

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY



Tuesday, March 11, 2003 - 3:00 p.m.

**Council Chambers
200 East Main Street
El Cajon, California**

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*Backup Information Available

Redevelopment Agency Items Are Identified





AGENDA

This Agenda contains a brief general description of each item to be considered. Most items have a *RECOMMENDATION* from Staff which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK, if you wish to speak on an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Mark Lewis 
- **ROLL CALL:** City Clerk Marilynn 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 February 25, 2003 Meetings and the Agenda of the March 11, 2003 Meetings in accordance to State Law and Council/Agency Policy.
- **AGENDA CHANGES:**

CONSENT ITEMS: (1.1 – 1.9)

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 February 25, 2003 Meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

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

*1.3 RESOLUTION: AWARD BID FOR SWAT TACTICAL VEHICLE (Report: Purchasing Agent)

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder Braun Northwest Inc., in the amount of \$126,283.00.

*1.4 RESOLUTION: AWARD BID FOR MOTOR VEHICLES (Report: Purchasing Agent)

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award portions of the bid to Villa Ford in the amount of \$119,740.50, City Chevrolet in the amount of \$64,160.57, Bob Wondries Ford in the amount of \$63,533.21 and Burch Ford in the amount of \$41,764.79.

*1.5 LETTERS 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 letter of appreciation be sent to the appropriate party:

- Letter from the International Institute of Municipal Clerks notifying that Maritza C. Steele, Deputy City Clerk of El Cajon, California, has earned the designation of Certified Municipal Clerk

*1.6 FIFTH AMENDED EMERGENCY SERVICES AGREEMENT (Report: Fire Chief Ed Jarrell)

RECOMMENDATION: That the City Council approve and sign the Fifth Amended Emergency Services Agreement with the County of San Diego to facilitate planning and preparedness activities.

CONSENT ITEMS: (CONTINUED)

***1.7 CODE ENFORCEMENT GRANT PROGRAM (Report: Building Official)**

RECOMMENDATION: *That the City Council* adopt the next RESOLUTION in order to authorize the Building Division to apply for a grant for code enforcement capital items.

***1.8 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE PARCEL MAP 586 – 1331 MARLINE AVENUE (Report: Director of Public Works)**

RECOMMENDATION: *That the City Council* accept the public improvements and authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement and requiring insurance to be maintained in full force until release of all bonds for the project.

***1.9 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP 493 – VALLEY GLEN PLACE (Report: Director of Public Works)**

RECOMMENDATION: *That the City Council* approve the Subdivision Agreement and Final Map for Tentative Subdivision Map 493 for Valley Glen Place Subdivision on Mollison Avenue.

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 APPEAL: TRAFFIC COMMISSION DENIAL OF ONE-HOUR PARKING – MAIN STREET FROM ORANGE TO MAGNOLIA (Report: Traffic Engineer)**

RECOMMENDATION: *That the City Council* deny the requested one hour parking zone.

3. ADMINISTRATIVE REPORTS

***3.1 LOCAL PREFERENCE FOR BIDDING OPPORTUNITIES (Report: City Manager)**

RECOMMENDATION: That the City Council review the results of the poll of local businesses conducted by the San Diego East County Chamber of Commerce and determine if it wishes to pursue the idea of awarding a preference to local bidders within the City limits of El Cajon. The preference would be to provide a “preference” of 1% for projects that include sales tax for those bidders whose business is located within the El Cajon City limits.

***3.2 VACANCY ON PERSONNEL COMMISSION (Report: City Clerk)**

RECOMMENDATION: That the City Council adopt the schedule provided for filling a vacancy on the Personnel Commission.

FILING PERIOD March 12, 2003 – April 17, 2003
INTERVIEW APPLICANTS 7:00 p.m. Meeting – April 22, 2003

3.3 HOMELAND SECURITY – COMMUNITY PREPAREDNESS

Fire Chief Jarrell and Police Chief Davis will present verbal reports.

***3.4 PROPOSED FEE ADJUSTMENTS (Report: City Manager)**

RECOMMENDATION: That the City Council review and approve the list of proposed fee adjustments by adopting the next RESOLUTION in order to amend the fees for services.

4. COMMISSION REPORTS: None

5. REPORTS OF MAYOR LEWIS

El Cajon-San Diego County Civic Center Authority Commission; SANDAG (San Diego Association of Governments) Regional Transportation; ARJIS (Automated Regional Justice Information System); METRO (Metropolitan Wastewater Disposal System); AFFORD (Agencies for Fair & Objective Rate Decision); MTDB (Metropolitan Transit Development Board).

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK

Council Advisory Meeting Schedule, SANDAG (San Diego Association of Governments)(Alternate); Heartland Communications JPA; Heartland Fire Training JPA; Chamber of Commerce – Business/Economic Development.

REPORTS OF COUNCILMEMBERS: (Continued)

COUNCILMEMBER BOB McCLELLAN

Harry Griffen Park Joint Steering Committee; LAFCO (Local Agency Formation Commission – Advisory Committee).

COUNCILMEMBER CHARLES SANTOS

MTDB (Metropolitan Transit Development Board) (Alternate); East County Economic Development Council; Helix Water District City Representative; Chamber of Commerce Business/Economic Development Committee; League of California Cities, San Diego Division, City Representative.

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*

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCE: FIRST READING

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

*9.1 **AMENDMENT OF SPECIFIC PLAN 52 – 2733 NAVAJO ROAD**

As a result of Public Hearing and action taken at the January 14, 2003 Meeting, First Reading of Ordinance to amend Specific Plan 52 for an existing shopping center to reflect modifications to an existing drive-through fast-food facility (Jack in the Box) at 2733 Navajo Road.

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 Ordinance.

*9.2 **AMENDMENT OF EL CAJON MUNICIPAL CODE – SPEED ZONE ON GREENFIELD DRIVE**

Adopting Ordinance to amend the El Cajon Municipal Code to establish Greenfield Drive as a 35 MPH speed limit between East Main Street and the City Limit (east of Bermuda).

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

*9.3 ZONE RECLASSIFICATION 2230 – 338 SOUTH ORANGE AVENUE

Adopting Ordinance rezoning property at 338 S. Orange Avenue from the R-1-6 to the R-2 Zone.

*9.4 SPECIFIC PLAN 488 – 450 E. CHASE AVENUE and INDEMNIFICATION AGREEMENT

Adopting Ordinance approving Specific Plan 488 for a 50-foot high freestanding wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

An **Indemnity Agreement** has been executed by the property owner's representative waiving the 30-day waiting period for commencement of construction.

*9.5 AMENDMENT OF EL CAJON MUNICIPAL CODE – SPECTATORS AT SPEED CONTESTS

Adopting Ordinance amending Title 9 of the El Cajon Municipal Code to add a new Division titled: Spectators Prohibited by Illegal Speed Contests or Exhibitions of Speed.

10. CLOSED SESSION:

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

○ **Under Government Code Section: 54957.6 – CONFERENCE WITH LABOR NEGOTIATOR:**

City Designated Representatives: Bill Garrett, City Manager
Kathi Hubert, Assistant City Manager
Joan Ward, Director of Human Resources

Employee Organizations: El Cajon Police Officers' Association, El Cajon Police Officers' Association Management Group, El Cajon Municipal Employee's Association, El Cajon Mid-Management Association, El Cajon Professional Engineers' Association, Executive, Unrepresented and Confidential Employees.

○ **Under Government Code Section 54956.8 for CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>Property</u>	<u>Negotiating Party</u>	<u>City Negotiator</u>
City owned property	Faucetta Development Company	City Manager
APN 508-080-43-00		City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiator regarding the price and terms for potential sale of City 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 11th day of March 2003 is adjourned to Tuesday, March 11, 2003 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. PLANNING COMMISSION RESOLUTIONS**

No. 9765 – Granting Variance 939 to exceed the maximum allowable lot coverage up to 51.4% and to exceed the 35 foot maximum building height up to 46 feet in the R-1-6 Zone at 500 Farragut Circle (First Presbyterian Church).

No. 9766 – Granting Amendment of Conditional Use Permit 10 to expand an existing religious facility (First Presbyterian Church) in the R-1-6 and R-P Zones at 500 Farragut Circle.

No. 9767 – Granting Conditional Use Permit 1948 for off-sale liquor in conjunction with an existing convenience market in the C-2 Zone at 1107 E. Main Street.

No. 9769 - Granting Amendment of Conditional Use Permit 18 to add additional parking and a playground to existing religious activities and facilities in the R-1-6 and R-S-9-H Zones at 2766 Navajo Road and 664, 682, 694, 722 and 734 Medford Street (Our Lady of Grace Catholic Church).

No. 9770 – Granting Amendment of Conditional Use Permit 380 to add parking and a single family residence to existing religious activities and facilities in the R-1-6 Zone at 867 Lincoln Avenue (First Evangelical Lutheran Church of El Cajon).

No. 9771 – Granting Conditional Use Permit 1949 for a one-time circus event to be conducted March 25 through March 30, 2003 in the C-R Zone at 415 Fletcher Parkway (Circus Vargas for Westfield).

No. 9772 – Granting Conditional Use Permit 1950 for an espresso cart in the C-2 Zone at 1595 E. Main Street (El Cajon Ford).

***B. SANDAG Board Actions – February 28, 2003**

Newsletter outlining actions taken by the SANDAG Board of Directors; SANDAG Informational Item (Report: City Manager)

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY



Tuesday, March 11, 2003 – 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** (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution)
- **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.

Non-Public Hearing Item:

- *100** **AMENDMENT OF SITE DEVELOPMENT PLAN 1275 – COLLINS**
396 N. Magnolia Avenue (Report: City Clerk)

RECOMMENDATION: *That the City Council concur* with the recommendation from the Planning Commission to amend Site Development Plan 1275 for the addition of 3,350 square feet of floor area to an existing office building in the C-2 Zone at 396 N. Magnolia Avenue.

PUBLIC HEARINGS:

***(ITEMS 101 & 102 WERE CONTINUED FROM THE
FEBRUARY 25, 2003 MEETING)***

- *101** **PLANNED UNIT DEVELOPMENT 198 – 451 Ballantyne Street**
(Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Continued Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt the next RESOLUTION in order to approve Planned Unit Development 198 to convert a 114-unit apartment complex to a common interest subdivision in the R-4 (Multiple Family, High Density) Zone at 451 Ballantyne Street according to Planning Commission Resolution No. 9755.**

- *102** **TENTATIVE SUBDIVISION MAP 509– 451 Ballantyne Street**
(Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Continued Public Hearing and receive testimony**
 - Close the Public Hearing**
 - Adopt the next RESOLUTION in order to approve Tentative Subdivision Map 509 for a One-Lot subdivision in the R-4 (Multiple Family, High Density Residential) Zone at 451 Ballantyne Street, according to Planning Commission Resolution No. 9756.**
-

Public Hearings: (Continued)

ITEMS 103 AND 104 ARE COMPANION ITEMS AND
MAY BE CONSIDERED TOGETHER AT THIS TIME.

- *103** AMENDMENT OF SPECIFIC PLAN 335 – 539-555 N. SECOND STREET
(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 approving Amendment of Specific Plan 335 for joint-use parking in the C-2 Zone at 539-555 N. Second Street, upon completion of specified conditions as specified in Planning Commission Resolution No. 9760.

- *104** AMENDMENT OF CONDITIONAL USE PERMIT 980 – KFC National
Management Company - 555 N. SECOND 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 approve, modify or disapprove Amendment of Conditional Use Permit to rebuild existing restaurant with drive-thru facilities in the C-2 Zone at 555 N. Second Street.

-
- *105** CONDITIONAL USE PERMIT 1923 – 327-359 EL CAJON BOULEVARD
(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 Conditional Use Permit 1923 according to Planning Commission Resolution No. 9764 for used car and truck sales with minor repair in the C-2 Zone at 327-359 El Cajon Boulevard.

106 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 11th day of March 2003 is adjourned to Tuesday,

March 25, 2003 at 3:00 p.m.