilee G. Weller, D.D.S. complimenting the profession assistance received from Barbara Ramirez, Planning Department; and Donna Bernard and Rick Odiorne from the Public Works Department in connection with building a dental office at 390 Douglas Avenue.

**1.5 QUARTERLY TREASURER'S REPORT (Report: Director of Finance/ Treasurer)**

Receive the June 30, 2003 Quarterly Treasurer's Report.

**1.6 HANDGUN FOR ACQUISITION (Report: Chief of Police)**

Approve converting a handgun from Property destruction list to the El Cajon Police Department Armory.

**1.7 RESOLUTION NO. 141-03: SUMMARY VACATION OF FUTURE PUBLIC STREET RESERVATION, SEWER AND DRAINAGE EASEMENTS & HOLD HARMLESS AGREEMENT FOR PRIVATE DRAINAGE – KAISER PERMANENTE HOSPITAL – 1662-1690 EAST MAIN STREET (Report: Director of Public Works)**

A. Adopt RESOLUTION NO. 141-03 in order to approve the Summary Vacation of the future public street reservation, sewer and drainage easements on the Kaiser Permanente Hospital property at 1662-1690 East Main Street, recorded as Document No. 74,810, No. 74,811, No. 66,517 and No. 142,045, in accordance with Section 8300 et. Seq. of the California Streets and Highways Code as indicated by the City Attorney, and

B. Authorize a Hold Harmless Agreement on the property for a private drainage system.

**CONSENT ITEMS: (Continued)**

**1.8 PROFESSIONAL SERVICES CONTRACT – DR. JENNIFER SIPES, DVM  
(Report: Chief of Police)**

**RECOMMENDATION:** *That the City Council* approve the Police Department's request that a professional services contract be renewed between Dr. Jennifer Sipes, DVM and the City of El Cajon for on-site veterinary services at the El Cajon Animal Shelter.

**PULLED AT THE REQUEST OF THE CITY MANAGER:**

**1.9 RESOLUTION: SUMMARY CRIMINAL HISTORY RECORDS FOR NEW  
EMPLOYEES AND VOLUNTEERS OF THE FIRE DEPARTMENT (Report:  
Fire Chief)**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order authorizing the City of El Cajon Fire Department to receive summary criminal history records for new employees and volunteers.

**1.10 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP – TSM 505 –  
MEADOWRIDGE – ENGINEERING JOB NO. 2825 - 732 East Lexington  
Avenue (Report: Director of Public Works)**

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 505 for the Meadowridge Subdivision at 732 East Lexington Avenue.

**1.11 RESOLUTION NO. 142-03: AMOUNT OF ADMINISTRATIVE CITATION  
FINES (Report: Director of Public Works)**

Adopt RESOLUTION NO. 142-03 establishing the amount of fines for administrative citations and late payment penalties pursuant to Section 1.14.070 of the El Cajon Municipal Code.

(\$100 for 1st violation; \$200 for a 2nd violation of the same section within a 12 month period; \$500 for a 3rd and any subsequent violation of the same section within a 12 month period. – late penalty unchanged at one-half of the amount of the fine imposed.)

**1.12 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing  
Agent)**

Declare the listed property surplus and authorize disposal in accordance with policy.

**PUBLIC COMMENT:**

**Emma Lea Moorman, 210 E. Main Street, El Cajon, CA, representing the East County Performing Arts Center,** provides Council with information regarding the Arts Center 2003-2004 Line-up.

**Eugene Bigay, 152 Wood Street, Doylestown, PA,** thanks Council for the transition center and indicates he will be leaving soon on his skating trip back to Pennsylvania.

**Jack Wasson, property owner of 908 S. Sunshine, El Cajon, CA,** speaks regarding his project to convert apartments to condominiums and the issue of water meters.

**Sunshine Horton 1525 Granite Hills Drive, El Cajon, CA,** speaks regarding her husband who will soon be deployed in the Navy and return next year. Her Walk on Sept. 27, 2003, will be an event from Renette Park to Wells Park, with proceeds going to Children's Hospital.

**WRITTEN COMMUNICATIONS:**

**2.1 LETTER: REUTZEL – PROPERTY AT 1191 HACIENDA DRIVE**

**RECOMMENDATION:** *That the City Council advise the letter writer to apply for a Tentative Parcel Map to consider deleting a restriction on the common open space area transferred to the subject property by Tentative Parcel Map 262.*

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item.

Discussion ensues among **Council** and **Staff** concerning restrictions on the property, the designation of "open space" and the need to determine suitability for building on the lot.

In answer to **Mayor Lewis'** question, **City Attorney Foley** advises against premature judgment of the request, and recommends a full evaluation by Staff prior to rendering a decision.

**Rozanna Reutzal, 1884 Altozano Drive, El Cajon, CA,** speaks regarding her request and indicates she will hire an individual to conduct a geotechnical study to determine if the lot is suitable for building.

**MOTION BY Lewis, SECOND BY Ramos, to file the letter.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

## ADMINISTRATIVE REPORTS:

### 3.1 SEPARATE WATER METERS FOR APARTMENT CONVERSIONS TO CONDOMINIUMS (Report: Director of Community Development)

**RECOMMENDATION:** *That the City Council consider this report.*

## DISCUSSION

**Director of Community Development Griffin** provides a summary of the Item.

**Councilmember Ramos** speaks in support of separate water meters and indicates this will encourage water conservation.

**Councilmember McClellan** suggests the high cost to convert to separate water meters will deter future affordable housing projects and individual home ownership.

**Jack Wasson, property owner of 908 S. Sunshine, El Cajon, CA,** speaks in opposition to the requirement of separate water meters. The County had no problem with a common meter for hot water and water usage on his conversion project. The project at 908 S. Sunshine will not be financially feasible if separate meters are required.

**MOTION BY Lewis, SECOND BY Ramos, to Continue the Item to August 26, 2003 Council Meeting.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

### 4. COMMISSION REPORTS: None

### 5. REPORTS OF MAYOR LEWIS

#### 5.1 RESIDENCY REQUIREMENT FOR COMMISSION MEMBERS

**RECOMMENDATION:** *That the City Council refer to the City Attorney to prepare an Ordinance amending **Section 2.24.030 of the El Cajon Municipal Code** as follows:*

**A. All commissions, unless otherwise specified, shall consist of five members who ~~have been~~ are residents of the city at the time of applying for a commission for not less than one year prior to appointment, and shall continue to reside in the city during their term of office, except as provided in Section 2.24.110(A) (Personnel Commission).**

## REPORTS OF MAYOR LEWIS: (Continued)

And Section 2.24.720 regarding the Arts and Culture Commission as follows:

**A. The commission on arts and culture shall consist of seven members, no less than four members ~~having been~~ who are residents of the city at the time of applying for the commission ~~for a minimum of one year prior to appointment~~, and who shall continue to reside in the city during their term of office. Up to three members of the commission may reside outside of the city so long as their residence has an El Cajon mailing address.**

### DISCUSSION

Councilmember Ramos speaks in opposition to the recommendation.

**MOTION BY Lewis, SECOND BY Kendrick, to approve Item 5.1.**

**AYES: Kendrick, Lewis, McClellan  
NOES: Ramos  
ABSENT: Santos**

**MOTION CARRIES.**

## 6. REPORTS OF COUNCILMEMBERS

**MAYOR PRO TEM GARY KENDRICK: No report.**

**COUNCILMEMBER BOB McCLELLAN:**

**Councilmember McClellan** shows a video promoting newly converted condominium units for available through the Homestart Project at 391-4-3 Emerald Ave, El Cajon.

**Councilmember Ramos** questions if approval of the project was done without meeting the requirement for separate water meters.

### 6.1 REQUEST TO CLOSE A PORTION OF EL CAJON BOULEVARD – 919 EL CAJON BOULEVARD

**RECOMMENDATION:** *That the City Council consider a request from Mr. Spanili to close a portion of El Cajon Boulevard on September 13, 2003 from 10:00 a.m. to 4:00 p.m. for a Grand Opening at 919 El Cajon Boulevard.*

**REPORTS OF COUNCILMEMBERS: (Continued)**

**DISCUSSION**

**City Manager Garrett** recommends the applicant follow the normal process so that Staff can properly evaluate the application and supporting documentation.

**Carlo Bellistri, 919 El Cajon Boulevard, El Cajon, CA, representing Hot Rod City,** speaks regarding his request

Discussion ensues among **Council** and **Staff** concerning road access, appropriate detouring, and insurance requirements.

In answer to **Mayor Lewis'** question, **City Manager Garrett** indicates Staff will be able to conduct review of the application before the date of the event.

**Councilmember Ramos** indicates he will not support approval of the application.

**Director of Community Development Griffin** indicates a 30-day advance notification is normally required for these events. Staff should be able to approve the event without Council approval.

**MOTION BY Lewis, SECOND BY Kendrick, to file the letter.**

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT. (Santos - Absent)**

**COUNCILMEMBER CHARLES SANTOS: Absent from the meeting.**

**COUNCILMEMBER DICK RAMOS: No report.**

**7. LEGISLATIVE REPORT**

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

**NO RECOMMENDED ACTION.**

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



**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.

**9.1 REPEALING SECTION 10.28.090 OF THE EL CAJON MUNICIPAL CODE REGULATING PARKED “FOR SALE” VEHICLES (Report: City Attorney)**

First Reading of Ordinance to repeal Section 10.28.090 of Chapter 10.28 of the El Cajon Municipal Code regulating parked “For Sale” Vehicles.

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

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

**ORDINANCE: 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.

**9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE – SWAP MEET SALES**

Adopt Ordinance No. 4745 Amending the El Cajon Municipal Code to remove the requirement that Swap Meet vendors of new merchandise obtain a Special Operation License.

**MOTION BY Lewis, SECOND BY Kendrick, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4745.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

**10. CLOSED SESSION:**

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

- **Under Government Code Section 54956.9 (a) for CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Name of Case: Citizens Concerned for El Cajon v. City of El Cajon, et al  
Case No. GIE018212

**CLOSED SESSION: (Continued)**

- **Under Government Code Section 54956.9 (a) – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Name of Case: GET OUTDOORS, LLC v. City of El Cajon, et al  
Case No. 03CV 1437W

**MOTION LEWIS, SECOND BY Kendrick, to adjourn to Closed Session at 4:40 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

**11. RECONVENE TO OPEN SESSION at 5:06 p.m. - No Action to Report.**

**Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 12th day of August 2003 at 5:07 p.m. to Tuesday, August 12, 2003 at 7:00 p.m.**

---

City Clerk/Secretary

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

---

**AUGUST 12, 2003**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, August 12, 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 Regular Joint Meeting held at 3:00 p.m., Tuesday, August 12, 2003 by order of the City Council and Redevelopment Agency.

#### **ROLL CALL**

Council/Agencymembers present:	McClellan, Ramos
Council/Agencymembers absent:	Santos
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Griffin, Director of Community Development Odiorne, City Engineer

#### **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)

**Boy Scout Troop 362** is introduced and welcomed to the Council Meeting.

**AGENDA CHANGES: None**

**PUBLIC COMMENT: None.**

**PUBLIC HEARINGS:**

**100 CONDITIONAL USE PERMIT 1230 –(EZ Credit Car Mart, Inc) - 623 W. MAIN STREET (Report: City Clerk)**

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

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 143-03 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9814** granting renewal of Conditional Use Permit 1230 for truck and car sales and rentals and for auto repair in the C-M Zone at 623 W. Main Street.

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item.

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

No one comes forward to be heard.

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

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 143-03 in order to approve Conditional Use Permit 1230 for truck and car sales and rentals and auto repair at 623 W. Main Street according to Planning Commission Resolution No. 9814.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (Santos - Absent)**

**101 CONDITIONAL USE PERMIT 1963 (Geno’s West Coast Style BBQ) – 291 West Main Street (Report: City Clerk)**

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

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 144-03 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9884** granting Conditional Use Permit 1963 for outdoor dining but not in the public right-of-way and modified parking requirement in conjunction with an existing restaurant in the C-2 Zone at 291 West Main Street.

**PUBLIC HEARINGS: (Continued)**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item.

Discussion ensues among **Council** and **Staff** concerning size of the palm trees proposed on the property.

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

No one comes forward to be heard.

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

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT. (Santos - Absent)**

**MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 144-03 in order to approve Conditional Use Permit 1963 according to Planning Commission Resolution No. 9884, with the added requirement for 8 mature Palm Trees at a minimum of 6 feet in height.**

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT. (Santos - Absent)**

**102 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING: None.**

**ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 12th day of August 2003 at 7:21 p.m.**

**NOTE: The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, August 26, 2003 at 3:00 p.m.**

---

City Clerk/Secretary