

JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY

Tuesday, December 17, 2002 - 3:00 p.m.
Council Chambers
200 East Main Street
El Cajon, California



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NO EVENING MEETING

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 Marilyn Linn

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)

POSTINGS: The City Clerk posted Orders of Adjournment of the December 3, 2002 Meetings and the Agenda of the December 17, 2002 Meeting in accordance to State Law and Council/Agency Policy.

**ELECTION RESULTS AND OATH OF OFFICE
ADMINISTERED TO
NEWLY ELECTED MAYOR AND COUNCILMEMBER**

**NOVEMBER 5, 2002 GENERAL MUNICIPAL ELECTION -
CERTIFICATE OF RESULTS OF CANVASS**

The City Clerk recites the results of the Canvass of the Election for Mayor and One Member of the City Council:

*** RESOLUTION: DECLARING OFFICIAL RESULTS OF THE
GENERAL MUNICIPAL ELECTION HELD NOVEMBER 5, 2002**

RECOMMENDATION: That the City Council adopt the next Resolution in order, declaring the results of the Election and other matters as required by law.

OATH OF OFFICE ADMINISTERED TO MAYOR MARK LEWIS

Remarks by Mayor Lewis

OATH OF OFFICE ADMINISTERED TO GARY KENDRICK

Remarks by Councilmember Kendrick

RECESS CALLED

RECEPTION IN CITY HALL LOBBY

CALL TO ORDER FROM RECESS

PRESENTATIONS:

- **Commendation: East County Toy and Food Drive**
- **Special Recognition: Discovery Club at Cajon Valley Middle School**

AGENDA CHANGES:

CONSENT ITEMS: (1.1 – 1.6)

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 MEETINGS:**

RECOMMENDATION: *That the City Council approve Minutes of the December 3, 2002 Meetings of the El Cajon City Council.*

1.2 WARRANTS

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

***1.3 RESOLUTION: AWARD BID – JANITORIAL SUPPLIES (Report: Purchasing Agent)**

RECOMMENDATION: *That the City Council adopt the next RESOLUTION in order and award portions of the bid to Maintex, Inc. in the amount of \$19,339.36, Interboro Packaging Corporation in the amount of \$4,812.50, Waxie Sanitary Supply in the amount of \$2,809.76 and Cameo Paper & Janitorial Supply in the amount of \$3,064.16.*

***1.4 LETTERS OF APPRECIATION – WALL OF FAME**

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

Phone messages from property owners on Mulgrew Street offering praise for a job well done by the following City Work Crews at their residences.

Public Works: Chuck Hickman, Chris Brown, Marco Lopez, Sevy Sanchez, Aaron Jones, Bill Brockman

Parks: Richard Cortez, Chris Dixson, Max Martinez, Craig Caldwell.

CONSENT ITEMS: (Continued)

Letter from Janet and Bill Light expressing appreciation to the Public Works Department for maintaining city streets, doing a superb job with traffic lights to control traffic, especially at busy intersections, and for installing red light cameras for safety at major intersections.

***1.5 RESOLUTION OF INTENTION: VACATION OF ALLEY SOUTH OF BROADWAY BETWEEN FIRST AND ORO STREETS**

RECOMMENDATION: *That the City Council* adopt the next RESOLUTION in order to vacate the alley south of Broadway between First and Oro Streets.

***1.6 REQUEST FOR WAIVER OF UNDERGROUNDING OF UTILITIES – TENTATIVE PARCEL MAP 604 - 1630 MADISON AVENUE (Report: Director of Public Works)**

RECOMMENDATION: *That the City Council* grant the request from the El Cajon Seventh-Day Adventist Church for waiver of the requirement to underground all onsite and offsite, existing overhead utility lines for Tentative Parcel Map 604, and retain the requirement to underground all new utility services.

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 LETTER FROM JAWDAT MANSOUR REQUESTING REMOVAL OF CIVIL PENALTIES (Report: Building Official)**

RECOMMENDATION: *That the City Council* determine the appropriateness of reducing or eliminating \$10,000 in civil penalties as requested in Mr. Mansour's letter for property located at 638 El Cajon Boulevard, Belair Motel.

WRITTEN COMMUNICATIONS: (Continued)

***2.2 LETTER: EL CAJON CITIZEN OF THE YEAR COMMITTEE – REQUEST FOR CO-SPONSORSHIP**

Harriet Stockwell, Chair of the El Cajon Citizen of the Year Committee, requests that the City again co-sponsor the Citizen of the Year luncheon and waive rental fees for use of the Community Center on February 24, 2003.

PUBLIC HEARINGS:

***3.1 COST RECOVERY - EMERGENCY RESPONSE – 678 Jamacha Road (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 the Fire and Police Departments costs for responding to an Emergency Response for an incident whereby 30 gallons of gasoline were released from the fuel tank of a vehicle onto the parking lot at 678 Jamacha Road.

***3.2 COST RECOVERY - EMERGENCY RESPONSE – 552 S. 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 the Fire, Police and Public Works Departments costs for responding to an Emergency Response for an incident where a fuel line fitting near the engine of a car was loosened, which allowed the contents of the gasoline tank to drain into the street, which contents were contaminated with Methylene Chloride.

***3.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – PARKING REQUIREMENT FOR TRADE USES IN THE C-M ZONE (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 according to Planning Commission Resolution No. 9724 to amend the parking requirement for trade uses in the C-M Zone, or as modified by the Council.

PUBLIC HEARINGS: (Continued)

***3.4 APPEAL OF CONDITIONS IMPOSED IN GRANTING AMENDMENT OF CONDITIONAL USE PERMIT 1007 - OUTDOOR DINING WITH A RESTAURANT AT 1185 EAST MAIN STREET (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, partially grant, or deny the appeal of conditions imposed by Planning Commission Resolution No. 9729, granting Conditional Use Permit 1007 to add outdoor dining in conjunction with an existing restaurant in the C-2 Zone at 1185 E. Main Street.

ADMINISTRATIVE REPORTS:

***3.5 POLICE CHIEF'S REPORT**

Monthly report from the Chief of Police on activities of the department.

***3.6 EXPIRATION OF TERMS ON CITY COMMISSIONS, EL CAJON/SAN DIEGO COUNTY CIVIC CENTER AUTHORITY and General Construction Appeals Board (Report: City Clerk)**

RECOMMENDATION: *That the City Council*

- ❑ Consider the list of terms to expire on City Commissions, Boards
- ❑ Reappoint commissioners if appropriate
- ❑ Adopt a schedule for accepting applications and interviewing applicants as follows:
Filing Period Dec. 18, 2002 - January 23, 2003
Council Interviews... January 28, 2003 at 7:00 p.m.
- ❑ Appoint Mayor Lewis to a 4 year term on the Civic Center Authority

***3.7 REVISIONS TO DRAFT CITY COUNCIL POLICY ON THE USE OF THE GOVERNMENT ACCESS CHANNEL FOR BROADCAST TO CABLE CUSTOMERS IN THE CITY OF EL CAJON (Report: Assistant City Manager) (Continued from 12/3/02, Item 3.4)**

RECOMMENDATION: *That the City Council* review and approve the attached City Council Policy which sets forth guidelines for use of the Government Access Channel under the City's Cable television franchise agreement.

ADMINISTRATIVE REPORTS: (Continued)

***3.8 WRITTEN CORRESPONDENCE REGARDING COLD WEATHER HOMELESS SHELTER PROGRAMS (Report: City Manager)**

RECOMMENDATION: *That the City Council*

- Review the letter from Eric D. Knowles, reference the proposal to develop a Cold Weather Shelter program, and if appropriate, direct the staff to locate an appropriate location for such a shelter.
- Review the letter from Ron Miller regarding the need for additional funds to fund the shelter voucher program, and if agreed upon, appropriate additional funding from the low/moderate income housing fund.

***3.9 VALUATION THRESHOLDS FOR PUBLIC IMPROVEMENTS UNDERGROUNDING/RIGHT OF WAY DEDICATIONS/AND DISABLED ACCESS IMPROVEMENTS ON DRIVEWAYS (Report: Building Official)**

RECOMMENDATION: *That the City Council*

- Approve raising of the valuation threshold for imposition of public improvements and undergrounding to \$60,000 (ECMC Section 16.52.150 and 12.12.030).
- Approve a change in wording to Section 16.52.030 allowing Public Works more latitude in granting undergrounding waivers.
- Approve a change of wording in Council Policy C-7 and Section 12.12.030 of the El Cajon Municipal Code which would allow dedication of rights of way for permits of any valuation.
- Approve a change in wording to Council Policy C-7 which would require that new driveways, or alterations to existing driveways, incorporate disabled access features as part of the design.
- Direct the City Attorney to prepare an Ordinance amending Section 12.12.030, 16.52.030 and 16.52.150 of the El Cajon Municipal Code.

4. COMMISSION REPORTS: None

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.

REPORTS OF MAYOR MARK LEWIS: (Continued)

***5.1 CITY OF EL CAJON COUNCIL ASSIGNMENTS**

RECOMMENDATION: *That the City Council* appoint representatives and alternates for the various boards and commissions requiring City of El Cajon participation.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK

Council Advisory Meeting Schedule

COUNCILMEMBER BOB McCLELLAN

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.

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.

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

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 the Ordinances.

***9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – APARTMENT CONVERSIONS TO CONDOMINIUMS**

Adopting Ordinance amending El Cajon Municipal Code, Zoning Ordinance, Section 17.54.290A regarding reduction of parking requirements for apartment conversions to condominiums and including a 2 year review of the Ordinance.

***9.2 AMENDMENT TO THE MUNICIPAL CODE FOR THE EL CAJON STANDARD URBAN STORM WATER MITIGATION PLAN AND ADOPTING POLICIES AND PROCEDURES FOR THE IMPLEMENTATION OF THIS PLAN (Report: Director of Public Works)**

Adopt Ordinance to amend the Municipal Code for the El Cajon Standard Urban Storm Water Mitigation Plan (SUSMP).

10. CLOSED SESSION:

RECOMMENDATION: That the City Council/Redevelopment Agency adjourn to Closed Session as follows:

- **Under Government Code Section 54956.9 (a) - CONFERENCE WITH LEGAL COUNSEL – EXISTING/PENDING LITIGATION**
Name of Case: West Coast General Corp. v. City of El Cajon

- **Under Government Code Section 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Properties

APN 488-082-10-00
and 488-082-11-00
Agency owned property
at 154 Rea Avenue

Negotiating Party

Gerald F. McGhee

Agency Negotiators

City Manager/Executive Director
Redevelopment Manager
City Attorney/General Counsel

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

11. RECONVENE TO OPEN SESSION - ANNOUNCE ACTION IF APPROPRIATE

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 17th day of December, 2002 is adjourned.

The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, January 14, 2003 at 3:00 p.m. and 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. SANDAG BOARD ACTIONS**

Bulletin of actions taken by the San Diego Regional Planning Agency, upcoming Board Meetings, Public Hearing on the Regional Transportation Plan and public workshops.

***B. PLANNING COMMISSION RESOLUTIONS**

No. 9733 – Resolution granting Conditional Use Permit 1939 for RV generator, appliance and electrical sales, service and repair in the C-2 Zone at 1062 N. Second Street.

No. 9741 – Resolution granting Variance 938 for a reduction in required interior and exterior setbacks in the O-P Zone on vacant property located on the northeast corner of Van Houten and West Lexington Avenues.

No. 9742 – Resolution revoking Conditional Use Permit 1903 for a restaurant with on-sale alcoholic beverages that was granted but not exercised in the C-1 Zone at 778 Jamacha Road.

No. 9743 – Resolution granting amendment of Conditional Use Permit 1817 for the covering of the outdoor dining area of the existing restaurant with on-sale alcoholic beverages in the C-1 Zone at 722 Jamacha Road.

