

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



**Tuesday, October 14, 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 30, 2003 Meetings and the Agenda of the October 14, 2003 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**  

**“Pride of El Cajon Outstanding Employee Nancy Palm**
- **AGENDA CHANGES:**

## **CONSENT ITEMS: (1.1 – 1.10)**

**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 30, 2003 Meetings of the El Cajon City Council/Redevelopment Agency.

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### **1.2 WARRANTS**

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

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### **\*1.3 RESOLUTION: AWARD BID – FLEET FUELING SERVICES (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to The SoCo Group, Inc., in the estimated amount of \$230,006.67.

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### **\*1.4 RESOLUTION: AWARD BID FOR RESPIRATOR MASKS (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to Adamson Industries, in the amount of \$30,950.27.

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### **\*1.5 RESOLUTIONS: MODIFICATION OF TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEMS AT: AVOCADO AVENUE AND LEXINGTON AVENUE; MAIN STREET AND FIRST STREET; BALLANTYNE STREET AND MADISON AVENUE (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS approving the Plans and Specifications and Directing a Notice Inviting Bids to be opened November 4, 2003 at 2:00 p.m. for the projects.

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## **CONSENT ITEMS: (CONTINUED)**

**\*1.6 RESOLUTIONS: BUS SHELTERS – VARIOUS LOCATIONS – CITY OF EL CAJON (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 on November 18, 2003 at 2:00 p.m. for the Project.

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**\*1.7 SPECIAL OPERATION LICENSE – EPA K-9 & INVESTIGATIVE SERVICES, INC.**

**RECOMMENDATION:** That the City Council approve the application submitted by Frank Whiteley for a private patrol service in the name of EPA K-9 & Investigative Services, Inc., at 833 Broadway, #201, as recommended by the Police and Community Development Departments and the City Manager.

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**\*1.8 DONATION OF TREES (Reports: Director of Parks)**

**RECOMMENDATION:** That the City Council accept the donations according to City Council Policy B-2, as follows:

- One Crepe Myrtle Tree to be planted in the parkway at 902 Laguna Avenue – made possible through a donation by Mary K. Buck
  - One Australian Willow Tree to be planed in the parkway at 650 Verdin Street – made possible through a donation by Gary and Carol Heinz
  - One Pear Tree to be planted in the parkway at 498 Sandalwood Drive – made possible through a donation by Dianna and Reuel White.
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**\*1.9 RESOLUTION: SIDE LETTERS OF AGREEMENT FROM EMPLOYEE GROUPS (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the Agreements signed by the El Cajon Police Officers' Association, El Cajon Police Officers' Association Management Group, El Cajon Professional Engineers' Association, El Cajon Mid-Management Group, El Cajon Municipal Employees; Association, and Executive/Unrepresented Management and Confidential Employees.

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**\*1.10 RESOLUTION: POLICIES ON SIGNS IN PUBLIC RIGHT-OF-WAY (Report: City Attorney)**

**RECOMMENDATION:** That the City Council adopt the next resolution in order, approving policies regarding the use of public property for the display of signs.

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## **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: HEARTLAND HUMAN RELATIONS & FAIR HOUSING ASSOCIATION – REQUEST TO USE COUNCIL CHAMBERS**

Marcie Findley, Housing Program Manager for Heartland Human Relations & Fair Housing Association, requests use of the Council Chambers on October 30, 2003 at 6:30 p.m. until 9:30 p.m. for this year's fair housing and tenant/landlord seminar in the City of El Cajon.

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**\*2.2 LETTER: KILLIAN – APPEAL OF WEED REMOVAL - 623 MORGAN WAY**

Mr. Killian appeals the clearing of weeds from his property, as he did not receive a notice to remove weeds from his yard.

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**\*2.3 LETTER: ANDERSON – RELOCATION OF GROSSMONT HOSPITAL AUXILIARY THRIFT KORRAL TO 490 NORTH MAGNOLIA**

Keith Anderson requests relocation of the Thrift Korral to a renovated property at 490 North Magnolia, within Specific Plan 182.

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### **REDEVELOPMENT AGENCY ITEM:**

**\*2.4 LETTER: HOMESTART LLC – REQUEST FOR EXTENSION - REDEVELOPMENT AFFORDABLE HOUSING AGREEMENT AND LOAN**

Thomas K. Wright requests the Agency extend the agreement and loan for their project on Emerald Avenue and also requests that the City subordinate its position to the extension of the loan with Cuyamaca Bank.

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### **3. ADMINISTRATIVE REPORTS**

**REDEVELOPMENT AGENCY ITEM:**

**\*3.1 RESOLUTION: NY BAKERY – EXTENSION OF EXCLUSIVE RIGHT TO NEGOTIATE (Report: Redevelopment Manager)**

**RECOMMENDATION:** That the Redevelopment Agency adopt the next RESOLUTION in order to agree to a second ninety (90) day extension of the Exclusive Right to Negotiate for parcel 488-211-04, which the developer is interested in acquiring to construct a two-story building as the new location of their bakery business.

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**REDEVELOPMENT AGENCY ITEM:**

**\*3.2 EAST COUNTY COUNCIL ON AGING – REIMBURSEMENT OF EXPENSES FROM FISCAL YEAR 2002-03 (Report: Redevelopment Manager)**

**RECOMMENDATION:** That the Redevelopment Agency authorize an appropriation in the amount of \$11,410.00 from the Fund balance of Low and Moderate Income Housing Funds to reimburse East County Council on Aging for expenses incurred in fiscal year 2002-03.

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**\*3.3 RESOLUTION: SOLE SOURCE – FIRE DEPARTMENT LADDER TRUCK (Report: Fire Chief)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to approve the sole source purchase of a Pierce 100 foot heavy duty aerial platform fire ladder truck.

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**\*3.4 REVISED TENANT RELOCATION ASSISTANCE POLICY AND LETTER FROM GARY ARMBRUSTER DATED SEPTEMBER 28, 2003 (Report: Director of Community Development)**

**RECOMMENDATION:** That the City Council consider the revised staff Policy on Tenant Relocation Assistance and affirm the developer's responsibility to pay relocation assistance to the former tenant at 1386 E. Madison Avenue (La Quinta Apartments).

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## **PUBLIC HEARING:**

### **\*3.5 LOCAL LAW ENFORCEMENT BLOCK GRANT (LLEBG) FUNDS (Report: Chief of Police)**

#### **RECOMMENDATION: That the City Council**

- **Open the Public Hearing** and receive any testimony
  - **Close the Public Hearing**
  - Concur with the recommendation from the LLEBG Advisory Board on the use of FY 2003 Local Law Enforcement Block Grant (LLEBG) funding in the amount of \$102,739 that is being awarded to the City, as follows:
    - (1) To support upgrades and modernization of the Police Department's communications and mobile computer systems. (\$82,191 with \$9,132 as the required local match amount).
    - (2) To support the San Diego County Drug Court Program. (\$20,548 with \$2,284 as the required local match amount).
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## **4. COMMISSION REPORTS: None**

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## **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); MTDB (Metropolitan Transit Development Board, San Diego Area Wastewater Management District.

### **\*5.1 INFORMATION REGARDING THE DIVERSION RATE FOR EL CAJON (Report: Director of Public Works)**

**RECOMMENDATION: That the City Council** review the report that summarizes the diversion rate calculated by the California Integrated Waste Management Board.

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## **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.

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### **COUNCILMEMBER BOB McCLELLAN**

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

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### **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).

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### **COUNCILMEMBER DICK RAMOS**

ADAPT (Alcohol and Drug Abuse Prevention Task Force); Heartland Fire Training JPA (Alternate); Legislative Report.

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## **7. LEGISLATIVE REPORT**

**\*7.1 League of California Cities Legislative Bulletin - *Priority Focus***

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## **8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

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## 9. ORDINANCES: 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 182 – BOUNDARIES, DEVELOPMENT STANDARDS AND USES WITHIN THE DOWNTOWN AREA

As a result of Public Hearing and Action taken at the September 30 Meeting, First Reading of Ordinance to amend Specific Plan 182 changing boundaries; adding automotive service and repair as conditional uses in the C-M Zone in Special Development Areas 9 and 10; adding requirements for development of certain residential uses in the Downtown Area; adding requirements for exterior lighting; making technical changes; and deleting special driveway and back-up distances for residential development in the Downtown Area..

### \*9.2 AMENDMENT OF MUNICIPAL CODE – ZONING ORDINANCE – PHYSICAL ELEMENTS REPORTS AND PROJECT UPGRADES WITH CONVERSION OF APARTMENTS TO COMMON INTEREST DEVELOPMENTS

As a result of Public Hearing and Action taken at the September 30 Meeting, First Reading of Ordinance to amend the El Cajon Municipal Code, Zoning Ordinance, establishing the requirement for physical elements reports in the conversion of apartments to common interest subdivisions.

## 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 (a) for CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Name of Case: GET OUTDOORS, LLC v. City of El Cajon, et al.  
Case No. 03CV 1437W

## 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 14th day of October 2003 is adjourned to Tuesday, October 14, 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 BOARD ACTIONS**

Bulletin with actions and items discussed at the San Diego Association of Governments Board Meeting, dated September 26, 2003.

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### **\*B. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD – NOTICE OF PUBLIC WORKSHOP AND CEQA SCOPING MEETING**

Notification of Public Workshop on October 28 at 9:00 a.m. at the Regional Board Office, Board Room at 9174 Sky Park Court, Suite 100 in San Diego, concerning the Naval Submarine Base, San Diego – total maximum daily load for toxicity and benthic community degradation.

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### **REDEVELOPMENT AGENCY ITEM:**

### **\*C. COMPLETION OF DECKER COURT PROJECT – WEILAND DEVELOPMENT COMPANY (Report: Redevelopment Manager)**

The Agency has been paid in full, with interest, for the \$615,000 in Agency and HOME funds leveraged with private financing of \$1,265,000 for 12 new single-family detached units in the Decker Court project, which have all been sold.

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### **\*D. CRIME FREE HOTEL/MOTEL PROGRAM**

Report from the Chief of Police

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### **\*E. PLANNING COMMISSION RESOLUTIONS**

**No. 9855** – Denying revocation but amending the conditions of approval of Conditional Use Permit 732 for an existing religious facility (Church) in the R-1-6 Zone at 1012 E. Bradley Avenue.

**No. 9856** – Granting renewal of Conditional Use Permit 1023 for Off-Sale Beer and Wine in conjunction with a convenience store and gasoline service station in the C-2 Zone at 895 Broadway.

**No. 9857** - Granting Amendment of Conditional Use Permit 1060 to add take-out food to an existing service station with a convenience store, including off-sale beer and wine, in the C-2 Zone at 1110 E. Main Street.

**No. 9858** – Granting Conditional Use Permit 1968 to use 53 (41%) of the total required parking spaces for temporary outside storage in the M Zone at 1588 N. Marshall Avenue (Toro Agricultural Irrigation).

**No. 9859** – Granting withdrawal of Variance 942 for a reduction in the side yard setback in the R-1-6 Zone at 1686 Via Elisa.

# JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

**Tuesday, October 14, 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 TIME EXTENSION FOR TENTATIVE SUBDIVISION MAP 488 – McNEIL RANCH – 1933-1957 GRANITE HILLS DRIVE (Report: Director of Public Works)**

**RECOMMENDATION:** *That the City Council*

- **Open the Public Hearing** and receive any testimony
- **Close the Public Hearing**
- Consider granting a time extension for TSM 488 (expiration date October 26, 2003) and set the expiration date to be October 26, 2004, for a 17 lot residential subdivision in the R-E-20 Zone at 1933-1957 Granite Hills Drive.

## **PUBLIC HEARINGS: (CONTINUED)**

### **\*101 ZONE RECLASSIFICATION 2237 – 347 S. SUNSHINE AVENUE (Ortega) (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. 9849** to rezone property at 347 S. Sunshine Avenue from the R-1-6 Zone to the R-2 Zone.
  - **If Approved or Modified, refer to the City Attorney for an Ordinance upon completion of a specified condition.**
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### **\*102 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE CONVERSION OF APARTMENTS TO CONDOMINIUMS – WATER METER (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. 9848** recommending approval of Amendment to Section 17.54.290.D of the Municipal Code, Zoning Ordinance regarding conversion of apartments to condominiums to delete the requirement for a separate water meter for each unit. Section 17.54.290 of the Municipal Code to read as follows:  
“D. Utility Systems.  
Prior to the sale of any residential unit, a separate utility system shall be provided for each unit for water, electricity, gas and venting services. At a minimum there shall be one water meter provided for all residential units and one water meter shall be provided for all exterior uses. A separate sewer lateral or water meter for each residential unit is not required.”
  - **If Approved or Modified, refer to the City Attorney for an Ordinance.**
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## **PUBLIC HEARINGS: (CONTINUED)**

**\*103 PLANNED UNIT DEVELOPMENT 211 and TENTATIVE SUBDIVISION MAP 521 – 300 Roanoke Road (CC-Monterra, LLC for Roanoke, a California Limited Partnership) (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. 9850** to convert an existing 16-unit apartment complex to a 16-unit common interest development in the R-4 Zone at 300 Roanoke. **(Planned Unit Development 211)**
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission No. 9851** for a one-lot subdivision map in the R-4 Zone at 300 Roanoke Road. **(Tentative Subdivision Map 521)**

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## **PUBLIC HEARING CONTINUED FROM THE SEPTEMBER 16, 2003 MEETING:**

**\*104 PLANNED UNIT DEVELOPMENT 205 and TENTATIVE SUBDIVISION MAP 516 – 908 S. Sunshine 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. 9829** recommending approval of **Planned Unit Development 205** to convert an existing 19-unit apartment complex to a common interest development in the R-3 Zone at 908 S. Sunshine Avenue.
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9830** recommending approval of **Tentative Subdivision Map 516** for a one-lot subdivision map in the R-3 Zone at 908 S. Sunshine Avenue.

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## **105 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 14th day of October 2003 is adjourned to Tuesday, October 28 , 2003 at 3:00 p.m.