

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

OCTOBER 8, 2002

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, October 8, 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 September 24, 2002 Meetings and the Agenda of the October 8, 2002 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

Mayor Lewis reminds the public of the German American Society's **Oktoberfest**, which continues in El Cajon from October 12 through October 13, 2002.

Awards

American Public Works Association (APWA) -- Award of Merit

Mayor Lewis recognizes **Bill Brockman, Public Works Maintenance Supervisor**, as the recipient of the 2002 American Public Works Association (APWA) -- Award of Merit, for outstanding service.

Hometown Merchant Award – Buck Knives, Inc. _Mayor Lewis

presents the City of El Cajon Home Town Merchant Award to **Chuck and C.J. Buck, of Buck Knives**, for serving the community for over 100 years.

Monica Zech, Public Information Officer, Fire Department, invites the public to attend an Open House at the Fire Department, 100 E. Lexington Avenue, on Saturday, October 12, 2002, from 11:00 a.m. to 2:00 p.m.

Proclamations

Physical Therapy Month

Mayor Lewis proclaims the month of October 2002 to be Physical Therapy Month in the City of El Cajon. **Maureen Parker**, and members of the San Diego District California Physical Therapy Association, accept the proclamation.

Mayor Lewis informs the public of a program being coordinated by the Body Shop Store in Parkway Plaza, to collect used cell phones and batteries in support of the National Coalition Against Domestic Violence.

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.9)

MOTION BY Lewis, SECOND BY Kendrick, to approve Consent Items No. 1.1 – 1.9.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL MEETINGS:

Approve Minutes of the September 24, 2002 Meetings of the El Cajon City Council.

CONSENT ITEMS: (Continued)

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 RESOLUTION NO. 142-02: AMENDING LIST OF DESIGNATED EMPLOYEES AND OFFICIALS WHO FILE UNDER THE CITY'S CONFLICT OF INTEREST CODE (Report: City Attorney)

Adopt Resolution No. 142-02 and approve changes to the designated employee and official positions required to file disclosure statements under the City's Conflict of Interest Code.

1.4 SPECIAL OPERATION LICENSE – YOUNG PC & LAPTOP - 1263 BROADWAY “A”

Approve the application by Chris Rosignolo for sale and repair of computers, less than 15% used sales, for Young PC & Laptop at 1263 Broadway "A", as recommended by the Police and Community Development Departments and the City Manager.

1.5 BARRIER RAIL REPLACEMENT ON BRIDGES AT AVOCADO AVENUE, BRADLEY AVENUE, WEST MAIN STREET AND WING AVENUE (Report: Director of Public Works)

Approve a professional services contract with Boyle Engineering Corporation for the design of the Barrier Rail Replacement on Bridges Project for a (not-to-exceed) fee of \$30,550.

1.6 NOTICE OF COMPLETION AND ACCEPTANCE – KENNEDY SKATE PARK AND RENETTE PARK PLAZA (Report: Purchasing Agent)

Accept the project and authorize the City Clerk to record a Notice of Completion and require the contractor to maintain insurance until all bonds have been released on the project.

1.7 RESOLUTION NO. 143-02: AWARD OF BID – FILM PROCESSING EQUIPMENT AND DIGITAL PHOTO PRINTER MINILAB (Report: Purchasing Agent)

Adopt Resolution No. 143-02 and award the bid to the low bidder, Noritsu America Corporation, in the amount of \$174,555.55.

CONSENT ITEMS: (Continued)

1.8 RESOLUTION NO. 144-02: AWARD OF BID - AUTOMATED FINGERPRINT/PALMPRINT IDENTIFICATION SYSTEM (Report: Purchasing Agent)

Adopt Resolution No. 144-02 and award the bid to the low bidder, Cogent Systems Inc., in the amount of \$32,325.

1.9 CONTRIBUTION FROM MRS. JILL CODDINGTON (Report: Director of Parks)

Accept the donation to purchase one Crape Myrtle tree according to City Council Policy B-2.

PUBLIC COMMENT

John Hart, Pack 336, Cub Scouts of El Cajon and Santee – invites Mayor and the public to purchase popcorn as part of Pack 336's fundraising event, and to call 619-334-2918 for further information.

Debbie Comstock, 874 Terra Lane, El Cajon, CA 92019, thanks City Council and City of El Cajon Parks and Recreation Department for the Kennedy Skate Park.

2. WRITTEN COMMUNICATIONS: NONE.

PUBLIC HEARING:

3.1 COST RECOVERY - EMERGENCY RESPONSE – 675 S. THIRD STREET (Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt Resolution No. 145-02 in order to approve, modify or disapprove the Fire Department and Public Works Department costs for responding to an Emergency Response for illegal dumping of engine degreaser into the storm drainage system at 675 S. Third Street.

PUBLIC SPEAKER

Faraj Bahro, 358 S. First, #11, El Cajon, CA 92019, speaks in opposition of the costs being assessed regarding the incident. He washed the car engine at a car wash and only the body of the car at the residence. The power steering hose on his car was broken, and the smell from the fluid remained for 2 weeks.

Division Chief Mike Scott informs he responded to the call and traced the degreaser back to an address on Dumar Street, where he found empty cans of engine degreaser.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt Resolution No. 145-02 to approve the Fire Department and Public Works Department costs for responding to an Emergency Response for illegal dumping of engine degreaser into the storm drainage system at 675 S. Third Street.

MOTION CARRIES BY UNANIMOUS VOTE.

3. ADMINISTRATIVE REPORTS:

3.2. SUBSTANDARD CONDITIONS AT 419 EL CAJON BOULEVARD (Report: Building Official)

RECOMMENDATION: *That the City Council*

- Allow the new property owner 90 days to complete renovation
- Request staff to bring this issue back at that time for final determination of civil penalties and administrative fees.

PUBLIC SPEAKER

Pete Eunice, 13629 Pata Ranch Road, Lakeside, CA 92040, advises Council he was not aware of safety violations involving the property at the time he purchased the property, and subsequently received notification of the violations and accruing fines from the Building Department. The property has been cleaned up and rodent problems have been addressed. He submits 8 photographs to demonstrate the clean up and renovation currently in progress. He requests 90 days, from time of permit approval, to complete the renovation.

Mayor Lewis questions staff on the measures taken once it was known the property was in distress. **City Attorney Foley** reports the Building Officials acted promptly to notify and warn the property owner. The prior property owner was aware of the violations, however, a lien could not be put in place prior to sale of property.

Mayor Lewis states he is pleased with the actions taken by new owner to this point. **Mayor Pro Tem Kendrick** suggests supporting new buyers. He would be reluctant to impose fines.

MOTION BY Lewis, SECOND BY McClellan, to suspend the accrual of the fines and direct staff and the property owner to come back in 90 days (January 14, 2003 meeting) at which time a determination will be made regarding civil penalties and administrative fees.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS: None.

5. REPORTS OF MAYOR MARK LEWIS: None.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK: None.

COUNCILMEMBER BOB McCLELLAN: None.

COUNCILMEMBER CHARLES SANTOS: None.

COUNCILMEMBER DICK RAMOS: None.

7. LEGISLATIVE REPORT - None.

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

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING

RECOMMENDATION: That the City Council introduce the Ordinances and request the City Clerk to recite the titles and waive full reading of the text.

9.1 ZONE RECLASSIFICATION 2214 – 791 CHAMBERLAIN AVENUE

Approving Zone Reclassification 2214 to rezone property at 791 Chamberlain Avenue from the R-3 (Multiple Family) Zone to the C-2 (General Commercial) Zone.

MOTION BY Lewis SECOND BY Ramos, that the City Council request the City Clerk to recite the title and waive first reading of the text.

MOTION CARRIES BY UNANIMOUS VOTE.

9.2 SPECIFIC PLAN 489 - 471 N. MAGNOLIA AVENUE

Approve a wireless telecommunications facility with a height of 52 feet in the C-2 Zone at 471 N. Magnolia Avenue.

MOTION BY Lewis, SECOND BY Ramos, that the City Council request the City Clerk to recite the title and waive first reading of the text.

MOTION CARRIES BY UNANIMOUS VOTE.

ORDINANCES: SECOND READING AND ADOPTION

RECOMMENDATION: That the City Council request the City Clerk to recite the titles, waive full reading of the texts and adopt Ordinances 4709, 4710, and 4711.

9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – RELIGIOUS ACTIVITIES

Adopting Ordinance No. 4709, repealing Sections 17.38.020 and 030 of Chapter 17.38, Sections 17.40.020 and 030 of Chapter 17.40, Sections 17.42.020 and 030 of Chapter 17.42, and Sections 17.46.020 and 030 of Chapter 17.46 of the El Cajon Municipal Code and adding new Sections 17.04.207, 905 and 906 to Chapter 17.04, new Sections 17.38.020 and 030 to Chapter 17.38, new Sections 17.40.020 and 030 to Chapter 17.40, new Sections 17.42.020 and 030 to Chapter 17.42, and new Sections 17.46.020 and 030 to Chapter 17.46 of the El Cajon Municipal Code permitting religious activities in the Neighborhood Commercial Zone, the General Commercial Zone, the Regional Commercial Zone and the Heavy Commercial-Light Industrial Zone.

MOTION BY Lewis, SECOND BY Ramos to waive second reading and adopt Ordinance No. 4709.

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

MOTION CARRIES.

9.4 AMENDMENT OF EL CAJON MUNICIPAL CODE – ALTERATION OF SWIMMING POOL BARRIER REQUIREMENTS

Adopting Ordinance repealing Sections 8.28.010 and 8.28.020 of Chapter 8.28 of the El Cajon Municipal Code, and adding new Section 8.28.010, 8.28.015 and 8.28.020 to Chapter 8.28 of the El Cajon Municipal Code regarding swimming pool barrier requirements.

MOTION BY Lewis, SECOND BY Ramos to waive second reading and adopt Ordinance No. 4710.

MOTION CARRIES BY UNANIMOUS VOTE.

**9.5 AMENDMENT OF EL CAJON MUNICIPAL CODE –
ESTABLISHMENT OF STANDARDS FOR BOARDING UP OF
STRUCTURES**

Adopting Ordinance adding a new Section 15.16.135 to Chapter 15.16 of the El Cajon Municipal Code implementing standards for temporary boarding of structures.

MOTION BY Lewis, SECOND BY Ramos to waive second reading and adopt Ordinance No. 4711.

MOTION CARRIES BY UNANIMOUS VOTE.

10. CLOSED SESSION: None.

ADJOURNMENT: Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 8th day of October 2002 at 4:19 p.m. to Tuesday, October 8, 2002 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

OCTOBER 8, 2002

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, October 8, 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, October 8, 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 Griffin, Director of Community Development

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

AGENDA CHANGES: None

PUBLIC COMMENT:

Donna Christopher, 512 S. Johnson Avenue, El Cajon, CA 92020 informs Council of a problem existing in the alley between South Johnson Avenue and El Cajon Boulevard. No Parking signs were once in place, but were removed and now vehicles are racing down the alley, causing excessive noise and posing a danger to the residents. The addition of speed bumps or posting of speed limit signs in the alley could alleviate the problem. **Mayor Lewis** reports City crews have cleaned up the alley, 2 refrigerator doors have been removed, and trash bins are now being locked in an effort to help keep the area clean. He requests **City Manager Garrett** review the situation, and suggests the speaker write a letter to Council, to be forwarded to the Traffic Commission.

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA speaks regarding her 8th Walk for Children's Hospital and her need for a sponsor for her to shave her head in connection with the event.

PUBLIC HEARING:

100 **AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – APARTMENT CONVERSIONS TO CONDOMINIUMS** (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 9686** recommending approval of Zoning Ordinance Section 17.54.290.A regarding reduction of parking requirements for apartment conversions to condominiums, and refer to the City Attorney for an Ordinance.

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

MOTION CARRIES BY UNANIMOUS VOTE.

DISCUSSION

Director of Community Development Griffin addresses Council on the Planning Commission recommendation to approve the requirement of 1.5 parking spaces per unit, with an exception for apartment units located within one-half mile of a transit line. The transit line helps justify the conversion with less than 1.5 spaces. The majority of apartment units within the city meet this criteria.

Councilmember Ramos states he is concerned that parking problems will result if the requirement of 1.5 spaces is not upheld.

Mayor Lewis states home ownership may increase if some older apartments are able to convert to condominiums.

Councilmember McClellan suggests utilization of the conversion policy implemented by the City of San Diego. Single-family ownership should be encouraged. The market will dictate the success of the plan.

MOTION BY Lewis, SECOND BY Santos, to re-open the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

In response to **Mayor Pro Tem Kendrick's** question, **Director of Community Development Griffin** clarifies that the Physical Elements Report covers all outside areas, inside plumbing, roof, and mechanical concerns. New construction condominium projects require 3 parking spaces: 2 spaces per unit plus 1 guest space. The Conditional Use Permit allows discretion in approving of the number of parking spaces. Approval would not be automatic. The Planning Commission recommends a 2-year Sunset clause, which would call for a Staff report after 2 years.

Councilmember Ramos speaks in support of the Conditional Use Permit. Most households have at least 2 cars per family. At least 1.5 spaces per unit is necessary.

MOTION BY Lewis, SECOND BY McClellan, to continue the item for 30 days to the November 12, 2002 Meeting, and have staff look into the procedure followed by the City of San Diego, for conversions and parking requirements, as well as making figures available on single parent families in El Cajon, incomes, and those living in apartments and the number of cars.

MOTION CARRIES BY UNANIMOUS VOTE.

ITEMS 101 & 102 ARE ONE PROJECT -
The Public Hearings for both items may be opened at this time.

- 101 ZONE RECLASSIFICATION 2228 – 799 E. WASHINGTON AVENUE AND ADJACENT VACANT LOT – LITERACY FIRST CHARTER SCHOOL FOR CHALDEAN CATHOLIC CHURCH OF U.S.A. (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Approve, modify or disapprove the recommendation from the Planning Commission according to Resolution No. 9691, to rezone only those portions of property at 799 E. Washington Avenue which are zoned R-1-6 to the R-3-R Zone with the remainder of the site to retain the existing R-3-R Zone rather than the R-3 Zone as requested, and refer to the City Attorney for an Ordinance upon completion of any conditions.**

- 102 AMENDMENT OF CONDITIONAL USE PERMIT 303 – 799 E. WASHINGTON AVENUE AND ADJACENT VACANT LOT – LITERACY FIRST CHARTER SCHOOL FOR CHALDEAN CATHOLIC CHURCH OF U.S.A. (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt the Resolution No. 146-02 in order to grant Amendment of Conditional Use Permit 303 according to Planning Commission Resolution No. 9692, to expand the boundary for an existing religious facility (church) and private school at 799 E. Washington Avenue and adjacent vacant lot.**

Jane Ribicic, 685 S. Lincoln Avenue, El Cajon, CA 92020, representing Lincoln-Washington Apartments, speaks concerning the increase in noise caused by the school. The complex has previously been rented as a "quiet" complex, but there is more noise now from children at the school. She suggests repositioning the play area, so it is further away from the street, or to build a fence as a noise barrier.

Jerry Keough, 10331 Don Pico Ct. Spring Valley, CA, states he is here to answer any questions.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to refer to the City Attorney for an Ordinance according to Planning Commission Resolution No.9691 to approve Zone Reclassification 2228.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt the next RESOLUTION to grant Amendment of Conditional Use Permit 303.

MOTION CARRIES BY UNANIMOUS VOTE.

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

ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 8th day of October 2002 at 8:13 p.m. to Tuesday, October 22, 2002 at 3:00 p.m.

City Clerk/Secretary