



JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, April 8, 2003 - 3:00 p.m.

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

TABLE OF CONTENTS

<u>ITEM NO.</u>	<u>3:00 P.M. MEETING</u>	<u>PAGE NO.</u>
	Presentations	2
	Minutes of Previous Meeting	3
1.1 – 1.9	Consent Items	3-4
	Public Comment	4
2.1 – 2.3	Written Communications	5
3.1 – 3.2	Administrative Reports	5
4.1	Commission Reports.....	6
5.1 – 5.3	Reports of Mayor Lewis.....	6
6.1	Reports of Council Members	7
7.	Legislative Report.....	7
8.	General Information Items Added to the Agenda.	7
9.1 – 9.3	Ordinances.....	8
10.	Closed Session.....	9
11.	Reconvene from Closed Session	9
A - B	General Information.....	10
<u>ITEM NO.</u>	<u>7:00 P.M. MEETING</u>	<u>PAGE NO.</u>
	Public Comment	11
100 - 105	Public Hearings	12 - 13
106	Items Continued from 3:00 p.m. Meeting.....	13

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

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 to 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 March 25, 2003 Meetings and the Agenda of the April 8, 2003 Meetings in accordance to State Law and Council/Agency Policy.
- **Presentations**
 - "Lions, Tigers and Bears"
 - Emergency Preparedness Month – April 2003
 - National Public Safety Telecommunicators Week – April 13-19, 2003
- **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 March 25, 2003 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: APPROVAL OF NATIONAL CITY JOINING METRO WASTEWATER JOINT POWERS AUTHORITY (Report: Director of Public Works)

RECOMMENDATION: That the City Council approve National City joining the METRO Wastewater Joint Powers Agency (JPA) and adopt the next RESOLUTION in order authorizing the execution of the Second Amendment to the METRO Wastewater JPA Agreement.

*1.4 GRANT OF EASEMENT FOR PUBLIC SEWER PURPOSES AT 307 ALDWYCH ROAD – TYRONE STREET SEWER REPLACEMENT (Report: Director of Public Works)

RECOMMENDATION: That the City Council accept the Grant of Easement for public sewer purposes.

*1.5 CAPITAL ASSET MANAGEMENT POLICY (Report: Accounting Operations Manager)

RECOMMENDATION: That the City Council adopt the revision to City Council Policy E-6, Capital Asset Management Policy (formerly titled Capital Property Inventory Policy).

Consent Items: (Continued)

***1.6 RESOLUTION: AWARD BID FOR TYRONE STREET SEWER REPLACEMENT (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to Kana Pipeline Inc. in the amount of \$179,360.00.

***1.7 RESOLUTION: AWARD BID FOR BLACKTHORNE CANYON SEWER REHABILITATION (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to award the bid to Rheeline Inc., in the amount of \$73,750.00.

***1.8 LETTERS OF APPRECIATION – WALL OF FAME**

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

Letter from Stephen Goble commending Alfredo Canizalez in the Public Works Department.

E-mail from Jan Oliver expressing appreciation for the yellow ribbons on both sides of Main Street.

Memorandum from Public Works Department on an episode that was handled with City Operations staff working together (Bill Brockman, Randy Rizzetto from Public Works, Parks Department Crew, as well as the Police Department).

***1.9 ACCEPT PRIVATE SEWER MAINS AND STORM DRAINS IN FLETCHER HIGHLANDS MAP NO. 10960 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept Fletcher Highlands private sewers and storm drains into the City's system along with easements for sewer and storm drain purposes over the private streets.

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 REQUEST FOR RECONSIDERATION – PLANNED UNIT DEVELOPMENT (PUD) 190 – TENTATIVE SUBDIVISION MAP (TSM) 499 – 1000 ESTES STREET (Report: City Clerk)**

RECOMMENDATION: That the City Council determine whether or not to allow reconsideration of PUD 190 and TSM 499 at 1000 Estes Street.

***2.2 PROPOSED RESOLUTION: EAST COUNTY PERFORMING ARTS CENTER**

RECOMMENDATION: That the City Council consider adopting the proposed Resolution as submitted by Councilman Dick Ramos.

***2.3 LETTER: JOHN GIBSON – WAIVER OF PROCESSING FEES – ALPHA PROJECT**

A request to waive processing fees for the conditional use permit and environmental review in the total amount of \$3,930 for the Alpha Project homeless proposal on Main Street discussed at the March 25, 2003 Meeting, and that the Municipal Code be amended to allow for waiver of building permit fees, plan check fees etc. when a project is of “compelling benefit to the City.”

3. Administrative Reports

***3.1 DRAFT CITY COUNCIL POLICY – LOCAL PREFERENCE FOR BIDDERS (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council approve the draft Policy providing for a direct preference to local businesses contracting with the City to provide equipment and supplies.

***3.2 PROPOSAL FOR WELLS PARK (Report: Director of Recreation)**

RECOMMENDATION: That the City Council give staff authorization to proceed to research the viability of creating a community “dog park” at the southwest boundary of Wells Park.

4. Commission Reports:

***4.1 SUBSTANDARD CONDITIONS AT 1037 MAXWELL AVENUE (Report: Building Official)**

RECOMMENDATION: That the City Council (1) affirm as correct the actions of the Building Official, and (2) set the date for the next Public Hearing on May 27, 2003 at 3:00 p.m.

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).

***5.1 PRESENTATION: SANDAG – HOUSING TRUST FUNDS**

To gauge interest in housing trust funds, SANDAG would like to make a brief presentation on housing trust funds at this meeting.

***5.2 PROPOSED NAME CHANGE FOR EAST COUNTY PERFORMING ARTS CENTER**

RECOMMENDATION: That the City Council consider changing the name of East County Performing Arts to El Cajon Performing Arts Center, to more accurately reflect its location and major contributor.

***5.3 SUPPORT THE TROOPS RALLY – APRIL 13, 2003**

RECOMMENDATION: That the City Council discuss for possible action hosting a “Support the Troops” Rally on Sunday, April 13, 2003 at 11:00 a.m. on East Main Street in front of the East County Performing Arts Center, in cooperation with KOGO Radio, who is coordinating numerous rallies throughout the County.

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.

COUNCILMEMBER BOB McCLELLAN

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

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; League of California Cities, San Diego Division.

*6.1 COST RECOVERY – EMERGENCY RESPONSE – 552 S. MAGNOLIA AVENUE

RECOMMENDATION: That the City Council reconsider the action taken on December 17, 2002 regarding Mr. James Hassett and eliminate or modify the charges imposed.

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 ZONE RECLASSIFICATION 2222 – NORTH SIDE OF EL CAJON BOULEVARD BETWEEN MILLAR AND SOUTH MARSHALL AVENUES**

As a result of Public Hearing and action taken at the January 8, 2002 meeting, First Reading of Ordinance to rezone property on the North side of El Cajon Boulevard between Millar and South Marshall Avenues from the R-3 Zone to the C-2 Zone.

Ordinances: Second Reading And Adoption

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

***9.2 AMENDMENT OF SPECIFIC PLAN 19 – WALMART AT PARKWAY PLAZA**

Adopting Ordinance approving amendment of Specific Plan 19 to show a two-level, 160,057 square foot fifth anchor store, 17,783 square foot of additional mall shops and revisions to the parking calculations in the C-R (Regional Commercial) Zone on property located on the south side of Fletcher Parkway between State Route 67 and North Johnson Avenue – Westfield Shopping Town Shopping Center.

***9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – SPEED LIMIT ON HACIENDA DRIVE**

Adopting Ordinance to establish a 30 MPH zone on Hacienda Drive from Fletcher Parkway to Windmill View Road and a 35 MPH zone from Windmill View Road to Swallow Drive.

10. Closed Session:

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

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

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiators</u>
APN #493-172-11 1037 Maxwell Avenue	Marcine E. Barham	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 purchase of the 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 8th day of April 2003 is adjourned to Tuesday, April 8, 2003 at 7:00 p.m.

General Information:

The following item(s) 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. DONATIONS TO ANIMAL CONTROL**

Report on non-cash donations received by the El Cajon Animal Control.

***B. SANDAG BOARD ACTIONS**

Actions taken by the Board dated March 28, 2003.


JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY



Tuesday, April 8, 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.

Public Hearings:

***100 CONTINUED FROM MARCH 25, 2003 MEETING:**

AMENDMENT OF EL CAJON MUNICIPAL CODE: SELF CERTIFICATION PROGRAM (Report: Director of Public Works)

RECOMMENDATION: *That the City Council*

- ❑ Open the Public Hearing and receive testimony
 - ❑ Close the Public Hearing
 - ❑ Adopt the amendments to the Municipal Code adding the provision for self certification for engineering permits and the Council Policy after careful consideration of the statements made by the San Diego Regional Quality Control Board in their letter dated March 17, 2003.
-

CONTINUED FROM MARCH 25, 2003 MEETING:

***101 SPECIFIC PLAN 492 – 1588 N. Marshall Avenue (Toro Agricultural Irrigation) (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 approve Specific Plan 492 to allow two silos at a height of 47 feet in the M Zone at 1588 N. Marshall Avenue, upon completion of specific conditions outlined in Corrected Planning Commission Resolution No. 9768.
-

***102 TENTATIVE PARCEL MAP 610 – Wiesendanger – 838 North Third 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 Tentative Parcel Map 610 to subdivide property into two parcels in the R-2-R Zone at 838 North Third Street according to Planning Commission Resolution No. 9774.
-

Public Hearings: (Continued)

Items 103 And 104 Are One Project And The Public Hearings May Be Opened On Both Items For Discussion And Action At This Time.

***103 PLANNED UNIT DEVELOPMENT 200 – 620-646 E. Lexington 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. 9775 recommending approval of Planned Unit Development 200 to convert a 32-unit apartment complex to a common interest subdivision in the R-4 Zone at 620-646 E. Lexington Avenue.

***104 TENTATIVE SUBDIVISION MAP 511 – 620-646 E. Lexington 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. 9776 recommending approval of Tentative Subdivision Map 511 for a one-lot subdivision, 32-unit common interest development in the R-4 Zone at 620-646 E. Lexington Avenue.

***105 AMENDMENT OF SPECIFIC PLAN 238 – CAL-AMERICAN CORPORATION
FOR W. P. PROPERTIES – 803-890 JACKMAN 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 to approve Amendment of Specific Plan 238 to allow expansion of an existing commercial building (existing Michael's retail building) in the C-R Zone at 803-890 Jackman Street according to Planning Commission Resolution No. 9777 upon completion of conditions.

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 8th day of April 2003 is adjourned to Tuesday, April 22, 2003 at 3:00 p.m.