



Photo by Bob Griswold

# JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY

**Tuesday, June 25, 2002 - 3:00 p.m.**  
**Council Chambers**  
**200 East Main Street**  
**El Cajon, California**

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**PLEASE NOTE: *If You Wish to Address the City Council, Please Complete a Speaker Card and Give It to the City Clerk. When Your Item Is Heard, Your Name Will Be Called at Which Time You Would Come to the Podium and Give Your Name and Address.***

\*Backup Information Available  
Redevelopment Agency Items Are Identified



# AGENDA



**CALL TO ORDER:** Mayor Mark Lewis

**ROLL CALL:** City Clerk Marilynn Linn

## **PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the June 11, 2002 Meeting and the Agenda of the June 25, 2002 Meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS:**

- **PROCLAMATION: Parks and Recreation Month – July 2002**

## **AGENDA CHANGES:**

### **CONSENT ITEMS: (1.1 – 1.13)**

**Consent Items are routine matters enacted by one motion according to the *RECOMMENDATION* listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.**

#### **1.1 MINUTES OF CITY COUNCIL MEETING**

***RECOMMENDATION:*** That the City Council approve Minutes of the June 11, 2002 Joint Meeting of the El Cajon City Council and Redevelopment Agency.

#### **1.2 WARRANTS**

***RECOMMENDATION:*** That the City Council approve payment of Warrants as submitted by the Finance Department.

#### **\*1.3 LETTER OF APPRECIATION – WALL OF FAME**

***RECOMMENDATION:*** That the City Council 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 Motoworld expresses appreciation for the city leadership and employees (particularly Jim Griffin, DeWayne Guyer and Barbara Ramirez) in connection with their business.

**CONSENT ITEMS: (Continued)**

- \*1.4 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP – TSM 494 – PROMENADE SQUARE (Priest) – SOUTHWEST CORNER OF MAIN AND MAGNOLIA (Report: Director of Public Works) (Continued from June 11, 2002)**

*RECOMMENDATION: That the City Council approve the Subdivision Agreement and Final Map for Tentative Subdivision Map 494 for Promenade Square at the Southwest Corner of Main and Magnolia.*

- \*1.5 DOWNTOWN ANGLED PARKING PAYBACK (Report: Director of Finance)**

*RECOMMENDATION: That the City Council authorize the City Manager to enter into a loan agreement with El Cajon Community Development Corporation (formerly Downtown El Cajon Inc.) extending credit and establishing pay back schedule.*

- \*1.6 HEARTLAND FIRE COMMUNICATIONS FACILITY (HCFA) LEASE AMENDMENT (Report: Fire Chief)**

*RECOMMENDATION: That the City Council accept the proposed “Third Amendment” to the lease agreement by and between the City of El Cajon and the Heartland Fire Communications Authority.*

- \*1.7 RESOLUTION: ACCEPTING GRANT EASEMENT AT THE END OF MONTE RICO ROAD**

*RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to accept a grant of easement at the end of Monte Rico Road.*

- \*1.8 WORKERS’ COMPENSATION INSURANCE (Report: Director of Human Resources)**

*RECOMMENDATION: That the City Council authorize staff to join the County Supervisors Association of California (CSAC) Excess Insurance Authority for primary and excess Workers’ Compensation Insurance if their final quote is less than the State Fund’s final quote.*

- \*1.9 DISPOSAL OF SURPLUS PROPERTY (Report: Acting Purchasing Agent)**

*RECOMMENDATION: That the City Council declare the listed property surplus and authorize disposal in accordance with policy.*

## CONSENT ITEMS: (Continued)

**\*1.10 RESOLUTION: DIGITAL PHOTO IMAGING SYSTEM UPGRADE  
(Report: Chief of Police)**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to waive bidding requirements and authorize the Purchasing Agent to negotiate the purchase of additional copies of software for the Police Department's Digital Photo Imaging (Mugshot) System.

**\*1.11 CHANGE ORDER TO CONSTRUCTION OF ALLEY IMPROVEMENTS –  
NORTH OF EAST MAIN STREET, MAGNOLIA TO SULZFELD (Report:  
Director of Public Works)**

**RECOMMENDATION:** *That the City Council* approve a change order for providing additional stamped colored concrete along both sides of the existing alley east of the new alley improvements in the amount of \$15,980.00.

**\*1.12 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP –  
TENTATIVE SUBDIVISION MAP 497 – DECKER COURT (Report:  
Director of Public Works)**

**RECOMMENDATION:** *That the City Council* approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 497 for Decker Court.

**\*1.13 EVENT IN PUBLIC RIGHT-OF-WAY – POP GOES THE ARTS (Report:  
Assistant City Manager)**

**RECOMMENDATION:** *That the City Council* approve the request from St. Madeleine Sophie's Center to close Rea Avenue between Magnolia and Sulzfeld Way on Sunday, June 30, 2002 from 11:00 a.m. to 9:00 p.m. for the "Pop Goes The Arts" fundraising event.

### PUBLIC COMMENT

**At this time, any person may address a matter within the jurisdiction of the City Council and Redevelopment Agency that is not on the Agenda. State law prohibits discussion or action on items not on the Agenda, however, Council and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.**

## **2. WRITTEN COMMUNICATIONS:**

### **\*2.1 DESIGNATION OF VOTING DELEGATE FOR LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE – October 2-5, 2002**

Council is requested to designate a voting delegate and alternate in connection with the Annual Conference in Long Beach.

### **\*2.2 LETTER: SAINT ALBAN'S EPISCOPAL CHURCH – PROBLEMS WITH HOMELESS PEOPLE**

Reverend John W. Conrad, Rector of Saint Alban's Episcopal Church, requests to address Council concerning serious problems with homeless people and a plan for solution.

### **\*2.3 LETTER: SUNSHINE HORTON – "BIRTHDAY WALK" FOR CHILDREN'S HOSPITAL AND HEALTH CENTER**

Sunshine Horton requests waiver of fees and hold harmless agreement in connection with her event at Wells Park on October 19, 2002.

## **3. PUBLIC HEARINGS:**

### **\*3.1 SECTION 108 LOAN TO REPLACE FIRE DEPARTMENT'S LADDER TRUCK (Report: Director of Community Development)**

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

1. Open the Public Hearing, accept and review testimony and close the Public Hearing;
2. Make a determination to authorize staff to apply for a Section 108 loan within the Community Development Block Grant (CDBG) program with the U. S. Department of Housing and Urban Development, using the same collateral as used for the Fire Station #8 loan;
3. Adopt the next RESOLUTION in order to apply for these funds;
4. Authorize the City Manager or designee to execute the application and affiliated documents.

## **PUBLIC HEARINGS: (Continued)**

### **\*3.2 FISCAL YEAR 2002-03 ANNUAL CITY AND REDEVELOPMENT AGENCY BUDGETS (Report: City Manager)**

**RECOMMENDATION:** *That the City Council and Redevelopment Agency hold a joint public hearing to consider the 2002-03 City/ECRA proposed budget and, after closing the public hearing:*

1. Acting as the City Council, adopt RESOLUTIONS titled:
  - RESOLUTION of the City of El Cajon Adopting the Fiscal Year 2002-03 Annual Budget;
  - RESOLUTION approving and adopting the Annual Appropriations Limit for Fiscal Year 2002-03.
2. As the Redevelopment Agency Board of Directors, adopt RESOLUTION of the El Cajon Redevelopment Agency Approving the Fiscal Year 2002-03 Budget.

### **\*3.3 DELINQUENT REFUSE COLLECTION CHARGES (Report: City Manager)**

**RECOMMENDATION:** At the conclusion of the Public Hearing process, that the City Council:

- Adopt the next RESOLUTION in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
- 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.

### **\*3.4 DELINQUENT SEWER SERVICE CHARGES (Report: Director of Finance)**

**RECOMMENDATION:** At the conclusion of the Public Hearing process, that the City Council:

- 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.

## **ADMINISTRATIVE REPORTS:**

### **\*3.5 POLICE CHIEF'S REPORT**

Report on activities of the Department.

### **\*3.6 NOVEMBER 5, 2002 GENERAL MUNICIPAL ELECTION (Report: City Clerk)**

**RECOMMENDATION:** *That the City Council* adopt RESOLUTIONS in connection with the November 5, 2002 General Municipal Election:

- 1) Calling and Giving Notice of the November 5, 2002 General Municipal Election for Mayor and One Member of the City Council of the City of El Cajon for full 4 year terms to expire November, 2006.
- 2) Requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 5, 2002.
- 3) Adopting Regulations for Candidates calling for prepayment for a 200 word Candidate's Statement.
- 4) Adopting regulation to resolve a Tie Vote for the City Council Election by Lot.

### **REDEVELOPMENT AGENCY ITEM:**

### **\*3.7 REQUEST FOR PROPOSAL – LOW AND MODERATE INCOME HOUSING FUNDS HOMESTART LLC (Report: Redevelopment Manager)**

**RECOMMENDATION:** *That the Redevelopment Agency Board* reject the bid as being non-responsive and, if desirable, instruct staff to revise the Request for Proposal and re-issue.

### **\*3.8 INTERIM URGENCY ORDINANCE TEMPORARILY PROHIBITING THE OFF-SITE OUTDOORS SALES OF NEW AND USED GOODS (Report: City Attorney)**

**RECOMMENDATION:** *That the City Council* consider the adoption of an interim urgency ordinance to temporarily prohibit the off-site outdoors sales of new and used goods in the commercial zones in the City of El Cajon.

### **ORDINANCE: ADOPTION (4/5 Vote Required for Adoption)**

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

**AN INTERIM ORDINANCE ADOPTED AS AN URGENCY MEASURE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 TO TEMPORARILY PROHIBIT THE OFF-SITE OUTDOOR SALES OF NEW AND USED GOODS IN THE NEIGHBORHOOD COMMERCIAL (C-1), GENERAL COMMERCIAL (C-2) AND REGIONAL COMMERCIAL (C-R) ZONES IN THE CITY OF EL CAJON**

## **4. COMMISSION REPORTS:**

### **\*4.1 TRAFFIC COMMISSION MEETING – June 12, 2002 (Report: Secretary to the Traffic Commission)**

#### **ITEM I. – RESTORATION OF PARKING – JACKMAN STREET**

**RECOMMENDATION:** *That the City Council* approve the requested reinstatement of parking and adopt the next RESOLUTION in order to rescind the “No Parking” on Jackman Street between Fletcher Parkway and Arnele Avenue and establish the following “No Parking” Zones:

1. Along the west curb of Jackman Street, beginning at the south curb of Fletcher Parkway, continuing south for 130 feet.
2. Along the west curb of Jackman Street, beginning 346 feet south of the south curb of Fletcher Parkway, continuing south for 25 feet.
3. Along the west curb of Jackman Street, beginning 303 feet north of the north curb of Arnele Avenue, continuing north for 25 feet.
4. Along the east curb of Jackman Street beginning 178 feet north of the north curb of Arnele Avenue, continuing north for 25 feet.
5. Along the east curb of Jackman Street, beginning 68 feet north of the north curb of Petree Street, continuing north for 25 feet.
6. Along the east curb of Jackman Street, beginning 228 feet north of the north curb of Petree Street, continuing north for 25 feet.
7. Along the east curb of Jackman Street, beginning 392 feet north of the north curb of Petree Street, continuing north for 25 feet.

#### **ITEM II. – TIME LIMIT PARKING/NO PARKING – 1319 E. MAIN STREET**

**RECOMMENDATION:** *That the City Council* install a height restricted parking zone, no vehicles over 6 feet in height, at 1319 E. Main Street and described as follows: along the southeast curb of E. Main Street beginning at the point of curb return of Main at Melody Lane, continuing northeast for 183 feet.

#### **ITEM III. – MOLLISON AVENUE SOUTH OF WASHINGTON – TWO WAY LEFT TURN LANE**

**RECOMMENDATION:** *That the City Council* deny the request for No Parking to allow installation of a two way left turn lane, noting that a poor level of service (LOS) may result as noted.

#### **ITEM IV. NO PARKING – MAIN STREET AT MOLLISON & BROADWAY AT MOLLISON**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order establishing a “No Parking” Zone along the north curb of Broadway beginning at the east curb of Mollison Avenue, continuing east for 92 feet.



**TRAFFIC COMMISSION MEETING – June 12, 2002 (Continued)**

**ITEM V. – DIAGONAL PARKING – ORANGE AVENUE**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order establishing diagonal parking along the east side of Orange Avenue between Douglas Avenue and Main Street, rescinding the loading zone.

**5. REPORTS OF MAYOR MARK LEWIS**

El Cajon-San Diego County Civic Center Authority Commission; SANDAG (San Diego Association of Governments) Regional Transportation (alternate); Heartland Communications Facility Authority Commission; Heartland Fire Training Authority Commission.

**\*5.1 CITY HOLIDAY (Report: Mayor Lewis and Councilmember Santos)**

**RECOMMENDATION:** *That the City Council* designate Friday, July 5, 2002, as a paid holiday for City employees.

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM BOB McCLELLAN**

Council Workshop Schedule; ADAPT (Alcohol and Drug Abuse Prevention Task Force); Harry Griffen Park Joint Steering Committee; alternate for Heartland Fire Training Authority Commission and Heartland Communications Facility Authority Commission; State Routes 67/125 Corridor Study Committee, alternate.

**COUNCILMEMBER CHARLES SANTOS**

MTDB (Metropolitan Transit Development Board); East County Economic Development Council; Helix Water District City Representative; Chamber of Commerce Business/Economic Development Committee; State Routes 67/125 Corridor Study Committee.

**\*6.1 STATEMENT OF ETHICAL PRINCIPLES – COUNCIL POLICY (Report: Councilmembers Santos and Kendrick)**

**RECOMMENDATION:** *That the City Council* adopt the proposed Statement of Ethical Principles to be included as City Council Policy A-23 under Administration and General Policy.

**COUNCILMEMBER DICK RAMOS**

SANDAG (San Diego Association of Governments) Board of Directors, Regional Transportation, Regional Housing Task Force; METRO (Metropolitan Wastewater Disposal System); AFFORD (Agencies for Fair and Objective Rate Decision); ARJIS (Automated Regional Justice Information System); LAFCO (Local Agency Formation Commission) Advisory Committee.

**COUNCILMEMBER GARY KENDRICK**

**7. LEGISLATIVE REPORT**

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

**8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 25th day of June, 2002 is adjourned to Tuesday, June 25, 2002 at 7:00 p.m.

## **GENERAL INFORMATION:**

**The following items are informational and are not discussed unless the Council/Agency brings the item(s) forward for discussion under Item No. 8 of the agenda.**

**\*A. LETTER OF APPRECIATION FROM JA CONSULTANTS ON BEHALF OF BROTHERHOOD OF ELECTRICAL WORKERS – AB 1087**

Letter from JA Consultants on behalf of the International Brotherhood of Electrical Workers expresses appreciation for Council support of AB 1087 regarding electrician certification.

**\*B. PLANNING COMMISSION RESOLUTIONS**

**No. 9648** – Affirming that existing conditions of approval for Conditional Use Permit 1846 are appropriate for the continued operation of the approved motocross facility in the M Zone at 1900 Wing Avenue.

**No. 9651** – Denying the revocation of Conditional Use Permit 226 for a convenience store with off-sale beer and wine in conjunction with an existing service station in the C-1 Zone at 1700 E. Main Street (Texaco).

**No. 9652** – Granting Amendment of Conditional Use Permit 1035 for a social club with on-sale alcoholic beverages and live entertainment in the C-2 Zone at 115 S. Mollison Avenue (Chaldean-Assyrian American Social Club for Najor).

**No. 9653** – Revoking Conditional Use Permit 1409 for an existing fast food restaurant with drive through facilities due to noncompliance with conditions of approval, in the C-2 Zone at 1261 E. Main Street.

# JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY



Tuesday, June 25, 2002

7:00 p.m.

COUNCIL CHAMBERS  
200 East Main Street  
El Cajon, California

# AGENDA

**CALL TO ORDER:** Mayor Mark Lewis

**ROLL CALL:** City Clerk Marilynn Linn



**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**AGENDA CHANGES:**

\* Backup Information Available  
Redevelopment Agency Items Identified

## PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council and Redevelopment Agency that is not on the Agenda. State law prohibits discussion or action on items not on the Agenda, however, Council and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

## PUBLIC HEARINGS:

**\*100 ANNUAL RATE ADJUSTMENT FOR COMMERCIAL AND INDUSTRIAL TRASH AND RECYCLING RATES (Report: Assistant City Manager)**

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

- **Open the Public Hearing and receive testimony.**
- **Close the Public Hearing.**
- **Review and approve the request from Waste Management for an annual rate adjustment to the commercial and industrial trash and recycling rates, to be effective July 1, 2002, and adopt the next RESOLUTION in order to approve an amendment to the Waste Management agreement.**

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**PUBLIC HEARINGS (Continued):**

*Items 101 and 102 involve the same properties, therefore the Public Hearings on these items may be opened and discussion held on both items.*

**\*101            APPEAL: GENERAL PLAN AMENDMENT 2002-01 – Al-Sayeh (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 grant or deny the Appeal of Planning Commission Resolution 9644** which denied changing the land use designation of properties at 772 E. Washington Avenue, 790-798 E. Washington Avenue, 800 E. Washington Avenue, 836 E. Washington Avenue, 844-846 E. Washington Avenue and 684 S. Mollison Avenue from “Medium Density Residential” and “Neighborhood Retail Commercial” to “Office Non-Retail.”

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**\*102            APPEAL: PLANNING COMMISSION DENIAL OF ZONE RECLASSIFICATION 2224 – Al-Sayeh (Report: City Clerk)**

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

- **Open the Public Hearing and receive testimony.**
- **Close the Public Hearing.**
- **Adopt the next RESOLUTION in grant or deny the Appeal of Resolution 9645** which denied Zone Reclassification 2224 to rezone properties at 772 E. Washington Avenue, 790-798 E. Washington Avenue, 800 E. Washington Avenue, 836 E. Washington Avenue, 844-846 E. Washington Avenue and 684 S. Mollison Avenue from the R-P (Residential Professional), R-3 (Multiple Family), C-1 (Neighborhood Commercial) and C-2 (General Commercial) Zones to the O-P Zone.

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**PUBLIC HEARINGS: (Continued)**

**\*103            APPEAL: RICHARD URBAN – BUDGET CAR SALES CONDITIONAL USE PERMIT 1916 – CAR TENT SALES AT WESTFIELD SHOPPINGTOWN/PARKWAY PLAZA (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 grant or deny the appeal by approving, modifying or disapproving Planning Commission Resolution No. 9642 granting Conditional Use Permit 1916 for used car tent sales on May 31-June 2, June 28-30, July 12-14, August 2-4, September 6-8, October 18-20, November 8-10, December 6-8 and December 27-29, 2002 at Westfield Shoppingtown/Parkway Plaza at 415 Fletcher Parkway.**

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**\*104            CONDITIONAL USE PERMIT 1921 - VINEYARD CHRISTIAN FELLOWSHIP OF EAST SAN DIEGO COUNTY - 367-389 N. Magnolia 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 9649 granting Conditional Use Permit 1921 for a religious facility (church) and daycare, K-12 school and community theater in the C-R Zone at 367-389 N. Magnolia Avenue.**

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**105 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (If Any)**

**ADJOURNMENT: The Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 25th day of June 2002 is adjourned.**

**The next Meeting of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, July 9 at 3:00 p.m.**