JOINT MEETING OF THE
EL CAJON CITY COUNCIL
AND REDEVELOPMENT AGENCY

MINUTES

CITY OF EL CAJON
EL CAJON, CALIFORNIA

July 23, 2002

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, July 23, 2002 was called to order by Mayor/Chair Mark Lewis at 3:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California.

ROLL CALL

Council/Agencymembers present: McClellan, Ramos, 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
Munzenmaier, Director of Public Works
Griffin, Director of Community Development

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis and MOMENT OF SILENCE.

POSTINGS: The City Clerk posted Orders of Adjournment of the July 9, 2002 Meetings and the Agenda of the July 23, 2002 Meetings in accordance to State Law and Council/Agency Policy.
PRESENTATIONS:

“Pride of El Cajon” Outstanding Employee Award

City Manager Garrett recognizes the Employee of the Quarter, Rick Smylie, Firefighter/Paramedic, Fire Department, and presents him with a Certificate of Appreciation, parking pass, and a $100 savings bond. Mr. Smylie’s name will be engraved on the “Pride of El Cajon” plaque and his photograph will be displayed in City Hall.

Service Awards

City Manager Garrett presents Service Awards for the period from January 1 through June 30, 2002 to the following employees:

FIVE YEAR

Mark Obney, Public Works Equipment Operator
Franklin Reed, Information Technologies Technician
Maritza Steele, Deputy City Clerk

TEN YEAR

Clinton Jenkins, Park Maintenance Worker
David Spethman, Sr. Parks Maintenance Worker

FIFTEEN YEAR

Nancy Palm, Senior Management Analyst
Christopher Presmyk, Director of Parks
Lyle Wright, Lead Equipment Mechanic

TWENTY-FIVE YEARS

Robert Griswold, Sr. Engineering Technician
Karla Lowe, Administrative Secretary

THIRTY YEARS

Thomas Gay, Police Lieutenant
William McClurg Jr., Police Captain

RETIREES

Dale Hoffland, Associate Civil Engineer
Proclamation

Mayor Lewis proclaims August 6, 2002 to be “National Night Out 2002” and introduces Lt. James Cunningham, Sgt. Mark Coit and Officer Susan Stoller of the El Cajon Police Department; Chris Sterling, RMSS, and Monica Zech, Fire Specialist.

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.11)

MOTION BY Lewis, SECOND BY Santos to approve Consent Items 1.1-1.3–1.5 – 1.11.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL MEETINGS:

Approve Minutes of the June 25, 2002 and July 9, 2002 Joint Meetings of the El Cajon City Council and Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 RESOLUTION NO. 111-02: SUMMARY VACATION OF A PORTION OF DECKER STREET BETWEEN FIRST AND BALLARD STREETS

(Report: Director of Public Works)

Adopt RESOLUTION No. 111-02 to approve the Summary Vacation of a portion of Decker Street between First and Ballard Streets west of Tentative Subdivision Map 497 in accordance with Section 8334 of the California Streets and Highways Code, reserving therefrom a sewer easement.

1.4 PULLED FOR DISCUSSION

1.5 SPECIAL OPERATION LICENSE – MARINE SECURITY AND SURVEILLANCE – 1263 “A” BROADWAY

Approve the application submitted by Alfred James Legler for a second hand store at 1263 “A” Broadway, which has been recommended for approval by the Police and Planning Departments and the City Manager.
CONSENT ITEMS: (Continued)

1.6 REDEVELOPMENT AGENCY ITEM: ECRA RESOLUTION NO. 349: EAST COUNTY COUNCIL ON AGING – SHARED/AFFORDABLE HOUSING ASSISTANCE PROGRAM (Report: Redevelopment Manager)

Adopt ECRA RESOLUTION No. 349 and the agreement with East County Council on Aging for administration of the Shared/Affordable Housing Assistance Program.

1.7 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP 479 – BROOKHURST COUNTRY ESTATES UNIT NO. 4 (Report: Director of Public Works)

Accept the public improvements and authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement, requiring insurance to be maintained in full force until release of all bonds for the project.

1.8 RESOLUTION NO. 112-02: AWARD OF CONTRACT FOR MAINTENANCE OF PUBLIC FACILITIES IN THE PUBLIC RIGHT-OF-WAY (Report: Director of Public Works)

Adopt RESOLUTION No. 112-02 and award the contract to St. Madeleine Sophie’s Center in the amount of $44,940.00.

1.9 RESOLUTION NO. 113-02: AWARD BID FOR RESURFACING PROJECT NO. 55 (Report: Acting Purchasing Agent)

Adopt RESOLUTION No. 113-02 and award the bid to Frank & Son Paving, Inc., in the amount of $1,087,314.00.

1.10 DISPOSAL OF SURPLUS PROPERTY (Report: Acting Purchasing Agent)

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

1.11 DONATION OF TREE BY DERITHE EDWARDS (Report: Director of Parks)

Accept the donation of one Canary Island Pine Tree in accordance with City Council Policy B-2.
CONSENT ITEMS: (Continued)

1.4 LETTERS OF APPRECIATION – WALL OF FAME -

RECOMMENDATION: That the City Council authorize the following City Comment Cards be included on the City’s Wall of Fame and/or letters of appreciation be sent to the appropriate parties:

- Comment Cards complimenting Jim Hagen and Teresa Horner for their assistance with citizens.
- Email commending Roy Bronold in the Building Department and the entire department.
- Letter expressing appreciation for the City’s greenways program, and Mike Mills and Craig Caldwell of the Parks Department.
- Letters from Daryl Priest expressing appreciation and gratitude for the support of City Manager Bill Garrett and Redevelopment Manager David Cooksy.

Daryl Priest, 124 West Main Street, El Cajon, CA expresses appreciation to City Manager Bill Garrett and Redevelopment Manager David Cooksy for their leadership and assistance with a major development in downtown El Cajon.

MOTION BY Lewis, SECOND BY McClellan to approve item 1.4

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT

Mark Obney, 1090 Victor, El Cajon, CA, 92021, requests funds for ASA Softball to attend a National tournament in Santa Fe, New Mexico, August 6 – 12, 2002.

Merrill Groat, 444 Prescott Avenue #37, El Cajon, CA, representing 119 residents of the Spring, addresses the addition of a tent at St. Alban’s Church, which is a dwelling place for homeless and related problems, and requests that the City enforce the Code.

Arthur Hammons, 311 Highland Avenue, El Cajon, CA, representing Christ Church Unity, spoke regarding the homeless issue and the difference between those that want to help themselves and those that don’t.
Claudia Goertz, 350 W. Douglas Avenue, El Cajon, CA, 92020, speaks regarding the threat of the homeless at St. Alban’s to the newly redeveloped downtown and the investments made by many who believe in that redevelopment.

Peggy Buffo, 215 S. Sunshine Avenue, El Cajon, CA, 92020, representing the El Cajon Redevelopment Corporation, expresses concerns about a homeless shelter near the downtown area.

Father John Conrad, 490 Farragut Circle, El Cajon, CA, representing St. Alban’s Church, speaks about having a public hearing for siting shelters for the homeless, and writing a letter to Congressman Duncan Hunter requesting $35,000,000 available at the Federal level for homeless.

Councilmembers addressed the following issues:
- Quality of life for surrounding neighbors
- Timeframe for residents to get an update on the status of this issue
- Regional headquarters for St. Alban’s if any, to make an appeal
- The City’s investment to get assistance for the homeless
- Protection of the downtown area

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, reads some thoughts she has and living her life to make things better.

2. WRITTEN COMMUNICATIONS

2.1 LETTER: BRIAN R. CASTER – REQUEST FOR SELF-STORAGE FACILITIES IN THE C-2 ZONE (Report: Director of Community Development)

RECOMMENDATION: That the City Council direct the applicant to initiate an amendment of the Zoning Ordinance to consider self-storage facilities in the C-2 Zone by Conditional Use Permit and that the applicant pay the $400 fee.

Brian Caster, 647 Crest Drive, El Cajon, CA 92019, speaks in support of his request and describes his proposed plans.

MOTION BY Lewis, SECOND BY Santos, that the applicant initiate an amendment of the Zoning Ordinance to consider self storage facilities in the C-2 Zone by Conditional Use Permit and that the applicant pay the $400 fee.

MOTION CARRIES BY UNANIMOUS VOTE.
3. ADMINISTRATIVE REPORTS:

3.1 POLICE CHIEF’S REPORT

Police Captain Bill McClurg reports on the following activities of the department:

- New crime free hotel/motel program
- Sobriety checkpoint
- Prostitution detail
- County of San Diego regional sex offender pin map
- Special traffic enforcement detail
- Pedestrian safety program
- DUI Checkpoints and Roving Enforcement Teams
- Countywide Interagency Traffic Enforcement Team
- Traffic accidents and citations
- Warrant arrests made

4. COMMISSION REPORTS

4.1 TRAFFIC COMMISSION RECOMMENDATIONS – JULY 10, 2002 MEETING (Report: Secretary to Traffic Commission)

There were no items requiring Council action as the result of the July 10, 2002 meeting. The Commission did review initial information on the City’s new Photo Enforcement Program, which Council may find interesting including photos and video.

City Attorney Foley responds to Councilmember McClellan that the new system was operational mid June and is a live-feed system, takes pictures of the front/back and of the driver – Citation rate will be about 80%.

5. REPORTS OF MAYOR MARK LEWIS – No Report

6. REPORTS OF COUNCILMEMBERS

Mayor Pro Tem Gary Kendrick reports that he went on a Ride Along with the Police Department Narcotics group and observed problems that the new Hotel/Motel Program is needed for.

Councilmember Bob McClellan – No Report.
**Councilmember Charles Santos** reports that he will be attending the League of California Cities meeting tomorrow with **City Manager Bill Garrett**.

**Councilmember Dick Ramos** – No Report.

7. **LEGISLATIVE REPORT**

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

No action taken.

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

9. **ORDINANCES: SECOND READING AND ADOPTION**

**RECOMMENDATION:** That the City Council request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4699.

**9.1 AMENDMENT OF SPECIFIC PLAN 325 – JACK IN THE BOX AT 250-260 EAST CHASE AVENUE INCLUDING VACANT PROPERTY AT THE NORTHWEST CORNER OF EAST CHASE AND AVOCADO AVENUES**

Adopting Ordinance No. 4699 approving amendment of Specific Plan 325 for a drive-through restaurant addition to the existing specific plan that includes a two-story office building in the O-P and C-1 Zones on property at 250-260 East Chase Avenue including the vacant property at the northwest corner of East Chase and Avocado Avenues.

**MOTION BY Lewis, SECOND BY McClellan to waive second reading and adopt Ordinance No. 4699.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADJOURNMENT:** Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and El Cajon Redevelopment Agency held this 23rd day of July, 2002 at 4:22 p.m. to Tuesday, July 23, 2002 at 7:00 p.m., in the City Council Chambers, 200 East Main Street, El Cajon, California.

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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

July 23, 2002

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, July 23, 2002, was called to order by Mayor/Chair Mark Lewis at 7:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the Regular Joint Meeting held at 3:00 p.m., Tuesday, July 23, 2002, 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
                     Munzenmaier, Director of Public Works
                     Griffin, Director of Community Development

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE

AGENDA CHANGES: None

PUBLIC COMMENT:

Gary Hicks, 1346 Bermuda Lane, El Cajon, CA 92021, representing neighbors, expresses concerns with a project in his neighborhood on Bermuda Lane, Bermuda Views, a 4-home development.
CONTINUED PUBLIC HEARING:

100 CONDITIONAL USE PERMIT 1924 – MIXED USE DEVELOPMENT AT 131 E. Main Street (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Continued Public Hearing from the July 9 Meeting and receive testimony.
- Close the Public Hearing.
- Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9654 granting Conditional Use Permit 1924 for a mixed use development consisting of 11 residential units, commercial and office uses permitted by Specific Plan 182 and reduced on-site parking in the C-2 Zone at 131 E. Main Street.

DISCUSSION

Oscar Davila, 4030 Sports Arena Boulevard, San Diego, CA 92110, developer and owner, expresses concerns with 6 months more for the condo process and the additional cost. He is amenable to condominiums, however has concerns about liability for 10 years. Market Value would be $150,000 - $160,000 and units would be 1000 square feet. The name on the front of the building is Lapokatonatiki, and retail will be on the street level. He also submits pictures of the developments he has built.

Director of Community Development Griffin advises that the paint on the building must be the same as the elevations submitted. If a completed application is submitted in a timely manner, the tentative approvals for the condominium process could go through the City process within 3 months.

JoAnne Bushby, 168 E. Main Street, El Cajon, CA, representing Claire Carpenter and the El Cajon Management District, speaks in support of the mixed use project.

City Attorney Foley will research homeownership requirements to assure that the developer is not the owner who will then rent the units.

Consensus of the Council agrees that this should be a condominium project.

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

MOTION CARRIES BY UNANIMOUS VOTE.
MOTION BY Lewis, SECOND BY Ramos, to Adopt Resolution No. 114-02 denying Conditional Use Permit 1924 for a mixed use development consisting of 11 residential units, commercial and office uses permitted by Specific Plan 182 and reduced on-site parking in the C-2 Zone at 131 E. Main Street.

MOTION CARRIES BY UNANIMOUS VOTE.

101 AMENDMENT OF EL CAJON MUNICIPAL CODE - ZONING ORDINANCE – SIGN REGULATIONS (Report: City Clerk)

RECOMMENDATION: That the City Council

☐ Open the Public Hearing and receive testimony.
☐ Close the Public Hearing.
☐ Refer to the City Attorney for an Ordinance to amend the Zoning Ordinance, Chapter 17.66 – General Provisions – Sign Regulations, according to Planning Commission Resolution No. 9659, or as amended by Council.

DISCUSSION

Director of Community Development Griffin refers to the agreement the City has with the billboard industry.

The following items were discussed:

- Brightness of the sign
- A 6 month review

City Attorney Foley will research whether or not identifying sponsorships for events may be displayed on the electronic message boards.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Kendrick, to refer to the City attorney for an Ordinance to amend the Zoning Ordinance, Chapter 17.66 regarding sign regulations according to Planning Commission Resolution No. 9569.

MOTION CARRIES BY UNANIMOUS VOTE.
Items 102 and 103 are one project and the Public Hearings on both items may be opened for discussion and action.

102 SPECIFIC PLAN 488 – SPRINT PCS FOR RICHARD C. RILEY LLC – 450 E. CHASE AVENUE (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. 9657 recommending approval of Specific Plan 488 for a 50-foot high freestanding wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

103 CONDITIONAL USE PERMIT 1908 – SPRINT PCS FOR RICHARD C. RILEY LLC – 450 E. CHASE 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, modify or disapprove Planning Commission Resolution No. 9658 for a freestanding 50-foot high wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

DISCUSSION

Robert Krebs, 9275 Sky Park Court, San Diego, CA, representing Sprint PCS speaks in favor of the project.

Paul Badie, property owner, 9171 Wilshire Boulevard, Beverly Hills, CA, 90210, representing Excel Property Management, advises that SAV-ON has shown interest in the property and a fast food restaurant, as well as 4000 additional retail. The center shows a lot of promise for the future.

MOTION BY Lewis, SECOND BY Santos, to Close the Public Hearings on Items 102 and 103.

MOTION CARRIES BY UNANIMOUS VOTE.
MOTION BY Lewis, SECOND BY Kendrick, to approve Planning Commission Resolution No. 9657 recommending approval of Specific Plan 488 for a 50-foot high freestanding wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION No. 115-02 to approve Planning Commission Resolution No. 9658 for a freestanding 50-foot high wireless communications facility in the C-2 Zone at 450 East Chase Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

104 DELETING SPECIFIC PLAN 40 – COMMERCIAL DEVELOPMENT INCLUDING A DRIVE-IN THEATER – 1470 BROADWAY (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. 9650 recommending deletion of Specific Plan 40 for a commercial development including a drive-in theater in the PRD-Low Zone at 1470 Broadway.

DISCUSSION

Director of Community Development Griffin advises that this is a clean-up item.

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