

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

SEPTEMBER 14, 2004

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, September 14, 2004 was called to order by Mayor Pro Tem/Vice Chair Gary Kendrick at 3:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Pro Tem Kendrick.

NATIONAL ANTHEM SUNG BY Noel Logan, Senior from Granite Hills High School.

POSTINGS: The City Clerk posted Orders of Adjournment of the August 31, 2004 Meeting and the Agenda of the September 14, 2004 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

R.E.C. Campaign Presentation

Sharon Dobbins, Commissioner, Parks & Recreation, speaks about the Recreation Enhances Our Community (R.E.C.) program. **Lori Believeau, Director of Recreation** summarizes highlights of the past year and presents awards to program sponsors.

American Heart Association Certificate of Achievement presented to the City of El Cajon

Molly Bogan, representing the American Heart Association, presents a certificate to the City Council, for their continuing support of Cardiovascular Science, Education and Community Programs.

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.15)

MOTION BY Ramos, SECOND BY Santos, to approve Consent Items 1.1 to 1.15, pulling Item 1.6, as requested by McClellan.

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

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the August 24, 2004 Meetings and August 31, 2004 Meeting of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 PROPOSED CLASSIFICATION SPECIFICATION AND SALARY RECOMMENDATION FOR CODE COMPLIANCE OFFICER (Report: Director of Human Resources)

Approve the new classification specification for Code Compliance Officer and allocate the salary to range 81.8, \$44,741 to \$54,517 annually.

CONSENT ITEMS: (Continued)

1.4 RESOLUTION NO. 185-04: AWARD OF BID - ENERGY WEAPONS (Report: Purchasing Agent)

Adopt RESOLUTION NO. 185-04 and award the bid to the low bidder, Taser International, Inc., in the amount of \$30,487.37.

1.5 ACCEPTANCE OF EMERALD AVENUE AND JOHNSON AVENUE SIDEWALK IMPROVEMENTS FOR SAFE ROUTES TO SCHOOL (Report: Director of Public Works)

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

PULLED FOR DISCUSSION

1.6 FUNDING REQUEST FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF EL CAJON AND SCHMIDT DESIGN GROUP (Report: Director of Parks)

Approve the expenditure of \$29,592.00 for the professional services of Schmidt Design Group.

1.7 RESOLUTION NO. 186-04: AWARD OF CONTRACT FOR BUS STOP REVIEW (Report: Director of Public Works)

Adopt RESOLUTION NO. 186-04 and award the contract to Korve Engineering, in the amount of \$39,242.

1.8 ACCEPTANCE OF ORNAMENTAL AND CHAIN LINK FENCING – ENGINEERING JOB 2894 (Report: Director of Public Works)

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

1.9 ACCEPTANCE OF REPLACEMENT OF SIDEWALKS AT VARIOUS LOCATIONS – ENGINEERING JOB 2841 (Report: Director of Public Works)

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

CONSENT ITEMS: (Continued)

1.10 DONATION OF TREES BY UNITED DEVELOPMENT GROUP INC. (Report: Director of Parks)

Accept the donation of \$2,100.00 to purchase six Jacaranda trees in accordance with the City Council Policy B-2.

1.11 RESOLUTION NO. 187-04: AWARD OF BID - INSTALLATION OF STORM DRAIN WATER FILTERS (Report: Purchasing Agent)

Adopt RESOLUTION NO. 187-04 and award the bid to the low responsive bidder, BioClean Environmental Services, Inc., in the amount of \$46,295.00.

1.12 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

Letter from Steve Goble expressing appreciation for the service provided by Tracy Yale in the City Manager's Office .

1.13 SUBDIVISION AGREEMENT AND PARCEL MAP TENTATIVE PARCEL MAP (TPM) 610 - 838 N. THIRD STREET, ENGINEERING JOB 2814 (Report: Director of Public Works)

Approve the Subdivision Agreement and Parcel Map for Tentative Parcel Map (TPM) 610 for 838 N. Third Street.

1.14 DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM, CITY OF EL CAJON, ANNUAL GOAL - FY 2004/2005 (Report: Director of Public Works)

Approve the proposed City of El Cajon Disadvantaged Business Enterprise (DBE) Program with an updated annual DBE goal of 5 percent for FY 2004/2005, and an updated Section XII (copy attached) including Council approval for incremental acceptances of contract work for Federally funded projects only.

1.15 RESOLUTION NO. 188-04: VALLEY MEADOWS REORGANIZATION (Report: City Clerk)

Adopt RESOLUTION NO. 188-04 in order to approve the annexation of 3.52 acres on Ballantyne Street (1055 Ballantyne and adjacent vacant property) to the City of El Cajon.

CONSENT ITEMS: (Continued)

1.6 FUNDING REQUEST FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF EL CAJON AND SCHMIDT DESIGN GROUP (Report: Director of Parks)

Approve the expenditure of \$29,592.00 for the professional services of Schmidt Design Group.

DISCUSSION

In answer to **Councilmember McClellan's** question, **Director of Parks Presmyk** indicates Redevelopment Funds will be utilized for payment of the expenditure.

MOTION BY Ramos, SECOND BY Santos, to approve Item 1.6.

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

PUBLIC COMMENT:

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, informs her 10th Annual Charity Walk will be held on September 25th, followed by a picnic at Renette Park.

2. WRITTEN COMMUNICATIONS: None

PUBLIC HEARING – SECOND READING AND ADOPTION OF ORDINANCE:

3.1 MOBILE HOME REGULATIONS (Report: Building Official)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive any testimony**
- Close the Public Hearing and**
The Mayor requests the City Clerk to Recite the Title
- MOTION to waive full reading of the text.**
- MOTION to Adopt the Ordinance.**

DISCUSSION

Dan Pavao, Building Official, provides a summary of the Item.

**PUBLIC HEARING – SECOND READING AND ADOPTION OF ORDINANCE:
(3.1 Continued)**

In answer to **Councilmember McClellan's** question, **Building Official Pavao** clarifies the term "public nuisance" refers to substandard conditions in mobile home parks.

Mayor Pro Tem Kendrick announces the Public Hearing is now Open.

No one comes forward to be heard.

MOTION BY Kendrick, SECOND BY Ramos, to Close the Public Hearing.

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

Mayor Pro Tem Kendrick requests the City Clerk to read the heading of the Ordinance.

MOTION BY Kendrick, SECOND BY Ramos, to waive full reading of the text.

MOTION BY Kendrick, SECOND BY Ramos, to Adopt Ordinance No. 4787.

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

3. ADMINISTRATIVE REPORTS

3.2 SUBSTANDARD CONDITIONS AT 640 EL CAJON BLVD. (Report: Building Official)

RECOMMENDATION: That the **City Council** make a final determination with regard to staff time, administrative costs, and civil penalties in this case.

DISCUSSION

Dan Pavao, Building Official, provides a summary of the Item.

John Fedorka, property owner at 640 El Cajon Boulevard, El Cajon, CA, indicates he has completed demolition of the property and requests a reduction of the civil penalties. He has plans to sell the property or to build an office.

3. ADMINISTRATIVE REPORTS (3.2 – Continued)

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

- Contacts made to the property owner and his partner
- Recovery of fees and enforcement of penalties

MOTION BY McClellan, SECOND BY Ramos, to adopt RESOLUTION NO. 189-04 in order to charge for Administrative Costs in the amount of \$615, Staff Time in the amount of \$1463.55 and to reduce the Civil Penalties to \$5,000.

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

4. COMMISSION REPORTS: None

5. REPORTS OF MAYOR LEWIS: None - Absent

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK:

6.1 AFFORDABLE HOUSING FOR PUBLIC SAFETY PERSONNEL

RECOMMENDATION: That the City Council direct staff to bring back a report on the viability of an affordable housing program from the City's police and fire personnel.

DISCUSSION

Mayor Pro Tem Kendrick and **Councilmember McClellan** speak in support of the Item.

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

- Suggestions for a \$50,000 silent second mortgage program or a 10-per-year lottery
- Salaries of firefighters and other City personnel
- A program to include all City personnel, to include mileage or distance criteria

MOTION BY Ramos, SECOND BY Santos, to direct staff to bring back a report on affordable housing program for all City personnel, with consideration of comments and suggestions heard today.

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

REPORTS OF COUNCILMEMBERS: (Continued)

COUNCILMEMBER BOB McCLELLAN:

Councilmember McClellan speaks concerning problems of children having easy access to adult materials, and requests Staff to visit Spencer's Gifts and Sun Coast Video at Parkway Plaza.

*Recess called at 3:55 p.m.
Meeting called back to order at 3.59 p.m.*

COUNCILMEMBER CHARLES SANTOS: No report.

COUNCILMEMBER DICK RAMOS:

6.2 TRAFFIC CONCERNS

RECOMMENDATION: That the **City Council** discuss traffic concerns within the City and direct staff accordingly.

DISCUSSION

Councilmember Ramos expresses concerns about traffic congestion and the need to alleviate problems on the busier streets, such as Washington Street, Broadway, Main and Chase. He suggests Staff prepare a report, to include traffic calming suggestions.

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

- Traffic on highways versus streets
- Public concern over traffic issues
- Synchronization of traffic signals on 2-way streets

Consensus of Council agrees to direct Staff to come back in 90 days with a report on traffic calming suggestions for busy streets in the City.

7. LEGISLATIVE REPORT

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

NO RECOMMENDED ACTION.

LEGISLATIVE REPORT (Continued)

7.2 RESOLUTION NO.190-04: ANALYSIS OF PROPOSITION 66 – THREE STRIKES AND CHILD PROTECTION ACT OF 2004 (Report: City Attorney)

RECOMMENDATION: That the City Council accept the report and consider adoption of a resolution to take action to express either support or opposition to Proposition 66, the Three Strikes and Child Protection Act of 2004.

DISCUSSION

City Attorney Foley provides a summary of the report.

Discussion ensues among **Council** and **Staff** concerning violent and non-violent crimes.

In response to questions by **Council**, **Police Chief Davis** advises several groups such as the California Police Chiefs Association, California District Attorneys Association, and California State Sheriffs' Association, have recommended a "No" position on the proposition. He opposes the changes to the Three Strikes law as stated in the proposed legislation, citing a significant reduction in crime statewide, due largely in part to the current law.

MOTION BY McClellan, SECOND BY Ramos, to adopt Resolution No. 190-04 in order to Oppose Proposition 66.

MOTION CARRIES BY UNANIMOUS VOTE.

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

Adjournment: Mayor Pro Tem Kendrick adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 14th day of September 2004 at 4:12 p.m. to Tuesday, September 14, 2004 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

SEPTEMBER 16, 2004

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, September 14, 2004 was called to order by Mayor Pro Tem/Vice Chair Gary Kendrick 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, September 14, 2004 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 absent:	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 led by Mayor Pro Tem Kendrick.

PROCLAMATION HONORING BILL GARRETT

Councilmembers present a Proclamation to **City Manager Garrett** at his last City Council Meeting and declare September 14, 2004 as Bill Garrett Day.

PUBLIC COMMENT: None

AGENDA CHANGES:

MOTION BY Kendrick, SECOND by McClellan to consider Item 102 first.

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

PUBLIC HEARINGS:

102 ZONE RECLASSIFICATION 2251 – PLANNED RESIDENTIAL DEVELOPMENT 60 AND TENTATIVE SUBDIVISION MAP 547 – 823 & 841 Ballantyne Street and adjacent vacant lot (Priest Development Corporation) (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**

ZONE RECLASSIFICATION 2251

- **Adopt the next RESOLUTION in order to approve the Negative Declaration** indicating that the proposed project will not have a significant affect on the environment.
- **Approve, Modify or Disapprove Planning Commission Resolution No. 9990** recommending approval to rezone property at 823 and 841 Ballantyne Street and an adjacent vacant lot from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the PRD-LOW Density (Planned Residential Development-Low Density) Zone.
- **If Approved or Modified, refer to the City Attorney for an Ordinance** upon completion of the condition to record Lot Line Adjustment 254 prior to the First Reading of the Ordinance.

PLANNED RESIDENTIAL DEVELOPMENT 60

- **Adopt the next RESOLUTION in order to approve the Negative Declaration** indicating that the proposed project will not have a significant affect on the environment.
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution 9991** recommending approval for 26 detached, single-family residences in the proposed PRD-LOW Zone at 823 and 841 Ballantyne Street and an adjacent vacant lot.

TENTATIVE SUBDIVISION MAP 547

- **Adopt the next RESOLUTION in order to approve the Negative Declaration** indicating that the proposed project will not have a significant affect on the environment.
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9994** recommending approval for a 29 lot subdivision in the proposed PRD-LOW Zone at 823 and 841 Ballantyne Street and an adjacent vacant lot.

PUBLIC HEARINGS: (102 – Continued)

MOTION BY Kendrick, SECOND by Ramos, to Continue Item 102 to the 7:00 p.m. Meeting on November 9, 2004, finding that the applicant and those in the audience that wish to speak on the item can return to that meeting.

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

City Clerk Linn advises there will be no additional notice on this item (102).

100 PLANNED UNIT DEVELOPMENT 237 and TENTATIVE SUBDIVISION MAP 551– 390 N. First Street (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing and**

PLANNED UNIT DEVELOPMENT 237

- **Adopt RESOLUTION NO. 191-04 in order to approve, modify or disapprove Planning Commission Resolution No. 10005** recommending approval of Planned Unit Development 237 to convert an existing 24-unit apartment complex to a common interest development in the R-3 Zone at 390 N. First Street.

TENTATIVE SUBDIVISION MAP 551

- **Adopt RESOLUTION NO. 192-04 in order to approve, modify or disapprove Planning Commission Resolution No. 10006** recommending approval of Tentative Subdivision Map 551 for a one-lot subdivision in the R-3 Zone at 390 N. First Street.

DISCUSSION

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

Mayor Pro Tem Kendrick announces the Public Hearing is now Open.

Chris Christensen, representing the applicant, CondoConversions.com, indicates he is here to answer any questions on the project.

In response to **Councilmember McClellan's** question, **Mr. Christensen** indicates the water heaters will be strapped into place, and requests deletion of conditions 2b and 2d – subsections 4 and 5 concerning fire code considerations.

PUBLIC HEARINGS: (100 – Continued)

No further comments are offered.

MOTION BY Kendrick, SECOND BY Santos, to Close the Public Hearing.

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

In response to **Councilmember Ramos'** questions concerning the architectural review, **Director Griffin** indicates the primary changes involve the color scheme, as opposed to physical changes to the project.

MOTION BY McClellan, SECOND BY Ramos, to adopt RESOLUTION NO. 191-04 in order to approve Planned Unit Development 237 according to Planning Commission Resolution No. 10005.

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

MOTION BY McClellan, SECOND BY Ramos, to adopt RESOLUTION NO. 192-04 in order to approve Tentative Subdivision Map 551 according to Planning Commission Resolution No. 10006.

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

101 PLANNED UNIT DEVELOPMENT 239 and TENTATIVE SUBDIVISION MAP 554 – 1490 Naranca Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing and**

PLANNED UNIT DEVELOPMENT 239

- Adopt RESOLUTION NO. 193-04 in order to approve, modify or disapprove Planning Commission Resolution No. 10007 recommending approval of Planned Unit Development 239 to convert an existing 14-unit apartment complex to a common interest development in the R-3 Zone at 1490 Naranca Avenue.**

PUBLIC HEARINGS: (101 – Continued)

TENTATIVE SUBDIVISION MAP 554

- **Adopt RESOLUTION NO. 194-04** in order to approve, modify or disapprove **Planning Commission Resolution No. 10008** recommending approval of Tentative Subdivision Map 554 for a one-lot subdivision in the R-3 Zone at 1490 Naranca Avenue.

DISCUSSION

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

Mayor Pro Tem Kendrick announces the Public Hearing is now Open.

Eric Comer, owner of the property, indicates he is here to answer any questions on the project and requests waiver of the requirement to underground the utility pole.

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

- Requirements to replace, resurface and repaint portions of the parking lot
- Tenant noticing
- Undergrounding of utilities

No further comments are offered.

MOTION BY Kendrick, SECOND BY Santos, to Close the Public Hearing.

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

MOTION BY McClellan, SECOND BY Ramos, to adopt RESOLUTION NO. 193-04 in order to approve Planned Unit Development 239 according to Planning Commission Resolution No. 10007, waiving the undergrounding of the utility pole.

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

MOTION BY McClellan, SECOND BY Ramos, to adopt RESOLUTION NO. 194-04 in order to approve Tentative Subdivision Map 554 according to Planning Commission Resolution No. 10008.

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

PUBLIC HEARINGS: (Continued)

103 SPECIFIC PLAN 503 AND CONDITIONAL USE PERMIT 1987 – 799 E. WASHINGTON AVENUE (Cingular Wireless for The Chaldean Church of USA) (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**

SPECIFIC PLAN 503

- **Approve, Modify or Disapprove Planning Commission Resolution 9988 recommending approval** of a 35 foot high unmanned wireless communication facility, rather than the requested 50 foot high facility, in the R-3-R Zone at 799 E. Washington Avenue.
- **If approving, refer to the City Attorney for an Ordinance upon completion of conditions.**

CONDITIONAL USE PERMIT 1987

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9989** for a 35 foot high unmanned wireless communications facility in the R-3-R Zone at 799 E. Washington Avenue.

DISCUSSION

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

Mayor Pro Tem Kendrick announces the Public Hearing is now Open.

Shelly Kilbourn, representing Cingular Wireless, requests a Continuance of the Item to allow for consideration of the full Council and to work with Staff concerning the height and technical issues.

Discussion ensues among **Council** and **Staff** concerning the proposed height of the facility and recommendations from the Planning Commission.

Director Griffin advises the Planning Commission decision cannot be changed without going back to the Planning Commission.

No further comments are offered, and those who had speaker cards on the item advised they can return on October 26.

MOTION BY Kendrick, SECOND BY Ramos, to Continue the Public Hearing to October 26, 2004 at 7:00 p.m.

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

City Clerk Linn advises there will be no additional notice on this item.

Adjournment: Mayor Pro Tem Kendrick adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 14th day of September 2004 at 7:48 p.m. to Tuesday, September 28, 2004 at 3:00 p.m.

City Clerk/Secretary