

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



Tuesday, September 30, 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

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 September 16, 2003, Meetings and the Agenda of the September 30, 2003 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS

- ❖ Cove Academy 5th Grade Class & Teacher Wendy Kellogg - "Jiminy Cricket Environmental Challenge Conscience Award"
- ❖ California Water Environmental Association Award – Public Works Department
- ❖ East County Performing Arts Center – 2003-04 Season
- ❖ Commendation: El Cajon Pony League Baseball All-Star Team
- ❖ Proclamation: Lawsuit Abuse Awareness Week– October 6-10, 2003

AGENDA CHANGES:

CONSENT ITEMS: (1.1 – 1.18)

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 September 16, 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 PHOTOGRAPHIC SUPPLIES (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award portions of the bid to Imaging Products International in the amount of \$34,688.00, HPI International, Inc. in the amount of \$9,875.72, Z Reiss & Associates in the amount of \$7237.05 and J & L Photo in the amount of \$4915.17.

***1.4 SECOND AMENDMENT TO INTER-JURISDICTIONAL AGREEMENT FOR THE PERMANENT HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY (Report: Management Analyst)**

RECOMMENDATION: That the City Council review and approve the second amendment to the inter-jurisdictional agreement for the permanent household hazardous waste collection facility located at the Waste Management facility on Bradley Avenue in El Cajon.

***1.5 DONATION TO ANIMAL CONTROL (Report: Animal Control Services Manager)**

RECOMMENDATION: That the City Council accept the donation of \$300 from the Agility Club of San Diego, Inc.

CONSENT ITEMS: (CONTINUED)

***1.6 RESOLUTION: AWARD BID FOR GRAFFITI REMOVAL SERVICES (Report: Purchasing Agent)**

RECOMMENDATION: That the **City Council** adopt the next RESOLUTION in order to appropriate \$8000 additional funding from the Council Contingency Fund and award the bid to Property Maintenance Graffiti Abatement Professionals, in the amount of \$28,350.00.

***1.7 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 letters of appreciation be sent to the appropriate parties.

- Press Release from the Association of Treasurers, United States and Canada, dated September 2003 as follows: "City of El Cajon & El Cajon Redevelopment Agency, California's Written Investment Policy Certified by the Association of Public Treasurers of the United States and Canada."
 - Letter from James and Rayleen Mullin, La Mesa, expresses appreciation for the exceptional service provided by Maisha Landers in the Passport Office of the City Clerk's Department.
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***1.8 RESOLUTIONS: CHASE AVENUE AND ESTES STREET TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEMS – 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 Plans and Specifications and Notice Inviting Bids to be opened October 20, 2003 for the Project.

***1.9 RESOLUTION: STATE PER CAPITA GRANT PROGRAM – 2002 RESOURCES BOND ACT (Report: Director of Recreation)**

RECOMMENDATION: That the **City Council** adopt the next RESOLUTION in order to receive State Per Capita Grant Program 2002 Resources Bond Act funds in the amount of \$424,000.

***1.10 RESOLUTION: ROBERTI-Z'BERG-HARRIS GRANT – 2002 RESOURCES BOND ACT (Report: Director of Recreation)**

RECOMMENDATION: That the **City Council** adopt the next RESOLUTION in order to receive Roberti-Z'berg-Harris Block Grant 2002 Resources Bond Act funds in the amount of \$261,308.

CONSENT ITEMS: (Continued)

***1.11 CONSULTANT TO UPDATE COMBINED HOUSING ELEMENT AND CONSOLIDATED PLAN FOR FY 2004-09 (Report: Director of Community Development)**

RECOMMENDATION: That the City Council accept the proposal submitted by Cotton/Bridges/Associates to update the City's combined Housing Element and Consolidated Plan (HE/CP) for the period FY 2004-09, and authorize the City Manager or designee to execute the contract.

***1.12 RESOLUTION: AWARD BID – CRISIS NEGOTIATIONS MOBILE COMMAND VEHICLE (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to appropriate funds and award the bid to Steele Quality LLC dba Quality Vans, in the amount of \$96,257.15.

***1.13 RESOLUTION: ADDITIONAL MOBILE COMPUTING SOFTWARE (Report: Chief of Police)**

RECOMMENDATION: That the City Council waive bidding requirements pursuant to El Cajon Municipal Code 3.20.010.B.1.b and approve purchase of ten additional police vehicle mobile computing software licenses from Aether Systems, Incorporated in the amount of \$26,338.88.

***1.14 RESOLUTION OF INTENTION – VACATE PORTION OF WELD BOULEVARD**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to set the Public Hearing, according to Council action taken at the August 26, 2003 Meeting, to consider vacating a portion of Weld Boulevard Right-of-Way located North of Weld Boulevard between a point approximately 171.24 feet East of the Centerline of Cumbre Place and a point approximately 216.64 feet West of the centerline of Puesta Place.

***1.15 RESOLUTION: AWARD BID FOR SECOND STREET RESURFACING (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to J. D. Paving Inc., in the amount of \$456,891.68.

CONSENT ITEMS: (Continued)

***1.16 RESOLUTION: AWARD BID – STORM DRAIN PIPE REPLACEMENT (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to Scheidel Contracting and Engineering, Inc. in the amount of \$165,243.50.

***1.17 FINAL SUBDIVISION MAP – TSM 504 – EMERALD ESTATES CONDOMINIUMS – 391- 403 EMERALD AVENUE (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the Final Map for Tentative Subdivision Map (TSM) 504 for the Emerald Estates Condominiums Subdivision.

***1.18 RESOLUTIONS: REPLACEMENT OF SIDEWALKS AT VARIOUS LOCATIONS – ENGINEERING JOB NO. 2841 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to approve Plans and Specifications and direct Notice Inviting Bids to be opened on November 4, 2003 for the project.

PUBLIC COMMENT

<p>At this time, any person may address a matter within the jurisdiction of the City Council and Redevelopment Agency that is <u>not</u> 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.</p>
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2. WRITTEN COMMUNICATIONS:

***2.1 LETTER: AGOSTINI – ALLEY BETWEEN CLAYDELLE AND AVOCADO – 300 BLOCK OF EAST MAIN STREET**

James Agostini requests to make a presentation regarding the alley property in the 300 block of East Main Street between Claydelle and Avocado.

WRITTEN COMMUNICATIONS: (Continued)

***2.2 REQUEST: EL CAJON HISTORICAL SOCIETY – USE OF COUNCIL CHAMBERS FOR “HISTORIC PRESERVATION AND DESIGNATIONS WORKSHOP**

Art Ballantyne, Acting Preservationist for the El Cajon Historical Society, requests the City co-sponsor a “Historic Preservation and Designations Workshop” in the Council Chambers at 7:00 p.m. on either Thursday, November 13 or Thursday, November 6. (The Chambers are available on both dates).

3. ADMINISTRATIVE REPORTS

***3.1 CITY COUNCIL MEETING SCHEDULE FOR 2004 (Report: City Clerk)**

RECOMMENDATION: That the City Council approve the schedule for Meetings in 2004.

***3.2 PARTICIPATION WITH THE COUNTY OF SAN DIEGO AND PADRE DAM MUNICIPAL WATER DISTRICT TO RETAIN A CONSULTANT FOR WASTEWATER MATTERS (Report: Director of Public Works)**

RECOMMENDATION: That the City Council authorize participation with the County of San Diego and Padre Dam Municipal Water District to retain a consultant to review capital costs associated with the East Mission Gorge Trunk Sewer Rehabilitation and the construction of the East Mission Gorge Sewer Interceptor.

***3.3 PROSTITUTION (Report: Police Department)**

Report requested by the City Council at the August 26, 2003 City Council Meeting

PUBLIC HEARINGS:

***4.1 COST RECOVERY – HAZARDOUS MATERIALS INCIDENT - 500 Block of West Madison 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 the report and account from the Fire Department** as submitted or modified and assess the amount as a lien on property and/or a joint and separate personal obligation of the responsible party.
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PUBLIC HEARINGS: (Continued)

- *4.2 AMENDMENTS TO THE COMBINED HOUSING ELEMENT/CONSOLIDATED PLAN 1999-2004 AND ITS ASSOCIATED ONE YEAR ACTION PLAN (2003-04) AND POSSIBLE ALLOCATION OF REDEVELOPMENT AGENCY LOW AND MODERATE INCOME HOUSING SET ASIDE FUNDS (Report: Director of Community Development and Redevelopment Manager)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing** and accept public testimony;
 - **Close the Public Hearing;**
 - Consider the letter submitted by the East County Council on Aging and make a decision;
 - Consider the letters submitted by Crisis House and by the County of San Diego and make a decision;
 - **Adopt the next RESOLUTION in order reflecting these decisions;** and
 - Authorize the City Manager or designee to execute appropriate documents and related amendments.
-

4. COMMISSION REPORTS:

- *4.3 TRAFFIC COMMISSION RECOMMENDATIONS (September 10, 2003 Meeting) (Report: Secretary to Traffic Commission)**

ITEM II – “NO PARKING” – GREENFIELD AT TRES LOMAS

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish a “No Parking” Zone along the south edge of Greenfield Drive, beginning at the west curb of Tres Lomas, continuing west for 100 feet.

ITEM III – 2-HOUR PARKING – JAMACHA BETWEEN GRANITE HILLS DRIVE AND WASHINGTON

This item is presented for information only at this time, since the Commission wanted to also review “No Parking.” The Commission noted that the interviews were only for 2-hour parking and, per Commission policy, new interviews would need to be conducted for action other than establishing the described 2-hour parking zone in the agenda.

- *4.4 VACANCIES ON COMMISSIONS (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Accept with regret the resignations of Alvin Carle from the Commission on Disabilities and Pete Carle on the Youth Commission
- Adopt the schedule for filling the vacancy as follows:
APPLICATION PERIOD October 1 through October 23, 2003 at 5:00 p.m.
INTERVIEW APPLICANTS 7:00 P.M. Council Meeting on October 28, 2003

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.

***5.1 CESAR CHAVEZ DAY**

RECOMMENDATION: That the City Council designate March 31, 2004, as a paid holiday for the City of El Cajon employees in recognition of Cesar Chavez Day of Service and Learning and encourage our employees to participate in community activities involving volunteerism and education.

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, Heartland Communications JPA (Alternate).

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 EL CAJON MUNICIPAL CODE – BUILDING PERMIT FEES (Report: City Attorney)

First Reading of Ordinance repealing Section 15.04.220 of Chapter 15.04 of the El Cajon Municipal Code and adding a new Section 15.04.220 to Chapter 15.04 of the El Cajon Municipal Code regulating building permit fees.

URGENCY ORDINANCE:

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

*9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE: NEW REGULATIONS FOR THE PLACEMENT OF SIGNS IN THE CITY OF EL CAJON

An Interim Urgency Ordinance of the City of El Cajon, adopted pursuant to Government Code Section 65858, temporarily implementing new regulations for the placement of signs in the City of El Cajon.

10. CLOSED SESSION:

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

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

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

- **Under Government Code Section 54956.9 (b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation.**
 - Number of potential cases: 1
-

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 30th day of September 2003 is adjourned to Tuesday, September 30, 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. NOTICE OF APPLICATION BEFORE CALIFORNIA PUBLIC UTILITIES COMMISSION – SAN DIEGO GAS & ELECTIC

Notice and the application by San Diego Gas & Electric to be considered by the California Public Utilities Commission has been received and is on file with the City Clerk as follows:

“Application by San Diego Gas & Electric Company for authorization to: (1) Obtain long-term debt capital not to exceed the equivalent of U.S. \$660,000,000 of which not less than \$108,575,000 will be applied to, or used to reimburse its treasury for, the discharge of indebtedness and/or Preferred Stock; (2) Obtain an exemption from the competitive bidding rule; (3) enter into interest rate swaps, caps, collars and/or currency exchange contracts; (4) Issue and sell not more than U.S. \$80,000,000 stated value of Preferred or Preference Stock, of which not less than \$76,000,000 will be applied to, or used to reimburse its treasury for, the discharge of indebtedness and/or Preferred Stock; and (5) Take all other necessary related actions.”

B. CODE ENFORCEMENT ACTIVITY ON LEXINGTON AVENUE (Report: Building Official)

The Building Division and the Community Coalition for Better Housing have been working with apartment owners and managers in the area of Lexington Avenue between First Street and Ballard Street, in the general vicinity of the Welfare Office, in an attempt to improve housing conditions and the street appearance of these properties.

C. PLANNING COMMISSION RESOLUTIONS

No. 9847 – Granting Amendment of Conditional Use Permit 254 for expansion of an existing religious facility (church) in the R-1-6 Zone at 402 E. Washington Avenue (New Life Family Church).

No. 9853 – Granting Variance 941 to develop a lot without frontage on a dedicated public street with a single-family residence in the R-1-6 Zone at 733 Ballard Street.


JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, September 30, 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 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)
- **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 AMENDMENT OF SPECIFIC PLAN 182 – BOUNDARIES, DEVELOPMENT STANDARDS AND USES WITHIN THE DOWNTOWN AREA (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 the Negative Declaration.**
 - Approve, Modify or Disapprove Planning Commission Resolution No. 9842** recommending approval of the Amendment according to Staff Attachment “A.”
 - If approving or modifying the recommendation, refer to the City Attorney for an Ordinance.**
-

***101 AMENDMENT OF MUNICIPAL CODE – ZONING ORDINANCE – PHYSICAL ELEMENTS REPORTS AND PROJECT UPGRADES WITH CONVERSION OF APARTMENTS TO COMMON INTEREST DEVELOPMENTS (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearing** and receive testimony
 - Close the Public Hearing**
 - Approve, Modify or Disapprove Planning Commission Resolution No. 9844** recommending approval of Amendment to Section 17.54.032 of the Zoning Ordinance of the Municipal Code in accordance with Staff Exhibit “A”, regarding physical elements reports and project upgrades in conjunction with the conversion of apartments to common interest developments.
 - If approved or modified, refer to the City Attorney for preparation of an Ordinance.**
-

***102 PLANNED UNIT DEVELOPMENT 202 and TENTATIVE SUBDIVISION MAP 513 –1006 Bostonia Street (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearings** and receive testimony.
 - Close the Public Hearings.**
 - Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9836** recommending approval of **Planned Unit Development 202** for a 10-unit residential development in the R-2 Zone at 1006 Bostonia Street.
 - Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9837** recommending approval of **Tentative Subdivision Map 513** for an 11-lot subdivision in the R-2 Zone at 1006 Bostonia Street.
-

PUBLIC HEARINGS: (Continued)

***103 PLANNED UNIT DEVELOPMENT 207 and TENTATIVE SUBDIVISION MAP 518 – 1386 E. MADISON AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council

- **Open the Public Hearings** and receive testimony.
 - **Close the Public Hearings.**
 - **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9839 recommending approval of Planned Unit Development 207** to convert an existing 48-unit apartment complex to a common interest development in the R-3 Zone at 1386 E. Madison Avenue.
 - **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9840 recommending approval of Tentative Subdivision Map 518** for a one-lot subdivision in the R-3 Zone at 1386 E. Madison Avenue.
-

104 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 30th day of September 2003 is adjourned.

NOTE: The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, October 14, 2003 at 3:00 p.m.