

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY



Tuesday, November 18, 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 October 28, 2003 Meetings and the Agenda of the November 18, 2003 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - National Bible Week – November 23-30, 2003
 - God Bless America Week – November 23 – 29, 2003
 - County Department of Environmental Health "Food for the Holidays" (food handling safety tips)
 - "National Home For The Holidays"
- **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 October 28, 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 STATE COPS PROGRAM FUNDING – FY 2003-2004 EXPENDITURE PLAN (Report: Chief of Police)**

RECOMMENDATION: That the City Council accept the State FY 2003-2004 Citizens Options for Public Safety (COPS) Program Grant in the amount of \$144,480.00 and approve use of the funds to support the Police Department's on-going emergency communications system upgrade project.

1.4 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.

Letter from Katherine Torres expressing appreciation for the El Cajon City Grant Program for home improvement and City employees Fred Mason and Elaine Ruff.

***1.5 RESOLUTION: AWARD BID FOR TRAFFIC SIGNAL MODIFICATIONS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to award the bid to Lekos Electric Inc., in the amount of \$108,500.00.

CONSENT ITEMS: (CONTINUED)

***1.6 RESOLUTION: AWARD BID FOR FIRE STATION NO. 9 REMODEL (RE-BID) (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and relieve the low bidder, and award the bid to the second low bidder, CDM Construction Inc. in the amount of \$147,485.00.

REDEVELOPMENT AGENCY ITEM:

***1.7 FIRST TIME HOMEBUYER PROGRAM – REQUEST FOR ADDITIONAL FUNDING (Report: Redevelopment Manager)**

RECOMMENDATION: That the Redevelopment Agency authorize an additional allocation of One Million Dollars (\$1,000,000.00) to the First Time Homebuyer Program.

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

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:

Letter from Pete Tereschuck, President-General Manager of San Diego Trolley, Inc., expresses appreciation for the assistance of the El Cajon Fire Department to the multi-agency emergency response drill, "Operation Weld." Specifically mentioned were Vern Strey, Gary Buchholtz, Jim Hemphill and Phil Show.

***1.9 RESOLUTION: AWARD BID FOR REPLACEMENT OF SIDEWALKS AT VARIOUS LOCATIONS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to Star Paving, Inc., in the amount of \$119,989.75.

REDEVELOPMENT AGENCY ITEM:

***1.10 NY BAKERY – 3rd EXTENSION OF EXCLUSIVE RIGHT TO NEGOTIATE (Report: Redevelopment Manager)**

RECOMMENDATION: That the Agency agree to a one hundred eighty (180) day 3rd extension of the Exclusive Right to Negotiate.

PUBLIC COMMENT

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2. WRITTEN COMMUNICATIONS:

***2.1 REQUEST FOR PRESENTATION: SDG&E – PROPOSED ENERGY RESOURCE PLAN**

Stuart Wells, Public Affairs Manager for SDG&E, requests to make a 10-15 minute presentation on the proposed energy resource plan.

3. ADMINISTRATIVE REPORTS

***3.1 ADDITIONAL BROADCASTS OF AMERICAN HERITAGE VIDEOS (Report: City Manager)**

RECOMMENDATION: That the City Council consider if it wishes to increase the number of broadcasts of the America's Godly Heritage videos and, if so, appropriate \$2800 for the remainder of the fiscal year from the unappropriated General Fund Reserve.

***3.2 TENANT RELOCATION ASSISTANCE – CONDOMINIUM CONVERSIONS POLICY AND ORDINANCE (Report: City Attorney)**

RECOMMENDATION: That the City Council review the draft ordinance and policy providing for tenant relocation assistance and procedures for the payment of such assistance.

PUBLIC HEARING AND ORDINANCE FIRST READING:

***4.1 MANDATORY TRASH SERVICE FOR COMMERCIAL BUSINESSES (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive any testimony.
 - Closed the Public Hearing.
 - Introduce the Ordinance for First Reading and request the City Clerk to recite the title and waive full reading of the text to add mandatory service and minimum service levels for commercial businesses.
-

4. COMMISSION REPORTS:

***4.2 CITY PROCLAMATION DESIGN (Report: Arts and Culture Commission)**

RECOMMENDATION: That the City Council accept the design developed by Commissioners and created by Commissioner Burnham for the City Proclamation.

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 LETTER: SAN DIEGO COALITION FOR THE HOMELESS – HOLIDAY EVENT FOR CHILDREN**

Letter from Sandra A. Maynes, Secretary for the Board of Directors of the San Diego Coalition for the Homeless, requests community assistance with the 24th annual winter holiday party for homeless and impoverished children on December 17, 2003.

***5.2 SANDAG BULLETIN RE: FRAMEWORK FOR THE *TransNet Extension* ORDINANCE AND EXPENDITURE PLAN**

Information concerning the proposed ballot measure for the November 4, 2004 Election to extend the existing ½ cent local transportation sales tax for 30 years.

***5.3 LETTER: GILLESPIE FIELD DEVELOPMENT COUNCIL – INSURANCE FOR UNDERGROUND STORAGE TANK CLEAN-UP PLAN AND SEWER PERMIT**

The Gillespie Field Development Council recommends that the City of El Cajon allow the use of Hargrave Environmental Consulting, Inc.'s environmental insurance coverage on behalf of San Diego Aircraft so that a sewer permit can be issued to complete the latter stages of their underground storage tank clean-up plan.

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); 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 (The Legislature is in Interim Recess and will reconvene January 5, 2004.)

*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 Ordinances and request the City Clerk to recite the titles and waive full reading of the text.

*9.1 ZONE RECLASSIFICATION 2226 – LYNNWOOD WEST MOBILEHOME PARK – WASHINGTON AVENUE BETWEEN SOUTH SECOND STREET AND LELAND PLACE

As a result of Public Hearing and action taken at the August 13, 2003 Meeting, First Reading of Ordinance rezoning subject property from the R-1-6 and R-S-9 Zones to the R-2-MH Zone and from the R-2-MH Zone to the R-3-R-MH Zone.

*9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE (Chapter 9.34) – VEHICLE ABATEMENT FOR NUISANCE (Report: City Attorney)

According to the recommendation from the City Attorney, first reading of Ordinance to amend the El Cajon Municipal Code to authorize seizure and forfeiture of nuisance vehicles used to solicit prostitution or purchase controlled substances.

ORDINANCE: 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.

***9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ELIMINATING SEPARATE WATER METERS IN THE CONVERSION OF AN EXISTING DEVELOPMENT INTO A COMMON INTEREST SUBDIVISION**

Adopting Ordinance amending Subdivision D of Section 17.54.290 of Chapter 17.54 of the El Cajon Municipal Code eliminating the requirement for separate water meters in the conversion of an existing development into a common interest subdivision.

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**

Agency Designated Representatives

Bill Garrett, City Manager
Kathi Hubert, Assistant City Manager
Joan Ward, Director, Human Resources

Employee Organizations

El Cajon Firefighters' Association
El Cajon Fire Captains Unit

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 18th day of November 2003 is adjourned to Tuesday, November 18, 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. SAN DIEGO COUNTY WATER AUTHORITY – QUANTIFICATION SETTLEMENT AGREEMENT**

Bulletin providing details concerning the agreement between the San Diego County Water Authority, Coachella Valley Water District, Imperial Irrigation District, Metropolitan Water District of Southern California and the State of California for Colorado River water, October 2003.

***B. LETTER: SISTER CITY GOULBURN, AUSTRALIA – BRUSHFIRE DEVASTATION**

Don Cooper, General Manager for Goulburn, Australia, El Cajon's first Sister City, expresses sympathy for lost lives and support for the families that have lost their homes in connection with the fires.

***C. SANDAG BOARD ACTIONS**

Bulletin dated October 24, 2003 with a summary of actions taken by the SANDAG Board.

***D. BILLY GRAHAM'S RAPID RESPONSE TEAM IN SAN DIEGO**

KPRZ 1210AM radio welcomes Billy Graham's Rapid Response team to San Diego this month to offer support in response to the recent fire tragedies.

***E. LETTER: CONGRESSMAN BOB FILNER – TIJUANA RIVER VALLEY AND ESTUARY BEACH CLEAN UP ACT**

Copy of letter sent by Congressman Filner to the International Boundary and Water Commission concerning the sewage problem and wastewater treatment in Mexico.

GENERAL INFORMATION: (Continued)

***F. PLANNING COMMISSION RESOLUTIONS**

No. 9860 – Denying General Plan Amendment 2003-02 to change the General Plan Land Use Designation on certain property from General Retail Commercial to Light Industrial at 1120 Broadway.

No. 9861 – Denying Zone Reclassification 2238 to rezone property from the C-2 (General Commercial) Zone to the C-M (Heavy Commercial/Light Industrial) Zone at 1120 Broadway.

No. 9864 – Denying Amendment of Zoning Ordinance regarding resale uses in the C-2/C-R Zones.

No. 9865 – Denying Amendment of Conditional Use Permit 86 to establish a nonprofit medical clinic and other health services devoted to the service of the general public in conjunction with an existing religious facility (Church) in the R-1-6 (Residential One-Family 6,000 sq. ft) Zone at 1465 E. Madison Avenue.

No. 9866 – Granting Conditional Use Permit 1971 for retail sale of auto parts in the C-2 (General Commercial) Zone at 1080 E. Main Street.

No. 9870 – Granting Conditional Use Permit 1972 for on-sale alcoholic beverages in conjunction with an existing restaurant in the C-R (Regional Commercial) Zone at 762 N. Johnson Avenue.


No. 9871 – Granting an extension of time for Conditional Use Permit 1933 for accessory structures greater than 800 sq. ft. with bathroom facilities in the R-1-6 (Residential One-Family 6,000 sq. ft.) Zone to November 18, 2004 at 760 Carlow Court.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, November 18, 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.

CONTINUED PUBLIC HEARINGS: (From October 14, 2003 Meeting)

***100 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**

PLANNED UNIT DEVELOPMENT 211

- **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 Road.

TENTATIVE SUBDIVISION MAP 521

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9851** for a one-lot subdivision map at 300 Roanoke Road.
- **Approve the Indemnification Agreement, waiving the 30 day waiting period for the effective date of the Ordinance concerning water meters adopted at the 3:00 p.m. Meeting.**

***101 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.**

PLANNED UNIT DEVELOPMENT 205

- **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.

TENTATIVE SUBDIVISION MAP 516

- **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 at 908 S. Sunshine Avenue.
- **Approve the Indemnification Agreement, waiving the 30 day waiting period for the effective date of the Ordinance concerning water meters adopted at the 3:00 p.m. Meeting.**

PUBLIC HEARINGS: (Continued)

***102 ZONE RECLASSIFICATION 2239 – PRIEST – 1480 AVOCADO AVENUE
(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. 9862** recommending approval of Zone Reclassification 2239 to pre-zone property from the County RR1 Zone to the City R-S-14-H and R-E-20-H Zones, rather than the R-S-14 and R-E-20 Zones as requested, subject to conditions and accordance with Exhibit “A”.
- **Upon completion of specified conditions, refer to the City Attorney for an Ordinance.**

***103 TENTATIVE SUBDIVISION MAP 522 – SOUTHWEST SIDE - GROSSMONT
COLLEGE DRIVE BETWEEN NUGENT COURT AND ERIN DRIVE (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** indicating that the proposed project will not have a significant adverse effect on the environment.
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9863** recommending approval of a 17-lot Single Family Residential Subdivision in the R-S-9-H Zone at the Southwest side of Grossmont College Drive between Nugent Court and Erin Drive.

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 18th day of November 2003 is adjourned.

**PLEASE NOTE: The next Meeting of the El Cajon City Council
and Redevelopment Agency will be held on:**

Tuesday, December 2, 2003 at 7:00 p.m.



HAPPY THANKSGIVING