

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**SEPTEMBER 30, 2003**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, September 30, 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 held September 16, 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 Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Odiorne, City Engineer Ramirez, Senior Planner

**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 September 16, 2003 Meetings and the Agenda of the September 30, 2003 Meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**Cove Academy 5th Grade Class & Teacher Wendy Kellogg - "Jiminy Cricket Environmental Challenge Conscience Award"**

**Mayor Lewis** congratulates **Wendy Kellogg**, a teacher from **Cove Academy**, and her 5<sup>th</sup> grade class, for their achievements in the Jiminy Cricket Environmental Challenge.

**California Water Environmental Association Award – Public Works Department**

**Dave Thomas**, representing the **California Water Environmental Association**, presents the award and plaque to **Rick Odiorne** and **Al Cablay**, of the **Public Works Department**.

**East County Performing Arts Center – 2003-04 Season**

**Dick Zellner**, **President of Arts Center Foundation**, introduces **Ron Walker** of **Windowmasters**, **Corporate Sponsor** for the 2003-2004 Season. Videos are shown featuring the line up for 2003-2004 concert series, and the "Plug into the Arts" promotion.

**Commendation: El Cajon Pony League Baseball All-Star Team**

**Mayor Pro Tem Kendrick** presents a commendation to the **El Cajon Pony League Baseball All-Star Team**. The team presents the tournament medallion to **Mayor Lewis**.

**Proclamation: Fire Prevention Week, October 5-11, 2003**

**Councilmember Ramos** presents the Proclamation to **Monica Zech** and **Mike Scott**, **Fire Department**. The public is invited to attend the Fire Department's Open House on Saturday, October 4<sup>th</sup>.

**Proclamation: Lawsuit Abuse Awareness Week– October 6-10, 2003**

**Councilmember McClellan** presents the Proclamation to **Mrs. Andy Kotner**, **President, San Diego County Citizens Against Lawsuit Abuse**.

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.18)**

**MOTION BY Lewis, SECOND BY Santos, to approve Consent Items 1.1-1.8, 1.11 and 1.14 – 1.18, pulling Items 1.9, 1.10 and 1.12 for discussion as requested by Councilmember McClellan, and Item 1.13 as requested by Councilmember Ramos.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **CONSENT ITEMS: (CONTINUED)**

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

Approve Minutes of the September 16, 2003 Meetings of the El Cajon City Council/Redevelopment Agency.

### **1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

### **1.3 RESOLUTION NO. 163-03: AWARD BID FOR PHOTOGRAPHIC SUPPLIES (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 163-03 and award portions of the bid to Imaging Products International in the amount of \$34,688.00, HPI International, Inc. in the amount of \$9,875.72, Z Reiss & Associates in the amount of \$7237.05 and J & L Photo in the amount of \$4915.17.

### **1.4 SECOND AMENDMENT TO INTER-JURISDICTIONAL AGREEMENT FOR THE PERMANENT HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY (Report: Management Analyst)**

Review and approve the second amendment to the inter-jurisdictional agreement for the permanent household hazardous waste collection facility located at the Waste Management facility on Bradley Avenue in El Cajon.

### **1.5 DONATION TO ANIMAL CONTROL (Report: Animal Control Services Manager)**

Accept the donation of \$300 from the Agility Club of San Diego, Inc.

### **1.6 RESOLUTION NO. 165-03: AWARD BID FOR GRAFFITI REMOVAL SERVICES (Report: Purchasing Agent)**

Adopt RESOLUTION NO.165-03 in order to appropriate \$8000 additional funding from the Council Contingency Fund and award the bid to Property Maintenance Graffiti Abatement Professionals, in the amount of \$28,350.00.

### **1.7 LETTERS OF APPRECIATION – WALL OF FAME**

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

- Press Release from the Association of Treasurers, United States and Canada, dated September 2003 as follows: "City of El Cajon & El Cajon Redevelopment Agency, California's Written Investment Policy Certified by the Association of Public Treasurers of the United States and Canada."

**CONSENT ITEMS: (1.7 - CONTINUED)**

- Letter from James and Rayleen Mullin, La Mesa, expresses appreciation for the exceptional service provided by Maisha Landers in the Passport Office of the City Clerk's Department.

**1.8 RESOLUTIONS: CHASE AVENUE AND ESTES STREET TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEMS – PLANS AND SPECIFICATIONS AND NOTICE INVITING BIDS (Report: Director of Public Works)**

Adopt RESOLUTION NO. 166-03 in order to approve Plans and Specifications and RESOLUTION NO. 167-03 to direct a Notice Inviting Bids to be opened October 20, 2003 for the Project.

**1.9 PULLED FOR DISCUSSION**

**1.10 PULLED FOR DISCUSSION**

**1.11 CONSULTANT TO UPDATE COMBINED HOUSING ELEMENT AND CONSOLIDATED PLAN FOR FY 2004-09 (Report: Director of Community Development)**

Accept the proposal submitted by Cotton/Bridges/Associates to update the City's combined Housing Element and Consolidated Plan (HE/CP) for the period FY 2004-09, and authorize the City Manager or designee to execute the contract.

**1.12 PULLED FOR DISCUSSION**

**1.13 PULLED FOR DISCUSSION**

**1.14 RESOLUTION OF INTENTION – VACATE PORTION OF WELD BOULEVARD**

Adopt RESOLUTION NO.168-03 in order to set the Public Hearing, according to Council action taken at the August 26, 2003 Meeting, to consider vacating a portion of Weld Boulevard Right-of-Way located North of Weld Boulevard between a point approximately 171.24 feet East of the Centerline of Cumbre Place and a point approximately 216.64 feet West of the centerline of Puesta Place.

**1.15 RESOLUTION NO. 169-03: AWARD BID FOR SECOND STREET RESURFACING (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 169-03 and award the bid to J. D. Paving Inc., in the amount of \$456,891.68.

**CONSENT ITEMS: (CONTINUED)**

**1.16 RESOLUTION NO. 170-03: AWARD BID – STORM DRAIN PIPE REPLACEMENT (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 170-03 and award the bid to Scheidel Contracting and Engineering, Inc. in the amount of \$165,243.50.

**1.17 FINAL SUBDIVISION MAP – TSM 504 – EMERALD ESTATES CONDOMINIUMS – 391- 403 EMERALD AVENUE (Report: Director of Public Works)**

Approve the Final Map for Tentative Subdivision Map (TSM) 504 for the Emerald Estates Condominiums Subdivision.

**1.18 RESOLUTIONS: REPLACEMENT OF SIDEWALKS AT VARIOUS LOCATIONS – ENGINEERING JOB NO. 2841 (Report: Director of Public Works)**

Adopt RESOLUTION NO. 171-03 in order to approve Plans and Specifications and RESOLUTION NO. 172-03 to direct a Notice Inviting Bids to be opened on November 4, 2003 for the project.

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**1.9 RESOLUTION NO. 173-03: STATE PER CAPITA GRANT PROGRAM – 2002 RESOURCES BOND ACT (Report: Director of Recreation)**

Adopt RESOLUTION NO. 173-03 in order to receive State Per Capita Grant Program 2002 Resources Bond Act funds in the amount of \$424,000.

**1.10 RESOLUTION NO. 174-03: ROBERTI-Z'BERG-HARRIS GRANT – 2002 RESOURCES BOND ACT (Report: Director of Recreation)**

Adopt RESOLUTION NO. 174-03 in order to receive Roberti-Z'berg-Harris Block Grant 2002 Resources Bond Act funds in the amount of \$261,308.

**DISCUSSION**

In answer to **Councilmember McClellan's** questions on Items 1.9 and 1.10, **Director of Parks Presmyk** indicates the funds will subsidize a number of projects, covering several areas and parks, such as Cajon Valley Middle School Park, Fletcher Hills pool, Wells, Tuttle and Hillside Parks.

**MOTION BY Lewis, SECOND BY McClellan, to approve Items 1.9 and 1.10**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONSENT ITEMS: (CONTINUED)**

**1.12 RESOLUTION NO. 175-03: AWARD BID – CRISIS NEGOTIATIONS MOBILE COMMAND VEHICLE (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 175-03 in order to appropriate funds and award the bid to Steele Quality LLC dba Quality Vans, in the amount of \$96,257.15.

**DISCUSSION**

In answer to **Councilmember McClellan's** questions, **Chief of Police Davis** indicates the department does not currently have a van in use, but has been utilizing a used ambulance for this purpose. The average usage is approximately 12 times per year. The vehicle would have other uses, such as serving as a mobile communications vehicle. A larger vehicle with more sophisticated equipment is needed. Sharing this resource with the County could be considered, however potential problems include predicting availability of the vehicle.

**MOTION by Lewis, SECOND BY McClellan, to approve Item 1.12.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.13 RESOLUTION: ADDITIONAL MOBILE COMPUTING SOFTWARE (Report: Chief of Police)**

Waive bidding requirements pursuant to El Cajon Municipal Code 3.20.010.B.1.b and approve purchase of ten additional police vehicle mobile computing software licenses from Aether Systems, Incorporated in the amount of \$26,338.88.

**DISCUSSION**

In answer to **Councilmember Ramos** question on waiving the bidding process, **Chief of Police Davis** indicates no other alternatives are available for upgrades to the current software program.

Discussion ensues among **Council** and **Staff** with the following suggestions:

- Having future bids outline a price for software upgrades
- Paying a monthly software charge versus an upgrade charge

**MOTION by Lewis, SECOND BY Ramos, to approve Item 1.13.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **PUBLIC COMMENT**

**Ron Oliver, representing the San Diego Workforce Partnership,** speaks regarding the Salute to Our Troops event on October 11 at Gillespie Field Airport, in collaboration with Fleet Week San Diego. A Career and Resource Fair will also take place at the event.

**Pat Riley, representing Concerned Citizens for El Cajon,** speaks regarding promotion of businesses in El Cajon. The City is requested to monitor the property on East Main Street where the Alpha Project is proposed, until the litigation is resolved.

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA,** speaks in support of all the police officers that were involved with her charity walk.

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 LETTER: AGOSTINI – ALLEY BETWEEN CLAYDELLE AND AVOCADO – 300 BLOCK OF EAST MAIN STREET**

James Agostini requests to make a presentation regarding the alley property in the 300 block of East Main Street between Claydelle and Avocado.

## **DISCUSSION**

**James Agostini, 329 E. Main Street, El Cajon, CA,** requests vacation of the alley and covering of the storm drain.

In answer to **Councilmember McClellan's** question, **City Engineer Odiorne** indicates Staff will need to contact the State Water Quality Control Board to find out their requirements with respect to covering the storm drain.

**Councilmember Ramos** suggests alley access is needed for delivery trucks.

**MOTION BY Lewis, SECOND BY Kendrick, to refer to Staff to begin the process for the alley vacation, and to work with the Water Quality Control Board on the issue of covering the storm drain.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**City Clerk Linn** advises the costs associated with the vacation would need to be covered by Mr. Agostini.

**WRITTEN COMMUNICATIONS: (CONTINUED)**

**2.2 REQUEST: EL CAJON HISTORICAL SOCIETY – USE OF COUNCIL CHAMBERS FOR “HISTORIC PRESERVATION AND DESIGNATIONS WORKSHOP**

Art Ballantyne, Acting Preservationist for the El Cajon Historical Society, requests the City co-sponsor a “Historic Preservation and Designations Workshop” in the Council Chambers at 7:00 p.m. on either Thursday, November 13 or Thursday, November 6. (The Chambers are available on both dates).

**DISCUSSION**

**Mayor Pro Tem Kendrick** indicates he must disqualify himself due to a possible financial conflict of interest, in that he works for the County Assessor’s Office and administers the Mills Act Properties within the County. He leaves the Chambers at 4:22 p.m.

**City Manager Garrett** informs use of Council Chambers is limited to governmental agencies. The Historical Society is requesting the City co-sponsor the workshop.

**Richard Hall, 12617 Jackson Hill Drive**, speaks in support of the request and informs that Senator Jim Mills will speak at the workshop.

**Art Ballantyne, 10339 Carefree Drive**, speaks in support of the request, citing the objective noted in the General Plan, concerning historic preservation.

**Councilmember Ramos** speaks in opposition.

**City Manager Garrett** suggests if Council is interested in the workshop, a Special Council Meeting could be set up as a workshop.

**Mayor Lewis** recommends utilizing the Community Center, with Staff representation at the workshop.

**MOTION BY Lewis, SECOND BY Ramos, to approve the use of the Community Center rather than the Council Chambers, which according to Council Policy is only to be used by other government agencies, with Staff to attend the meeting and the Historical Society to provide information presented to the City Council.**

**Ayes: Lewis, McClellan, Ramos, Santos**  
**Noes: None**  
**Disqualified: Kendrick**

**MOTION CARRIES.**

**Mayor Pro Tem Kendrick** returns to the Chambers at 4:41 p.m.



### **3. ADMINISTRATIVE REPORTS**

#### **3.1 CITY COUNCIL MEETING SCHEDULE FOR 2004 (Report: City Clerk)**

**RECOMMENDATION:** That the City Council approve the schedule for Meetings in 2004.

#### **DISCUSSION**

**Councilmember Ramos** suggests changing the November 23<sup>rd</sup> meeting to November 30<sup>th</sup>.

**MOTION BY Lewis, SECOND BY Ramos, to approve the schedule, moving the 2<sup>nd</sup> meeting in November from the 23<sup>rd</sup> to November 30<sup>th</sup>.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **3.2 PARTICIPATION WITH THE COUNTY OF SAN DIEGO AND PADRE DAM MUNICIPAL WATER DISTRICT TO RETAIN A CONSULTANT FOR WASTEWATER MATTERS (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council authorize participation with the County of San Diego and Padre Dam Municipal Water District to retain a consultant to review capital costs associated with the East Mission Gorge Trunk Sewer Rehabilitation and the construction of the East Mission Gorge Sewer Interceptor.

#### **DISCUSSION**

**City Engineer Odiorne** provides a summary of the Item.

**MOTION BY Lewis, SECOND BY Ramos, to approve Item 3.2.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **3.3 PROSTITUTION (Report: Police Department)**

Report requested by the City Council at the August 26, 2003 City Council Meeting

#### **DISCUSSION**

In answer to **Councilmember McClellan's** question, **Chief of Police Davis** clarifies the Adopt a Prostitute Program, is an enforcement tool designed to limit the individual's ability to make money through the presence of uniformed police officers in the area.

## **ADMINISTRATIVE REPORTS: (3.3 CONTINUED)**

Discussion ensues among **Council** and **Staff** concerning:

- Safety issues for residents of the Safari Mobile Home Park
- Sentencing alternatives and publication of photographs of offenders post-conviction
- Stepped up Police enforcement
- Cooperation of local citizens

**Charles Benner, 1174 E. Main Street, El Cajon, CA**, expresses appreciation to the Police Department for their efforts to clean up prostitution on E. Main Street.

**NO ACTION TAKEN.**

## **PUBLIC HEARINGS:**

### **4.1 COST RECOVERY – HAZARDOUS MATERIALS INCIDENT - 500 Block of West Madison Avenue (Report: City Clerk)**

**RECOMMENDATION:** That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION** in order to approve the report and account from the Fire Department as submitted or modified and assess the amount as a lien on property and/or a joint and separate personal obligation of the responsible party.

## **DISCUSSION**

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

**Chief Mike Scott, Fire Department** provides a summary of the Item.

**City Clerk Linn** reports a letter was received from Farmers Insurance Company requesting an extension of time while they process payment of the invoice.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 177-03, to approve the report and account from the Fire Department and assess the amount as a lien on property and/or a joint and separate personal obligation of the responsible party, referring to Staff to work with the insurance company for payment.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **PUBLIC HEARINGS: (CONTINUED)**

### **4.2 AMENDMENTS TO THE COMBINED HOUSING ELEMENT/CONSOLIDATED PLAN 1999-2004 AND ITS ASSOCIATED ONE YEAR ACTION PLAN (2003-04) AND POSSIBLE ALLOCATION OF REDEVELOPMENT AGENCY LOW AND MODERATE INCOME HOUSING SET ASIDE FUNDS (Report: Director of Community Development and Redevelopment Manager)**

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

- **Open the Public Hearing and accept public testimony;**
- **Close the Public Hearing;**
- **Consider the letter submitted by the East County Council on Aging and make a decision;**
- **Consider the letters submitted by Crisis House and by the County of San Diego and make a decision;**
- **Adopt the next RESOLUTION** in order reflecting these decisions; and
- **Authorize the City Manager or designee** to execute appropriate documents and related amendments.

## **DISCUSSION**

**Jim Yerdon, Community Development,** provides a summary of the Items.

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

**Laurie Johannesen, representing East County Council on Aging,** informs they will continue services and honor the contract, however, they are requesting funding to cover invoices for the period January through June 2003.

**Sue Christopher, representing Crisis House, 1034 N. Magnolia, El Cajon, CA,** speaks about the Motel Voucher Program and the need for replacement of the roof at their facility.

**Councilmember McClellan** suggests additional bids be obtained for the roofing.

**City Attorney Foley** indicates the City may wish to go out to bid, and award the bid, paid by agency funds, if this is deemed to be a Public Works project. If this is legally found not to be a Public Works project, the tenant can go forward with the project, based on any contribution from the low-to-moderate housing income funds.

**Marty Martinez, President, Board of Directors, East Co. Council on Aging,** and **Marcie Findley, Housing Program Manager, Heartland Human Relations** speak in support of the request for funding.

Discussion ensues among **Council** and **Staff** concerning availability of funds and possible allocation from the Reserves account.

**PUBLIC HEARINGS: (4.2 CONTINUED)**

**City Attorney Foley** recommends bringing back a Staff Report at the October 14<sup>th</sup> meeting to approve reallocation of the funds, in order to be legally appropriated for payment in this year's budget. It would also be appropriate to have the Agency adopt a resolution as well, reflecting these awards, separate and apart from the City, for the Community Development Block Grant (CDBG) funds.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 178-03, according to Staff recommendation and comments from the City Manager and City Attorney, taking into consideration the testimony from the East County Council on Aging and Crisis House, allocating the money for the Voucher Program (\$8,177 from CDBG) and the remainder to total \$40,000 from low income housing funds, and to work with the City Manager to allocate \$8,500 for the roofing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to authorize the City Manager or designee to execute appropriate documents and related amendments.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4. COMMISSION REPORTS:**

**4.3 TRAFFIC COMMISSION RECOMMENDATIONS (September 10, 2003 Meeting) (Report: Secretary to Traffic Commission)**

**ITEM II – “NO PARKING” – GREENFIELD AT TRES LOMAS**

**RECOMMENDATION:** That the City Council adopt RESOLUTION NO. 179-03 in order to establish a “No Parking” Zone along the south edge of Greenfield Drive, beginning at the west curb of Tres Lomas, continuing west for 100 feet.

**ITEM III – 2-HOUR PARKING – JAMACHA BETWEEN GRANITE HILLS DRIVE AND WASHINGTON**

This item is presented for information only at this time, since the Commission wanted to also review “No Parking.” The Commission noted that the interviews were only for 2-hour parking and, per Commission policy, new interviews would need to be conducted for action other than establishing the described 2-hour parking zone in the agenda.

**MOTION BY Lewis, SECOND BY Ramos to approve Item II.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**COMMISSION REPORTS: (4.3 – CONTINUED)**

**MOTION BY Lewis, SECOND BY Ramos to approve Item III.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4.4 VACANCIES ON COMMISSIONS (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Accept with regret the resignations of Alvin Carle from the Commission on Disabilities and Pete Carle on the Youth Commission**
- **Adopt the schedule for filling the vacancy as follows:**
  - APPLICATION PERIOD October 1 through October 23, 2003 at 5:00 p.m.**
  - INTERVIEW APPLICANTS 7:00 P.M. Council Meeting on October 28, 2003**

**MOTION BY Lewis, SECOND BY Ramos, to approve Item 4.4, according to the report from the City Clerk.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. REPORTS OF MAYOR LEWIS**

**5.1 CESAR CHAVEZ DAY**

**RECOMMENDATION: That the City Council designate March 31, 2004, as a paid holiday for the City of El Cajon employees in recognition of Cesar Chavez Day of Service and Learning and encourage our employees to participate in community activities involving volunteerism and education.**

**DISCUSSION**

**Councilmembers McClellan and Ramos speak in opposition to the recommendation.**

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

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

**MOTION CARRIES.**

**6. REPORTS OF COUNCILMEMBERS**

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

**COUNCILMEMBER BOB McCLELLAN: No report.**

**COUNCILMEMBER CHARLES SANTOS: No report.**

**COUNCILMEMBER DICK RAMOS: No report.**

**7. LEGISLATIVE REPORT**

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

**Councilmember Ramos** urges a letter be written to members of the Assembly Housing Committee opposing AB 1160, which would take away local control concerning granny flats.

**MOTION BY Ramos, SECOND BY McClellan, to refer to Staff for review and to send a letter opposing AB 1160.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

**9. 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.

**9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – BUILDING PERMIT FEES (Report: City Attorney)**

First Reading of Ordinance repealing Section 15.04.220 of Chapter 15.04 of the El Cajon Municipal Code and adding a new Section 15.04.220 to Chapter 15.04 of the El Cajon Municipal Code regulating building permit fees.

**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.**

**URGENCY ORDINANCE:**

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

**9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE: NEW REGULATIONS FOR THE PLACEMENT OF SIGNS IN THE CITY OF EL CAJON**

An Urgency Ordinance of the City Council implementing new regulations for the placement of signs in the City of El Cajon.

**City Attorney Foley** indicates an Urgency Ordinance does not require a Second Reading. Publication is required within 15 days and the Ordinance becomes effective immediately, if adopted by Council.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinance and request the City Clerk to recite the title, waive full reading of the text and Adopt Urgency Ordinance No. 4752.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**10. CLOSED SESSION:**

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

- Under Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR

<u>Property</u>	<u>Negotiating Party</u>	<u>City</u>
City owned property APN 508-080-43-00	Faucetta Development Company	City Manager City Attorney

- Under Government Code Section 54956.9 (b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation.
  - Number of potential cases: 1

**MOTION BY Lewis, SECOND BY Ramos, to adjourn to Closed Session at 5:37 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION at 5:58 P.M. - Nothing to report.**

**ADJOURNMENT:** Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 30th day of September 2003 at 5:59 p.m. to Tuesday, September 30, 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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**SEPTEMBER 30, 2003**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, September 30, 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, September 30, 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 Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Odiorne, City Engineer Ramirez, Senior Planner

**Mayor Lewis** acknowledges the presence of students from Valhalla and El Cajon Valley High Schools.

#### **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**

Joint Meeting: El Cajon City Council  
And Redevelopment Agency



**PUBLIC COMMENT: None**

**PUBLIC HEARINGS:**

**100 AMENDMENT OF SPECIFIC PLAN 182 – BOUNDARIES, DEVELOPMENT STANDARDS AND USES WITHIN THE DOWNTOWN AREA (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- Open the Public Hearing** and receive testimony.
- Close the Public Hearing.**
- Adopt the next RESOLUTION in order to approve the Negative Declaration.**
- Approve, Modify or Disapprove Planning Commission Resolution No. 9842** recommending approval of the Amendment according to Staff Attachment "A."
- If approving or modifying the recommendation, refer to the City Attorney for an Ordinance.**

**DISCUSSION**

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

**Claire Carpenter, representing the El Cajon Community Development Corporation (CDC)** speaks in support of the Item.

In answer to **Mayor Lewis'** question, **Ms. Carpenter** indicates auto uses were not formally addressed nor supported by the CDC Board of Directors, based on feedback previously received from Council.

Discussion ensues among **Council, Staff** and **Ms. Carpenter** concerning:

- Boundaries of SP 182
- Existing auto businesses

**Othman Yousif, 10041 Resmar Court, La Mesa, CA,** speaks concerning the uses permitted in the downtown area and shares a drawing of his proposed multi-use business, which includes car detailing, which was not approved by the City Council.

**Councilmembers Ramos** speaks in opposition to allowing auto use businesses.

**Councilmember Santos** speaks concerning cross-merchandising and multi-use properties.

No further comments are offered.

**PUBLIC HEARINGS: (100 - CONTINUED)**

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt Resolution No. 180-03 to approve the Negative Declaration.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis to approve according to Planning Commission Resolution No. 9842, adding detailing, car hand washing as a permitted use.**

**DIED FOR LACK OF A SECOND**

**MOTION BY Lewis, SECOND BY Kendrick, to approve according to Planning Commission Resolution No. 9842.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to refer to the City Attorney for an Ordinance according to action taken.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 AMENDMENT OF MUNICIPAL CODE – ZONING ORDINANCE – PHYSICAL ELEMENTS REPORTS AND PROJECT UPGRADES WITH CONVERSION OF APARTMENTS TO COMMON INTEREST DEVELOPMENTS (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing** and receive testimony
- **Close the Public Hearing**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 9844** recommending approval of Amendment to Section 17.54.032 of the Zoning Ordinance of the Municipal Code in accordance with Staff Exhibit “A”, regarding physical elements reports and project upgrades in conjunction with the conversion of apartments to common interest developments.
- **If approved or modified, refer to the City Attorney for preparation of an Ordinance.**

**PUBLIC HEARINGS: (101 - CONTINUED)**

**DISCUSSION**

**Senior Planner Ramirez** provides a summary of the Item.

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

**Joseph Scarlatti, representing Westone Management Consultants, 710 Camino de la Reina, Suite 129, San Diego, CA,** requests flexibility concerning interior upgrade requirements.

**City Attorney Foley** comments the proposed Ordinance provides broader criteria to the developer, as to what the Planning Commission and Council may require in the future.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to approve according Planning Commission Resolution No. 9844.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to refer to the City Attorney for an Ordinance.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 PLANNED UNIT DEVELOPMENT 202 and TENTATIVE SUBDIVISION MAP 513 –1006 Bostonia Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearings** and receive testimony.
- **Close the Public Hearings.**
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9836 recommending approval of Planned Unit Development 202** for a 10-unit residential development in the R-2 Zone at 1006 Bostonia Street.
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9837 recommending approval of Tentative Subdivision Map 513** for an 11-lot subdivision in the R-2 Zone at 1006 Bostonia Street.

**PUBLIC HEARINGS: (102 – CONTINUED)**

**DISCUSSION**

**Senior Planner Ramirez** provides a summary of the Item.

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

**Leslie Sanders, 1105 Bostonia Street, El Cajon, CA**, speaks questioning the location of the second stories, proposed parking for the development, the return of 20 mile per hour (mph) signage. She requests a red no-parking zone in front of the Bostonia Recreation Center.

**Senior Planner Ramirez** indicates the second stories will be a total of 20 feet from the curb, before reaching the proposed structure. Each house will have a 2-car garage and there is an additional requirement for supplemental and visitor parking on the property of the subdivision. The possibility of red curbing and the 20 mph signage would need to be addressed to the Traffic Engineering staff.

**Phil Hertel, 2305 Euclid Avenue, El Cajon, CA** indicates he is here to answer any questions concerning the project.

In answer to **Councilmember Ramos'** question, **Senior Planner Ramirez** indicates a total of 35 parking spaces will be provided.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt Resolution No. 181-03, to approve Planned Unit Development 202 according to Planning Commission Resolution No. 9836.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt Resolution No. 182-03 approving Tentative Subdivision Map 513 according to Planning Commission Resolution No. 9837.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **PUBLIC HEARINGS: (CONTINUED)**

### **103 PLANNED UNIT DEVELOPMENT 207 and TENTATIVE SUBDIVISION MAP 518 – 1386 E. MADISON AVENUE (Report: City Clerk)**

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

- **Open the Public Hearings** and receive testimony.
- **Close the Public Hearings.**
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9839 recommending approval of Planned Unit Development 207** to convert an existing 48-unit apartment complex to a common interest development in the R-3 Zone at 1386 E. Madison Avenue.
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9840 recommending approval of Tentative Subdivision Map 518** for a one-lot subdivision in the R-3 Zone at 1386 E. Madison Avenue.

## **DISCUSSION**

**Senior Planner Ramirez** provides a summary of the Item.

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

**Kipp Lawson, 1620 Navaja Road, El Cajon, CA,** asks questions concerning square footage of each unit and the project, and sale of units.

**Senior Planner Ramirez** indicates the square footage of the units will remain the same, the project's square footage is a little over 1 acre, and all 48 units will be for sale after completion of the renovations.

**Joseph Scarlatti, representing Westone Management Consultants, 710 de la Reina, Suite 129, San Diego, CA,** indicates he is here to answer questions and would like to confirm the requirement to underground utilities has been waived. Tenants will have the option to purchase units at this project, or at other projects at a preferred price.

**City Engineer Odiorne** confirms the undergrounding requirement has been waived for this project.

In answer to **Mayor Lewis'** question, **Senior Planner Ramirez** indicates statistics will be updated to reflect the decrease in number of apartments in the City, once the units are converted and receive a final inspection.

**PUBLIC HEARINGS: (103 - CONTINUED)**

**Mayor Pro Tem Kendrick** reports having recently visited converted units on Ballantyne Street, and was impressed with the quality of the upgrades.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt Resolution No. 183-03, approving Planned Unit Development 207 according to Planning Commission Resolution No. 9839.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt Resolution No. 184-03, approving Tentative Subdivision Map 518 according to Planning Commission Resolution No. 9840.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 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 30th day of September 2003 at 8:01 p.m.

**NOTE:** The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, October 14, 2003 at 3:00 p.m.

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City Clerk/Secretary