

JOINT MEETING **EL CAJON CITY COUNCIL &** **REDEVELOPMENT AGENCY**



Tuesday, May 27, 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 – 1.8	Consent Items	3 - 4
	Public Comment	4
2.1	Written Communications	4
3.1 – 3.5	Administrative Reports	5
3.6	Public Hearing	6
4.1	Commission Reports.....	6 - 7
5.	Reports of Mayor Lewis.....	7
6.1	Reports of Council Members	7 - 8
7.	Legislative Report.....	8
8.	General Information Items Added to the Agenda .	8
9.1 – 9.6	Ordinances.....	8 - 9
10.	Closed Session.....	10
11.	Reconvene from Closed Session	10
A - E	General Information.....	11
<u>ITEM NO.</u>	<u>7:00 P.M. MEETING</u>	<u>PAGE NO.</u>
	Public Comment	12
100 - 102	Public Hearings	12-13
103	Items Continued from 3:00 p.m. Meeting.....	13

*Backup Information Available
Redevelopment Agency Items Are Identified



AGENDA

The Agenda contains a brief general description of each item to be considered and 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 May 13, 2003 Meetings and the Agenda of the May 27, 2003 Meetings in accordance to State Law and Council/Agency Policy.

- **PRESENTATIONS:**

PROCLAMATION: "HONOR THE TROOPS OF THE UNITED STATES OF AMERICA DAY" – MAY 27, 2003

PROCLAMATION: NATIONAL HOMEOWNERSHIP MONTH – JUNE, 2003

- **AGENDA CHANGES:**

CONSENT ITEMS: (1.1 – 1.8)

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/REDEVELOPMENT AGENCY MEETINGS

RECOMMENDATION: That the City Council/Redevelopment Agency approve Minutes of the May 13, 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 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE PARCEL MAP 498 – TILLING WAY (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, with the developer required to maintain insurance in force until release of all bonds for the project.

*1.4 RESOLUTION: HEARTLAND COMMUNICATIONS FACILITY AUTHORITY (HCFA) MEMBERSHIP ADDITIONS (Report: Fire Chief)

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order approving HCFA membership additions to include Fire Departments from the City of Coronado, the City of Imperial Beach, the City of National City and the Bonita-Sunnyside Fire Protection District.

*1.5 ACCEPTANCE OF PROJECT: SILVERY LANE AND WESTWIND DRIVE SEWER REPLACEMENT (Report: Director of Public Works)

RECOMMENDATION: That the City Council accept the Silvery Lane and Westwind Drive Sewer Replacement improvements and authorize the City Clerk to release the bonds in accordance with the terms of the contract and require the contractor to maintain insurance until all bonds are released.

CONSENT ITEMS: (CONTINUED)

***1.6 DONATIONS TO ANIMAL SHELTER AND PARKS DEPARTMENT**

***RECOMMENDATION:** That the City Council accept the donation of dry dog food, dog collars and dog leashes from All 4 Pets at 9710 Mission Gorge in Santee and donation to purchase 250 one gallon plants of Asiatic Jasmine groundcover from Matt Jensen of the Heartland District Boy Scouts, Troop No. 320, who will provide the labor for the planting at the East County Performing Arts Center.*

REDEVELOPMENT AGENCY ITEM

***1.7 EXTENSION OF EXCLUSIVE RIGHT TO NEGOTIATE – NEW YORK BAKERY (Report: Redevelopment Manager)**

***RECOMMENDATION:** That the Redevelopment Agency grant the request for a 90 day extension to the Exclusive Right to Negotiate for parcel 488-211-04 in downtown El Cajon, with the owners, Santo and Silvana DiGrigoli, of the New York Bakery.*

***1.8 RESOLUTION: INTERNATIONAL CODES**

***RECOMMENDATION:** That the City Council support the statewide adoption of the International Codes Published by the International Code Council.*

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)

***2.1 LETTER: SPRITES – REQUEST FOR FUNDING (Report: Assistant City Manager)**

***RECOMMENDATION:** That the City Council approve funding in the amount of \$1000 to the Sprites of East County organization to use for supporting eligible charities.*

3. ADMINISTRATIVE REPORTS: (3.1 – 3.5)

***3.1 POLICE CHIEF'S REPORT**

Report on Activities of the Department.

***3.2 DEVELOPMENT OF CHARITABLE NON-PROFIT FOUNDATION TO SOLICIT FUNDS FOR A NEW ANIMAL CONTROL FACILITY (Report: Chief of Police)**

RECOMMENDATION: That the City Council approve the Police Department's request to develop a private non-profit 501 (c)(3) corporation to seek private party and corporate donations for the purpose of funding the construction of a new Animal Control Facility.

(Continued from May 13, 2003 Meeting)

***3.3 RESOLUTIONS: INSTALLATION OF TRAFFIC SIGNAL SAFETY LIGHTING SYSTEM AND ROAD IMPROVEMENTS – AVOCADO AVENUE AND SKYWOOD DRIVE/ALZEDA DRIVE AND VERNON WAY AT PIONEER WAY – PLANS AND SPECIFICATIONS AND NOTICE INVITING BIDS (Report: Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to approve the Plans and Specifications and Notice Inviting Bids to be opened July 1, 2003 for the projects. (Also that the City Council establish No Parking zones as recommended in the Traffic Commission Recommendations, Item V.)

***3.4 SUBSTANDARD CONDITIONS AT 417-431 CLAYDELLE AVENUE (Report: Building Official)**

RECOMMENDATIONS: That the City Council

- Direct staff to remove the Notice of Restriction filed against the property, and
 - Adopt the next RESOLUTION in order to make a determination with respect to civil penalties, administrative fees, and staff time involved in the case.
-

***3.5 TRASH AND SEWER BILLING ON PROPERTY TAX ROLLS (Report: Director of Finance)**

RECOMMENDATION: That the City Council consider the information regarding billing residential sewer bills and/or residential trash bills on the property tax rolls.

PUBLIC HEARING: (3.6)

***3.6 UNSAFE/SUBSTANDARD CONDITIONS AT 1037 MAXWELL AVENUE (Report: Building Official)**

RECOMMENDATION: That The City Council

- Open the Public Hearing and receive any testimony
- Close the Public Hearing and take appropriate action based on a verbal report given by the Building Official regarding the current status of the property.

4. COMMISSION REPORTS: (4.1)

***4.1 TRAFFIC COMMISSION RECOMMENDATIONS – May 14, 2003 (Report: Secretary to the Traffic Commission)**

ITEM II. – NO PARKING – DENNSTEDT PLACE FOR GROSSMONT HIGH

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish “No Parking” Zones

- Along the north curb of Dennstedt Place, beginning 115 feet east of the east curb of Dennstedt Court, continuing east for 25 feet and
- Along the north curb of Dennstedt Place, beginning 372 feet east of the east curb, continuing east for 25 feet.

ITEM III – NO PARKING – TAMPA AVENUE FOR FLETCHER ELEMENTARY

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish “No Parking” Zones:

- Along the south curb of Tampa Avenue, beginning 344 feet east of the east curb of Garfield Avenue, continuing east for 46 feet and
- Along the south curb of Tampa Avenue, beginning 186 feet east of the east curb of Garfield Avenue, continuing east for 46 feet.

ITEM IV. - NO PARKING – 1430 MELODY LANE

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish ” No Parking” Zones:

- Along the north curb of Melody Lane, beginning 158 feet west of the west curb of Gina Avenue, continuing east for 26 feet and
- Along the north curb of Melody Lane, beginning 77 feet west of the west curb of Gina Avenue, continuing east for 26 feet.

TRAFFIC COMMISSION RECOMMENDATIONS (Continued)

ITEM V. – NO PARKING – VERNON AND PIONEER TRAFFIC SIGNAL

RECOMMENDATION: *That the City Council* adopt the next RESOLUTION in order to establish the “No Parking” Zones:

- Along the east curb of Pioneer Way, beginning at the north curb of Vernon Way, continuing north for 190 feet
 - Along the east curb of Pioneer Way, beginning at the south curb of Vernon Way, continuing south for 230 feet
 - Along the west curb of Pioneer Way, beginning at the north curb of Vernon Way, continuing north for 215 feet and
 - Along the east curb of Pioneer Way, beginning at the south curb of Vernon Way, continuing south for 250 feet.
-

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, San Diego Area Wastewater Management District).

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).

REPORTS OF COUNCILMEMBERS: (Continued)

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, Heartland Communications JPA (Alternate).

*6.1 SOCIAL HOST ORDINANCE

RECOMMENDATION: *That the City Council* adopt an Urgency Ordinance (Social Host Ordinance) that will hold adults accountable for their actions related to underage drinking at their parties.

*6.2 URGENCY ORDINANCE:

AMENDMENT OF EL CAJON MUNICIPAL CODE CHAPTER 9.30, SECTIONS 9.30.010 AND 9.30.090 – SOCIAL HOST PARTIES

As discussed under Item 6.1 of the Agenda, adopting Urgency Ordinance to amend the El Cajon Municipal Code Chapter 9.30 concerning Social Host Parties.

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. ORDINANCES: FIRST READING (9.1 – 9.5)

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

*9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE: DISTRIBUTION OF HANDBILLS (Report: City Attorney)

In an effort to maintain the intent of Section 9.72.250, First Reading of an Ordinance repealing Section 9.72.250 and adding a new Section 9.72.250 of the El Cajon Municipal Code to allow owners of unoccupied vehicles or occupants of parked or standing vehicles, to prohibit the placement of unwanted handbills on the vehicle, which will serve the City's interest in preventing one form of illegal littering.

ORDINANCES: FIRST READING (Continued)

***9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE – ESTABLISHING TOBACCO-FREE AND SMOKE-FREE PARKS**

First Reading of Ordinance adding a new Subdivision AA to Section 2.56.030 of Chapter 2.56, repealing Section 8.32.025 of Chapter 8.32 and adding a new Section 8.32.025 to Chapter 8.32 of the El Cajon Municipal Code establishing tobacco-free and smoke-free parks.

***9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE: ALCOHOL BEVERAGE POSSESSION AND CONSUMPTION**

First Reading of Ordinance repealing Section 9.22.020 and 9.22.030 of Chapter 9.22 of the El Cajon Municipal Code and adding new Sections 9.22.020 and 9.22.030 to Chapter 9.22 of the El Cajon Municipal Code regulating alcoholic beverage possession and consumption.

***9.4 AMENDMENT OF EL CAJON MUNICIPAL CODE: AMENDING PARKING SPACE SIZE STANDARDS**

As a result of Public Hearing and majority action taken at the May 13, 2003 Meeting, First Reading of Ordinance repealing Subsection (a) of Section 17.64.200 of Chapter 17.64 of the El Cajon Municipal Code and adding new Subsection (a) to Section 17.64.200 of Chapter 17.64 of the El Cajon Municipal Code amending parking space size standards. (8.7 feet wide by 18.6 feet long)

***9.5 AMENDMENT OF SPECIFIC PLAN 335 – 539-555 N. SECOND STREET**

As a result of Public Hearing and unanimous action taken at the March 11, 2003 Meeting, First Reading of Ordinance to approve amendment of Specific Plan 335 for joint-use parking lot in the C-2 (General Commercial) Zone at 539-555 N. Second Street.

ORDINANCE: SECOND READING AND ADOPTION (9.6)

RECOMMENDATION: That the City Council request the City Clerk to recite the title, waive full reading of the text, adopt the Ordinance and approve the Indemnification Agreement.

***9.6 SPECIFIC PLAN 486 (BROWN) – 1420-1430 Monte Rico Drive and 1337 and 1343 Peerless Drive**

Adopting Ordinance approving Specific Plan 486 for alternative access to 6 lots including 1 vacant lot, from other than a public street in the R-1-6 Zone at 1420-1430 Monte Rico Drive and 1337 and 1343 Peerless Drive.

INDEMNIFICATION AGREEMENT: The developer has signed an Indemnification Agreement waiving the 30-day waiting period for the effective date of the Ordinance in order to commence construction for the project.

10. CLOSED SESSION:

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

- **Government Code Section 54956.9 (a)** for CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION

Name of Case: Felicia Lang, et al. v. The American Red Cross
San Diego Superior Court Case No. GIC 799401

11. RECONVENE TO OPEN SESSION - ANNOUNCE ACTION IF APPROPRIATE

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 27th day of May 2003 is adjourned to Tuesday, May 27, 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. SANDAG PROPOSAL FOR FISCAL REFORM**

Letter from Gary L. Gallegos, Executive Director of SANDAG, reviews the May 1 meeting of County and City Managers Association (CCMA) where SANDAG's proposal for fiscal reform was discussed.

***B. METRO WASTEWATER JPA – NEWS BRIEF**

May 2003 Edition of the newsletter.

***C. SANDAG FY 2002 COMPREHENSIVE ANNUAL FINANCIAL REPORT AND SINGLE AUDIT REPORTS**

According to SANDAG Bylaws, the Reports are on file with the City Clerk.

***D. HIGHLIGHTS OF GOVERNOR'S MAY BUDGET REVISE & IMPACTS ON LOCAL SERVICES**

Bulletin prepared by LOCAL (Leave our Community Assets Local) with an overview of the State revised budget and impacts on local government.

***E. PLANNING COMMISSION RESOLUTIONS**

No. 9789 – Granting Amendment of Conditional Use Permit 86 for a preschool/daycare center with a maximum enrollment of 64, in conjunction with an existing religious facility in the R-1-6 Zone at 1465 E. Madison Avenue (Methodist Chapel of the Valley, El Cajon).

No. 9790 – Granting Amendment of Conditional Use Permit 1947 to add a drive-thru facility for a proposed coffee shop in conjunction with a drugstore with drive-thru facilities and general commercial space in the C-1 Zone at 426-450 E. Chase Avenue (M & A Gabaee L.P.)

No. 9791 – Granting Conditional Use Permit 1952 for an outdoor market/swap meet in conjunction with an existing community college (Grossmont College) in the R-1-6 Zone at 8800 Grossmont College Drive.

No. 9792 – Granting Conditional Use Permit 1955 for light automotive repair and auto rental in the C-2 Zone at 507 Broadway (Martinez).

No. 9793 – Denying Conditional Use Permit 1957 for a hand (no machinery) car wash with gift shop, restaurant with on-sale alcoholic beverages, caretaker's residence and outdoor dining in the C-2 Zone at 421 E. Main Street (Yousif).

No. 9794 – Granting Conditional Use Permit 1958 for a vocational school in the M Zone at 900 Vernon Way, Suite 101 (The M House Family Limited Partnership).

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, May 27, 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:

ITEMS 100 AND 101 ARE ONE PROJECT. THE PUBLIC HEARINGS MAY BE OPENED FOR BOTH ITEMS TO DISCUSS AND TAKE ACTION

***100 PLANNED UNIT DEVELOPMENT 201 – 188 S. LINCOLN AVENUE (WESTONE MANAGEMENT CONSULTANTS)**

RECOMMENDATION: That the City Council

- o Open the Public Hearing and receive testimony
- o Close the Public Hearing
- o Adopt the next RESOLUTION in order to approve, modify or disapprove Planned Unit Development 201 according to Planning Commission Resolution No. 9785 to convert a 24-unit apartment complex to a common interest subdivision in the R-P Zone at 188 S. Lincoln Avenue.

***101 TENTATIVE SUBDIVISION MAP 512 – 188 S. LINCOLN AVENUE (WESTONE MANAGEMENT CONSULTANTS)**

RECOMMENDATION: That the City Council

- o Open the Public Hearing and receive testimony
- o Close the Public Hearing
- o Adopt the next RESOLUTION in order to approve, modify or disapprove Tentative Subdivision Map 512 according to Planning Commission Resolution No. 9786 for a one-lot subdivision in the R-P Zone at 188 S. Lincoln Avenue.

***102 APPEAL: CONDITIONAL USE PERMIT 1956 – TRANSITION SERVICE CENTER – 1523-1527 E. Main Street**

RECOMMENDATION: That the City Council

- o Open the Public Hearing and receive testimony
- o Close the Public Hearing
- o Approve the next RESOLUTION in order to adopt the Negative Declaration indicating that the proposed project will not have a significant adverse effect on the environment.
- o Approve the next RESOLUTION in order to UPHOLD or DENY the appeal by Alpha Project of Planning Commission Resolution No. 9787 denying Conditional Use Permit 1956 for a Transition Service Center in the C-2 Zone at 1523-1527 E. Main Street.

103 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 27th day of May 2003 is adjourned.

NOTE: The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, June 10, 2003 at 3:00 p.m. and 7:00 p.m.