

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**FEBRUARY 27, 2007**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, February 27, 2007, 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 Adjourned Regular Joint meeting held at 7:00 p.m. on February 13, 2007.

#### **ROLL CALL**

Council/Agencymembers present:	Hanson-Cox, Ramos
Council/Agencymembers absent:	Kendrick
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, City Clerk/Secretary Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Turner, 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 January 23, 2007, meetings and the Agenda of the February 27, 2007, meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- **PROCLAMATION – Spay Day USA – February 27, 2007**
- **Fire Station 8 Groundbreaking Video**
- **PROCLAMATION - “San Diego Saves Week” – February 25 – March 4, 2007**

**AGENDA CHANGES:**

**MOTION BY LEWIS, SECOND BY RAMOS, to trail Item 1.4 to the 7:00 p.m. meeting.**

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

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Consent Items 1.1 to 1.11, pulling Items 1.6, 1.8 and 1.10 as requested by the public, and 1.9 as requested by RAMOS.**

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

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

Approve Minutes of the February 13, 2007 Meetings of the El Cajon City Council/Redevelopment Agency.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA**

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

**CONSENT ITEMS: (CONTINUED)**

**THROUGH EARLIER ACTION, THIS ITEM WILL BE CONSIDERED AT THE 7:00 P.M. MEETING:**

**1.4 REDEVELOPMENT AGENCY 2007 TAX ALLOCATION BOND ISSUE  
(Report: Director of Redevelopment and Housing) – Continued from  
February 13, 2007**

**RECOMMENDATION:** That the City Council/Redevelopment Agency approve the two RESOLUTIONS presented at this meeting in order to authorize the El Cajon Redevelopment Agency Tax Allocation Bond Issue of 2007 to provide new funds to finance redevelopment activities throughout the project area.

**1.5 PLAZA AND AMPHITHEATER USE REQUEST (Report: Recreation  
Services Manager)**

Approve the request of the El Cajon Community Development Corporation to conduct their annual fund-raising event, "A Toast to Music", which includes wine and beer tasting, requiring a signed Hold Harmless Agreement, an ABC license, and security personnel to be present at the event. Past practice has been to approve this event.

**PULLED FOR DISCUSSION:**

**1.6 COMMUNITY EVENT IN THE RIGHT-OF-WAY – CAJON CLASSIC CRUISE  
(Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council concur with the City's Special Events Committee and approve the request for a Community Event in the right-of-way for the Cajon Classic Cruise to be held every Wednesday evening in the downtown area from April 11 through August 29, 2007, (excluding July 4<sup>th</sup>) and additional events on October 24 and December 12, 2007, subject to conditions listed in the Agenda Report.

**1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY – CONCERTS ON THE  
GREEN (Report: Assistant to the City Manager)**

Approve the request from the El Cajon Community Development Corporation (ECCDC) for a Community Event in the right-of-way for Concerts on the Green, to be held every Friday evening on the Prescott Promenade from May 25 through September 7, 2007, subject to conditions listed in the Agenda Report.

**CONSENT ITEMS: (CONTINUED)**

**PULLED FOR DISCUSSION:**

- 1.8 CITY COUNCIL POLICY B-11 – NOTIFICATION OF DELINQUENT LOAN PAYMENTS (Report: City Manager)**

**RECOMMENDATION:** That the City Council adopt the policy concerning Notification of Delinquent Loan Payments.

**PULLED FOR DISCUSSION:**

- 1.9 SPECIAL OPERATION LICENSE – NATIONAL SAFETY CENTER  
425 East Bradley Avenue #85**

**RECOMMENDATION:** That the City Council approve the application as submitted by Jason D. St. Mars for a Special Operation License for a private patrol operator, security guard, patrol and protection service business at 425 East Bradley Avenue #85.

**PULLED FOR DISCUSSION:**

- 1.10 CITY COUNCIL POLICY A-27 – COMMISSION VACANCIES  
(Report: City Manager)**

**RECOMMENDATION:** That the City Council adopt the policy concerning Commission vacancies.

- 1.11 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 574 – 247 North First Street, Engineering Job No. 2961  
(Report: Director of Public Works)**

Grant a one-year time extension for TSM 574 and set the new expiration date to be March 8, 2008, in accordance with Municipal Code Section 16.12.110.

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**CONSENT ITEMS: (CONTINUED)**

**1.6 COMMUNITY EVENT IN THE RIGHT-OF-WAY – CAJON CLASSIC CRUISE  
(Report: Assistant to the City Manager)**

Concur with the City's Special Events Committee and approve the request for a Community Event in the right-of-way for the Cajon Classic Cruise to be held every Wednesday evening in the downtown area from April 11 through August 29, 2007, (excluding July 4<sup>th</sup>) and additional events on October 24 and December 12, 2007, subject to conditions listed in the Agenda Report.

**DISCUSSION**

**James Kelly**, homeless, speaks about trash left behind after the car show events.

No further comments are offered.

**1.8 CITY COUNCIL POLICY B-11 – NOTIFICATION OF DELINQUENT LOAN  
PAYMENTS (Report: City Manager)**

Adopt the policy concerning Notification of Delinquent Loan Payments.

**DISCUSSION**

**Kristy Mundt**, representing Citizens Oversight Panel, states that **Council** should be proactive concerning delinquent accounts and be aware of all delinquencies.

**1.9 SPECIAL OPERATION LICENSE – NATIONAL SAFETY CENTER  
425 East Bradley Avenue #85**

**RECOMMENDATION:** That the **City Council** approve the application as submitted by Jason D. St. Mars for a Special Operation License for a private patrol operator, security guard, patrol and protection service business at 425 East Bradley Avenue #85.

**DISCUSSION**

**Councilmembers** express concern about the history of previous infractions by the principal parties, and request to hear from the applicant and the Police Department regarding these concerns. No one from the audience comes forward to speak, and **Council** requests that Staff send a letter to the applicant requesting their presence at the next meeting.

**ITEM 1.9 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY RAMOS, to Continue Item 1.9 to the meeting of March 13, 2007.**

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

**1.10 CITY COUNCIL POLICY A-27 – COMMISSION VACANCIES  
(Report: City Manager)**

Adopt the policy concerning Commission vacancies.

**DISCUSSION**

**James Kelly**, homeless, requests clarification about the policy.

**Mayor Lewis** indicates this is a general policy to cover all commissions, and is not specific to any particular commission.

**Kristy Mundt**, representing Citizens Oversight Panel, speaks in support of the item. She also suggests a similar policy to ensure that bids are not awarded unless there is more than one bidder for a project.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY RAMOS, to approve Items 1.6, 1.8 and 1.10.**

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

**PUBLIC COMMENT:**

**James Kelly**, homeless, speaks about donations needed for the homeless and suggests the City fertilize the jacaranda trees, near the Chinese Food and Donuts restaurant.

## **PUBLIC COMMENT: (CONTINUED)**

**Deborah Chandler**, representing the El Cajon Girls Softball, 650 Greenfield Drive, El Cajon, provides an update on their campaign to recruit sponsors and the league's current needs.

**Councilmember Hanson-Cox** informs the league is also seeking funds from donors outside of El Cajon, including businesses. She commends the speaker on her efforts working with the league.

**Claire Carpenter**, representing the El Cajon Community Development Corporation, 168 E. Main Street, El Cajon, speaks about upcoming events in El Cajon, including First Fridays, when businesses stay open later and have special offerings. The movie Grease will be shown this Friday evening at 7:00 p.m.

**Sherry Casper**, 299 Wisconsin Avenue, Apartment N, El Cajon, speaks about the status of landscaping at the Lexington Avenue Post Office and the trolley station, the convenience of the trolley's Green Line and problems accessing agendas on the City's website.

**Mayor Lewis** requests that the **City Manager** send a letter to the Postmaster.

**Sunshine Horton**, 1525 Granite Hills Drive, El Cajon, thanks **Councilmember Hanson-Cox** for her assistance on the yellow ribbon project in the downtown area. She reads a letter from a Marine attending boot camp.

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 COMMUNITY EVENT IN THE PUBLIC RIGHT-OF-WAY – DOWNTOWN EL CAJON CRITERIUM BICYCLE RACE (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the **City Council** concur with the City's Special Events Committee and approve the request from Tammy Tabeek, Race Director, for a Community Event in the public right-of-way, for the Downtown El Cajon Criterium Bicycle Race, to be held on April 29, 2007, subject to the conditions in the Agenda Report. The applicant is requesting the City once again be an official co-sponsor of the event.

## **DISCUSSION**

**Tammy Tabeek**, representing Big Ring Racing, speaks about their yearly event and their request for co-sponsorship by the City. They are in conversation with two potential sponsors; however, the amount of funding is yet undetermined.

## ITEM 2.1 (CONTINUED)

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

- Number of participants in the prior races;
- Efforts made for additional sponsorship.

**MOTION BY LEWIS, SECOND BY RAMOS, to concur with the City's Special Events Committee and approve the request for a Community Event in the public right-of-way, for the Downtown El Cajon Criterium Bicycle Race, to be held on April 29, 2007, subject to the conditions in the Agenda Report, with the City as a co-sponsor of the event.**

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

**Mayor Lewis** directs the **City Manager** to use her discretion in specifying an account from which to charge the funds.

### 3. PUBLIC HEARINGS:

**Mayor Pro Tem McClellan** advises he must disqualify himself from Items 3.1 and 3.2 due to a potential financial conflict of interest in accordance with California law. He leaves the Chambers at 4:00 p.m.

#### 3.1 DELINQUENT REFUSE COLLECTION CHARGES (Report: Director of Public Works)

**RECOMMENDATION:** That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION** in order, certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and
- **Authorize the City Clerk** to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

### DISCUSSION

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

No one comes forward to speak.



**ITEM 3.1 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY RAMOS, to Close the Public Hearing.**

**MOTION CARRIES. (KENDRICK – Absent,  
MCCLELLAN – Disqualified)**

The **City Clerk** informs that a member of the public wishes to speak on this item.

**MOTION BY LEWIS, SECOND BY RAMOS, to re-open the Public Hearing.**

**MOTION CARRIES. (KENDRICK – Absent,  
MCCLELLAN – Disqualified)**

**Sonja Vaughn**, 637 Kidd Way, speaks about the status of her account.

**City Manager Henry** indicates the property in question is not on the revised list of delinquencies, so action will not be taken on the speaker's account.

**MOTION BY LEWIS, SECOND BY RAMOS, to Close the Public Hearing.**

**MOTION CARRIES. (KENDRICK – Absent,  
MCCLELLAN – Disqualified)**

**MOTION BY LEWIS, SECOND BY RAMOS, to Adopt RESOLUTION NO. 16-07 certifying the list of property owners as delinquent in the payment of their mandatory trash service bills, per the revised list of properties, and authorizing the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**MOTION CARRIES. (KENDRICK – Absent,  
MCCLELLAN – Disqualified)**

**As previously stated, Mayor Pro Tem McClellan has disqualified himself from Item 3.2 due to a potential financial conflict of interest.**

**3.2 DELINQUENT SEWER SERVICE CHARGES (Report: Finance Department Senior Accountant)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION** in order confirming the charges and levying the assessments on the next regular tax bill; and
- **Authorize the City Clerk** to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

**DISCUSSION**

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

No one comes forward to speak.

**MOTION BY LEWIS, SECOND BY RAMOS, to Close the Public Hearing.**

**MOTION CARRIES. (KENDRICK – Absent, MCCLELLAN – Disqualified)**

**MOTION BY LEWIS, SECOND BY RAMOS, to Adopt RESOLUTION NO. 17-07 confirming the charges and levying the assessments on the next regular tax bill and authorizing the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**MOTION CARRIES. (KENDRICK – Absent, MCCLELLAN – Disqualified)**

**Mayor Pro Tem McClellan** returns to the Chambers at 4:06 p.m.

**3. ADMINISTRATIVE REPORTS:**

**3.3 HABITAT FOR HUMANITY/JIMMIE JOHNSON FOUNDATION  
(Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council authorize staff to work with representatives of Habitat for Humanity and the Jimmie Johnson Foundation to obtain more information regarding a potential project in the City of El Cajon.

**DISCUSSION**

**Elizabeth Newbrandt** speaks in support of the Item.

**Councilmembers, Staff** and the speaker discuss the following:

- Costs for building a house;
- Donations being sought from members of the public;
- The Jimmie Johnson Golf Tournament, an upcoming fundraising event.

**Director of Redevelopment and Housing Cooksy** indicates they will work with the representatives to help locate land for the project.

**MOTION BY LEWIS, SECOND BY RAMOS, to authorize Staff to work with representatives of Habitat for Humanity and the Jimmie Johnson Foundation to obtain more information regarding a potential project in the City of El Cajon.**

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

**3.4 LEASE OF CITY PROPERTY FOR COMMERCIAL USE LOCATED  
NORTHEAST OF GREENFIELD DRIVE AND ABUTTING EAST MAIN  
STREET (Report: City Attorney)**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a Lease of approximately 2,100 square feet of City Property with Armstrong Garden Centers, Inc., generally in the form presented to the City Council, with such changes as the City Manager may approve.

**DISCUSSION**

**City Attorney Foley** indicates the terms of the lease have been agreed upon and a lease agreement has been signed.

**ITEM 3.4 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY RAMOS, to Approve Item 3.4 according to Staff's recommendation.**

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

**3.5 PAVEMENT REHABILITATION PROJECTS FOR LOCAL STREETS AND WASHINGTON AVENUE (Report: Director of Public Works)**

**RECOMMENDATION: That the City Council**

- Establish capital improvement projects for Pavement Rehabilitation for Various Local Streets (PW3120) and Pavement Overlay Washington Avenue between Avocado Boulevard and Granite Hills Drive (PW3133).
- Transfer TransNet funds in the amount of \$75,000 from the remaining balance from Project PW2984, the Resurfacing of El Cajon Boulevard, Johnson Avenue and Washington Avenue to PW3120.
- Transfer TransNet funds in the amount of \$75,000 from the remaining balance from Project PW2984, the Resurfacing of El Cajon Boulevard, Johnson Avenue and Washington Avenue to PW3133.

**DISCUSSION**

**Director of Public Works Turner** provides a summary of the report.

Discussion ensues among **Council** and **Staff** concerning the need to coordinate work by the utility companies prior to paving.

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 3.5**

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

**4. COMMISSION REPORTS:**

**4.1 TRAFFIC COMMISSION RECOMMENDATIONS - February 14, 2007  
(Report: Secretary to the Traffic Commission)**

**ITEM I – NO PARKING – HELIX VIEW DRIVE**

**RECOMMENDATION:** That the City Council adopt RESOLUTION NO. 18-07 to establish the following No Parking Zone:

Along the westerly curblineline of Helix View Drive in front of 1393 Helix View Drive, beginning at a point twenty-one (21) feet north of the existing stop bar, thence northerly a distance of twenty (20) feet.

**DISCUSSION**

**Delores Landers**, 1391 Helix View Drive, speaks in support of the Item.

**MOTION BY LEWIS, SECOND BY RAMOS, to Approve Item I.**

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

**ITEM II – NO PARKING- EAST MAIN STREET AT GREENFIELD DRIVE**

**RECOMMENDATION:** That the City Council adopt RESOLUTION NO. 19-07 establish the following No Parking Zone:

Along the westerly curblineline of East Main Street, beginning from the northerly extended curblineline of Greenfield Drive, thence northerly a distance of 113 feet.

**ITEM III - RESCIND TIME LIMIT PARKING – 1347 BROADWAY**

**RECOMMENDATION:** That the City Council adopt RESOLUTION NO. 20-07 rescind the following Time Limit Parking Zone:

A twenty-four (24) minute parking zone on a portion of Sheriff's Substation.  
Note: This Time Limit Zone is in front of 1347 Broadway

No one comes forward to speak.

**MOTION BY LEWIS, SECOND BY RAMOS, to approve Items II and III.**

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

## **4.2 PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE ANNUAL REPORT**

In accordance with El Cajon Municipal Code 2.24.900, Public Safety Facility Financing Oversight Committee/Powers and Duties, an Annual Report is provided for the City Council to review.

### **DISCUSSION**

**Wendy Wigginton**, representing the Public Safety Facility Financing Oversight Committee, provides a summary of the annual report, and introduces Mr. Roger Smith, the newest member of the committee.

**MOTION BY LEWIS, SECOND BY RAMOS, to accept the Annual Report of the Public Safety Facility Financing Oversight Committee.**

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

## **5. REPORTS OF MAYOR LEWIS**

SANDAG (San Diego Association of Governments) Regional Transportation; SANDAG (Public Safety Committee); METRO Commission (Metropolitan Sewerage System) and METRO Wastewater JPA; MTS (Metropolitan Transit System Board) - Alternate.

**5.1 Metro Commission and Metro Wastewater JPA Meeting – February 8, 2007**

**5.2 Metro Wastewater JPA News Brief – February, 2007**

## **6. ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **6.1 Council Activities Report**

#### **MAYOR PRO-TEM BOB McCLELLAN:**

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate; LAFCO (Local Agency Formation Commission - Advisory Committee).

Report as stated.

## 6.2 Council Activities Report

### COUNCILMEMBER JILLIAN HANSON-COX

SANDAG (San Diego Association of Governments) (Alternate); MTS (Metropolitan Transit System Board); East County Economic Development Council; League of California Cities, San Diego Division; East San Diego County Gang Task Force.

Report as stated. **Councilmember Hanson-Cox** speaks about the availability of the N11 Service Code system for use by the public. She informs that she recently had the opportunity to meet her aviation hero, Chuck Yeager.

## 6.3 No Report

### COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA; Chamber of Commerce – Business/Economic Development.

## 6.4 No Report

### COUNCILMEMBER DICK RAMOS

ADAPT (Alcohol and Drug Abuse Prevention Task Force); Heartland Fire Training JPA (Alternate); Legislative Report.

## 7. LEGISLATIVE REPORT

### 7.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated February 9 and February 16, 2007

No recommended action.

## 8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

**9. ORDINANCE: FIRST READING**

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

**9.1 SPECIFIC PLAN 502**

An Ordinance approving Specific Plan 502 to provide alternative access to an eight-lot subdivision in the R-E-H-20 (Residential Estates 20,000 Sq. Ft. Lots/Hillside Overlay) Zone on property located on the north side of East Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 East Madison Avenue

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

**ORDINANCES: SECOND READING AND ADOPTION**

**RECOMMENDATION:** That Mayor Lewis requests the City Clerk to recite the titles.

**9.2 ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR THE EL CAJON REDEVELOPMENT PROJECT AREA PURSUANT TO SENATE BILL 1045**

An Ordinance of the City Council of the City of El Cajon amending the time limits on the effectiveness and time limit to receive tax increment of the El Cajon Downtown Redevelopment Plan, pursuant to Health & Safety Code Section 33333.6

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

- **MOTION to adopt Ordinance amending the Redevelopment Plan.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt Ordinance No. 4868 amending the Redevelopment Plan.**

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

**9.3 AMENDMENT OF SPECIFIC PLAN 197**

An Ordinance approving amendment of Specific Plan 197 to delete an existing Specific Plan for sign program criteria for an existing development in the C-M (Heavy Commercial/Light Industrial) Zone on property located on the east side of Cuyamaca Street between Vernon Way and West Bradley Avenue, and addressed as 1277-1591 Cuyamaca Street



### **ITEM 9.3 (CONTINUED)**

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

- **MOTION to Adopt Ordinance amending Specific Plan 197.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to adopt Ordinance No. 4869 amending Specific Plan 197.**

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

### **9.4 ZONE RECLASSIFICATION 2251**

An Ordinance approving Zone Reclassification 2251 to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the PRD-Low (Planned Residential Development-Low Density) Zone on property located on the east side of Ballantyne Street between Broadway and Cedar Street, and addressed as 823 and 841 Ballantyne Street

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

- **MOTION to adopt Ordinance approving Zone Reclassification 2251.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt Ordinance No. 4870 approving Zone Reclassification 2251.**

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

### **9.5 ZONE RECLASSIFICATION 2287**

An Ordinance approving Zone Reclassification 2287 to rezone property from the R-01-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the R-2 (Two-Family) Zone on property located on the west side of Avocado Avenue between Camden and East Washington Avenues, and addressed as 524 Avocado Avenue

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

- **MOTION to adopt Ordinance approving Zone Reclassification 2287.**

**ITEM 9.5 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt Ordinance No. 4871 approving Zone Reclassification 2287.**

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

**9.6 ZONE RECLASSIFICATION 2288**

An Ordinance approving Zone Reclassification 2288 to rezone property from the R-P (Residential Professional) Zone to the R-2 (Two Family) Zone on property located on the East side of Claydelle Avenue between East Lexington and East Camden Avenues, and addressed as 327 and 329 Claydelle Avenues

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

- **MOTION to adopt Ordinance approving Zone Reclassification 2288.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt Ordinance No. 4872 approving Zone Reclassification 2288.**

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

**9.7 AMENDMENT OF ZONING ORDINANCE DELETING R-P ZONE**

An Ordinance amending the Zoning Ordinance and repealing Chapter 17.34 of Title 17 of the El Cajon Municipal Code deleting the R-P (Residential Professional) Zone and amending other Zoning Ordinance text which refers to the R-P (Residential Professional) Zone

**MOTION to adopt Ordinance amending the Zoning Ordinance.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt Ordinance No. 4873 amending the Zoning Ordinance.**

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

**10. CLOSED SESSIONS: None**

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 27<sup>th</sup> day of February 2007, is adjourned at 4:42 p.m. to Tuesday, February 27, 2007 at 7:00 p.m.

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**KATHIE J. RUTLEDGE**  
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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FEBRUARY 27, 2007

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, February 27, 2007, 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 February 27, 2007, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Kendrick, Ramos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, City Clerk/Secretary Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Turner, Director of Public Works Griffin, Director of Community Development

#### 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:

Through earlier action at the 3:00 p.m. meeting, Consent Item 1.4 was trailed to Item 103A.

## **PUBLIC COMMENT:**

**Debra Chandler**, 650 Greenfield Drive, El Cajon, provides an update on securing funding for the El Cajon Girls Softball League and current needs.

## **PUBLIC HEARINGS:**

**100 2007-2008 CDBG AND HOME ALLOCATIONS, AND REALLOCATION OF PREVIOUS YEAR'S CDBG AND HOME FUNDS (Report: Director of Redevelopment and Housing)**

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

- **Open the Public Hearing**
- **Accept and review testimony**
- **Close the Public Hearing**
- **Allocate funds** to projects and programs that will be funded from the FY 2007-08 Community Development Block Grant (CDBG) and HOME grant programs, including reallocation of available funds

Staff will bring back a funding schedule reflecting the City Council's decision for final adoption (in the One-Year Action Plan) at the next and final public hearing on March 27, 2007 at 3:00 p.m.

## **DISCUSSION**

**Director of Redevelopment and Housing Cooksy** provides a summary of CDBG FY 2007-08 funds available. In addition to the anticipated federal grant for FY 2007-08, \$22,431 in capital money from FY 2006-07 was unallocated, and is available for various capital programs in FY 2007-08.

Per the staff report, HUD's instructions were to use this year's allocations for the next fiscal year. These instructions came in after the figures were already printed. A final distribution of funds will be made at the March 27<sup>th</sup>, 2007 City Council and Redevelopment Agency meeting.

**Councilmember Ramos** inquires on how these funds compared this year to what was received last year. **Director of Redevelopment and Housing Cooksy** responds that they are very comparable to last year's amount.

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

The following spoke requesting funding from CDBD for their programs:

**Rosemary Johnson**, 1880 3<sup>rd</sup> Ave. #12, San Diego. Interface Shelter Network  
**Harold Brown**, 1527 E Main St., El Cajon. Set Free Ministries

**ITEM 100 (CONTINUED)**

**James Johnson**, 2254 San Diego Ave, San Diego. Meals-On-Wheels  
**Gene Hartman**, 1111 W. Chase Ave, El Cajon. Family Health Centers of San Diego  
**Lesa Mitchell**, 260 E. Chase, El Cajon. Boys and Girls Clubs of East County  
**John Gibson**, 1000 Pioneer Way, El Cajon. Set Free Ministries

**Mayor Lewis** announces to Council that a tentative recommendation needs to be made to refer back to Staff to consider programs for funding.

**Councilmember Ramos** speaks in support of the Boys and Girls Club.

**Councilmember Hanson-Cox** asks for confirmation that \$22,000 is available to allocate. **Director of Redevelopment and Housing Cooksy** confirms that these funds are available for allocation to Capital Projects only.

**Mayor Pro Tem McClellan** speaks in favor of the Boys and Girls Club, Set Free Ministries, and Family Health Centers of San Diego.

**Mayor Lewis** speaks in favor of Meals on Wheels, Set Free Ministries, Family Health Center of San Diego, and the Boys and Girls Club.

**Councilmember Hanson-Cox** confirms that Boys & Girls Club and Family Health Center of San Diego are Capital Programs.

**Councilmember Hanson-Cox** expressed how important it is to keep Community Policing funds in tact and that it will not be spent outside of Community Policing.

**Mayor Lewis and Councilmember Hanson-Cox** would like to see Community Policing get fully funded as they have been very beneficial in helping to reduce community problems and crime prevention.

**Councilmember Kendrick's** top three choices to provide funding are: Set Free, Boys and Girls Club, and Family Health Center of San Diego.

**Mayor Pro Tem McClellan** supports funding for the Boys and Girls Club and Set Free Ministries, as he feels these organizations help prevent crime.

**Councilmember Ramos** speaks in favor of Community Policing.

**City Manager Henry** clarifies that if money is given to Set Free Ministries for the Housing Voucher Program, that money would have to come from the same \$50,000 category which is Community Policing and Meals on Wheels.

**ITEM 100 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to TAKE A VERBAL TENTATIVE VOTE for recommendations to refer back to Staff for funding of the following approved programs:**

**BOYS AND GIRLS CLUB – VOTE CARRIES BY UNANIMOUS VOTE.**

**SET FREE MINISTRIES – VOTE CARRIES (RAMOS & HANSON-COX – NO) \$50,000 WILL BE APPROPRIATED FOR THIS PROGRAM.**

**FAMILY HEALTH CENTER OF SAN DIEGO – VOTE FAILS (RAMOS, HANSON-COX, AND KENDRICK – NO)**

**City Manager Henry** confirms that Staff will make funding recommendations of the programs with the exception of the Boys and Girls Club with full funding at \$64,757 and Set Free Ministries for full funding at \$50,000 (which will be taken out of Community Policing).

**MOTION BY LEWIS, SECOND BY COUNCILMEMBER RAMOS, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

Concerning Home Funds (CHOTO), **Director of Redevelopment and Housing Cooksy** provides summary.

No further comments are offered.

**Mayor Lewis** opens the Public Hearing for CHOTO.

**TENTATIVE VOTE FOR CHOTO CARRIES (RAMOS & HANSON-COX – NO)**

**MOTION BY LEWIS, SECOND BY COUNCILMEMBER MCCLELLAN, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

*Recess called at 8:08 p.m.  
Meeting called back to order at 8:15 p.m.*

**101 AMENDMENT OF ZONING ORDINANCE PERMITTING OFFSITE MOTOR VEHICLE SALES (Report: City Clerk)**

**Mayor Pro Tem McClellan** disqualifies himself from Item 101 due to a potential financial conflict of interest. He leaves the Chambers at 8:17 p.m.

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10408**, recommending approval of an Amendment of the Zoning Ordinance permitting offsite motor vehicle sales in the C-1, C-2 and C-R Zones, subject to restrictions, in accordance with Exhibit "A".
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance amending the Zoning Ordinance of the City of El Cajon by amending Sections 17.38.040, 17.40.050 and 17.42.050 of the El Cajon Municipal Code permitting offsite motor vehicle sales in the C-1 (Neighborhood Commercial) Zone, C-2 (General Commercial) Zone and C-R (Regional Commercial) Zone, with the approval of a conditional use permit.

**DISCUSSION**

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

The following came forward to speak:

**Michael Cavendar**, 415 Parkway Plaza, El Cajon, is in support of the ordinance, but requests an extra day of tent sales on holiday weekends.

**Shawn Sagart**, 464 W Main St., El Cajon, representing Suzuki of El Cajon, spoke requesting permission to set up tents on Wednesday evenings at 9:00 p.m., prior to sales.

**MOTION BY LEWIS, SECOND BY RAMOS, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY RAMOS, to Approve Resolution No. 10408, recommending approval of an Amendment of the Zoning Ordinance permitting offsite motor vehicle sales in the C-1, C-2 and C-R Zones, subject to restrictions, in accordance with Exhibit "A".**

**MOTION CARRIES. (MCCLELLAN – Abstained)**

The **City Clerk** recites the title for a first reading.



**Mayor Pro Tem McClellan** returns to the Chambers at 8:25 p.m.

**102 APPEAL – PLANNING COMMISSION DENIAL OF PLANNED UNIT DEVELOPMENT 319 AND TENTATIVE SUBDIVISION MAP 633 (CondoConversions.com for Waris & Lai) – 957 East Washington Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 319**

- **Adopt the next RESOLUTION in order to Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10409** denying Planned Unit Development 319 to convert an eight-unit apartment complex to a common-interest development in the R-3 Zone at 957 East Washington Avenue.

**TENTATIVE SUBDIVISION MAP 633**

- **Adopt the next RESOLUTION in order to Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10410** denying Tentative Subdivision Map 633 for a one-lot subdivision map in the R-3 Zone at 957 East Washington Avenue.

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item. He indicates the older house is still a part of this project, which the Planning Commission denied due to its 50-year age and feels it does not fit into this project.

**Councilmember Ramos** inquires if they have they done work on the inside. **Director Griffin** replies that the outside was repaired, but does not know if the inside has been worked on. **Councilmember Ramos** believes the house needs to be torn down.

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

The following spoke in favor of the project:

**Chris Christensen**, 4817 Palm Ave., Suite I, La Mesa, representing the applicant.

**Ramon Ochoa**, 957 E. Washington, El Cajon

**Lisa Leonte**, 957 E. Washington, El Cajon

**Armando Gomez**, 2074 Wind River Rd. El Cajon

**Chris Post**, 304 Enterprise St., Escondido

**Bill Waris**, 1204 Nile Ct., Chula Vista

**Daryl Borneman**, 957 E Washington, El Cajon

**ITEM 102 (CONTINUED)**

**Councilmembers** express concerns over the 50-year-old house that sits on this property and the issues surrounding it.

In response to questions by **Mayor Lewis**, **City Attorney Foley** states that if the intent of **Council** is to move this project forward, action must be taken tonight to approve or grant the appeal, and the item must then go back to the Planning Commission for specification of conditions of approval.

**City Manager Henry** suggests **Council** provide clear direction to **Staff** on whether the house should remain or be torn down, if the appeal is granted. The applicant's representative has indicated they would not like to proceed with the project if the house is not allowed to remain.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

Further discussion ensues among **Council** and **Staff** concerning the structural integrity of the house and replacement of the roof using cementitious materials.

**MOTION BY LEWIS, SECOND BY RAMOS, to Adopt the RESOLUTION NO. 21-07 to Deny the Appeal of Planning Commission Resolution No. 10409 denying Planned Unit Development 319 to convert an eight-unit apartment complex to a common-interest development in the R-3 Zone at 957 East Washington Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY RAMOS, to Adopt RESOLUTION NO. 22-07 to Deny the Appeal of Planning Commission Resolution No. 10410 denying Tentative Subdivision Map 633 for a one-lot subdivision map in the R-3 Zone at 957 East Washington Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**103 CONTINUED FROM THE 3:00 P.M. MEETING:**

**(THROUGH EARLIER ACTION, ITEM 1.4 WAS TRAILED TO THE 7:00 P.M. MEETING)**

**103A REDEVELOPMENT AGENCY 2007 TAX ALLOCATION BOND ISSUE**

**(Report: Director of Redevelopment and Housing) – Continued from February 13, 2007**

**RECOMMENDATION:** That the **City Council/Redevelopment Agency** approve the two **RESOLUTIONS** presented at this meeting in order to authorize the El Cajon Redevelopment Agency Tax Allocation Bond Issue of 2007 to provide new funds to finance redevelopment activities throughout the project area.

### **DISCUSSION**

**Christine Mundt**, expresses concerns over the \$15.75 million dollar bond item being on the Agenda as a Consent Item instead of a Public Hearing Item. She would like to know where the funds are going to be spent.

**Councilmember Ramos** received clarification from Staff that the bonds will remain in tact.

**MOTION BY LEWIS, SECOND BY RAMOS**, to Approve the two **RESOLUTIONS** presented at this meeting in order to authorize the El Cajon Redevelopment Agency Tax Allocation Bond Issue of 2007 to provide new funds to finance redevelopment activities throughout the project area.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADJOURNMENT:** Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 27th day of February 2007 at 9:38 p.m., to Tuesday March 13, 2007, at 3:00 p.m.

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**KATHIE J. RUTLEDGE**  
City Clerk/Secretary