

# **JOINT MEETING**

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



**Tuesday, January 13, 2004 - 3:00 p.m.**

**Council Chambers**

**200 East Main Street**

**El Cajon, California 92020**

**Website: [ci.el-cajon.ca.us](http://ci.el-cajon.ca.us)**

***Fax: (619) 441-1537***



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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 or a Commission 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 December 16, 2003 Meetings and the Agenda of the January 13, 2004 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
  1. **WELCOME CERTIFICATE :** Air Best Heating & Air Conditioning
  2. *"Adopt a Pet"*
  3. **PRESENTATION:** To Arts Center Foundation
  4. **PROCLAMATION:** San Diego Gas & Electric Day
- **AGENDA CHANGES:** None

## **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 December 16, 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: SIDE LETTERS OF AGREEMENT BETWEEN THE CITY AND THE EL CAJON FIREFIGHTERS' ASSOCIATION AND EL CAJON FIRE CAPTAINS' UNIT (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to approve the Side Letters of Agreement between the City and the El Cajon Firefighters' Association and El Cajon Fire Captains' Unit.

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### **\*1.4 AWARD BID – FLETCHER HILLS PARK CONCESSION (RE-BID) (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to Stevens Construction in the amount of \$228,768.00.

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### **\*1.5 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:

Willam Bonney and Daniel McClaen compliment Donna Bernard of the Public Works Department, in connection with her assistance with the City processes in building a house.

Marilyn Harrelson of Andover Road expresses appreciation for City employees that retrieved a car tent from the ditch behind their house during the last windstorm.

Jon and Becky Hannibal express appreciation to the Recreation Department for the R.E.C. Campaign Scholarship program, which has enabled their children to play football.

## **CONSENT ITEMS: (Continued)**

### **\*1.6 ACCEPTANCE OF RESURFACING PROJECT NO. 55 – VARIOUS COLLECTOR AND RESIDENTIAL STREETS (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council accept the Resurfacing Project No. 55 and authorize the City Clerk to release the bonds in accordance with the terms of the contract.

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### **\*1.7 ACCEPTANCE OF BLACKTHORNE CANYON SEWER REHABILITATION PROJECT (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council accept the Project and authorize the City Clerk to release the bonds in accordance with the terms of the contract.

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### **\*1.8 RESOLUTION: AWARD BID FOR PORTABLE AIR COMPRESSOR (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to award the bid to Clairemont Equipment Company in the amount of \$13,341.61.

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### **\*1.9 DONATION FOR ANIMAL SHELTER (Report: Animal Control Services Manager)**

**RECOMMENDATION:** That the City Council accept a donation from Michelle Upczak of Descanso.

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### **\*1.10 REQUEST FOR PROPOSAL (RFP) – CONSULTANT FOR FINANCIAL MARKETING STRATEGIES FOR PROPOSED POLICE FACILITY (Report: City Manager)**

**RECOMMENDATION:** That the City Council review and approve the Request for Proposal to solicit a consultant to assist the City of El Cajon in financial and marketing strategies for a new Police Facility.

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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: None**

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## **3. ADMINISTRATIVE REPORTS**

### **\*3.1 UNDERGROUND UTILITY DISTRICT #25 – JAMACHA ROAD FROM MAIN STREET TO SOUTH CITY LIMITS (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the use of undergrounding funds (Rule 20A) collected and administered by SDG&E for single family residential properties along this project and that SDG&E assume responsibility for residential service conversions to include appropriate trench, conduit, secondary cable and meter changes at an average cost estimate of \$1000 per service including providing joint trench/conduit for communications facilities.

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### **\*3.2 RESOLUTION: AMENDMENT OF PERS CONTRACT TO PROVIDE 3% @ 60 FORMULA FOR MISCELLANEOUS EMPLOYEES AND ORDINANCE FIRST READING (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order, Resolution of Intention, introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text to amend PERS contract to provide the benefit.

#### **ORDINANCE: FIRST READING**

#### **AMENDMENT OF PERS CONTRACT FOR MISCELLANEOUS EMPLOYEES**

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#### **REDEVELOPMENT AGENCY ITEM:**

### **\*3.3 EXTENSION: EXCLUSIVE NEGOTIATING AGREEMENT WITH EL CAJON COMMUNITY DEVELOPMENT CORPORATION (ECCDC) – (Report: Redevelopment Manager)**

**RECOMMENDATION:** That the Redevelopment Agency extend the Exclusive Right to Negotiate with the El Cajon Community Development Corporation for a period of six months for \$1.5m of low and moderate income housing funds to be used by ECCDC to acquire and develop an in-fill residential project.

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## **4. COMMISSION REPORTS:**

### **\*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – DECEMBER 10, 2003 (Report: Secretary to Traffic Commission)**

#### **ITEM I. – 2003 ANNUAL SCHOOL REVIEW**

**RECOMMENDATION:** That the City Council accept and file the Annual School Review Report.

(Traffic Commission recommendations continued next page)

## **COMMISSION REPORTS: (Continued)**

### **\*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – DECEMBER 10, 2003 (Continued)**

#### **ITEM II. – STOP CONTROLS – EUCALYPTUS AT GROSSMONT AND WILSON AT EUCALYPTUS**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS in order to establish stop controls as follows:

- Westbound Eucalyptus Drive at Grossmont Avenue
- Northbound Wilson Avenue at Eucalyptus Drive

#### **ITEM III. - MOLLISON AND MERRITT – LEFT TURN POCKETS/NO PARKING**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish the necessary “No Parking” Zone for the installation of left turn pockets as follows:

- Along the east and west curbs of Mollison Avenue beginning at the south curb of Merritt Avenue, continuing south for 260 feet.
- Along the east and west curb of Mollison Avenue beginning at the north curb of Merritt Avenue, continuing north for 260 feet on the west side and 255 feet on the east side.

#### **ITEM IV. - MAGNOLIA AND RENETTE – TURNING RESTRICTIONS**

**RECOMMENDATION:** That the City Council accept the recommendation to restrict this intersection to a right turn only from both eastbound and westbound Renette onto Magnolia.

#### **ITEM V. – PARK AVENUE – RESTORATION OF PARKING**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to rescind and establish “No Parking” Zones along Park Avenue as follows:

- Rescind the “No Parking” Zone along the north curb of Park Avenue beginning 108 feet east of the extension of the east curb of Julian Avenue, continuing east for 293 feet.
- Rescind the “No Parking” Zone along the south curb of Park Avenue, beginning at the east extended curb of Julian Avenue, continuing east for 40 feet and along the south curb of Park Avenue beginning 200 feet east of the extended curb of Julian Avenue, continuing east for 117 feet, and along the south curb of Park Avenue beginning 401 feet east of the south extended curb of Julian Avenue, continuing east for 20 feet.

#### **INFORMATION ITEM B – CITY SURVEYS ON PARKING IN DRIVEWAYS AND LETTER FROM CITIZEN**

**RECOMMENDATION:** That the City Council consider requesting a change in the California Vehicle Code to make parking in any portion of a driveway citable. This may be possible through a request to the League of California Cities or directly by the City.



## **COMMISSION REPORTS: (Continued)**

### **\*4.2 PUBLIC ART POLICY (Report: Arts and Culture Commission)**

**RECOMMENDATION:** That the City Council approve the revised Public Art Policy.

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## **5. REPORTS OF MAYOR LEWIS**

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); MTSB (Metropolitan Transit System Board), San Diego Area Wastewater Management District

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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.

### **COUNCILMEMBER BOB McCLELLAN**

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

### **COUNCILMEMBER CHARLES SANTOS**

MTSB (Metropolitan Transit System 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.

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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: 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 Ordinances.

### **\*9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – REGULATING MANDATORY TRASH SERVICE FOR COMMERCIAL BUSINESSES**

Adopting Ordinance repealing Chapter 8.24 of the El Cajon Municipal Code and adding a new Chapter 8.24 to regulate mandatory trash service for commercial businesses.

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### **\*9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE – CAJON VALLEY UNION SCHOOL DISTRICT NOMINEE FOR THE PARKS AND RECREATION COMMISSION**

Adopting Ordinance to amend the El Cajon Municipal Code to specify that the nominees for the Parks and Recreation Commission nominated by the Cajon Valley Union School District shall have an El Cajon residential mailing address and need not be an elector of the City.

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## **10. CLOSED SESSION:**

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

- **Under Government Code Section 54956.9 (a) - CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Name of Case: Citizens Concerned for El Cajon v City of El Cajon, et al.  
Case No. GIE018212
- **Under Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>PROPERTY</u>	<u>NEGOTIATING PARTIES</u>	<u>AGENCY NEGOTIATORS</u>
APN 488-083-02-00 Agency owned property Located at 105 Rea Street	St. Madeleine Sophie's Center	City Manager/Executive Director Redevelopment Manager City Attorney/General Counsel

## **11. RECONVENE TO OPEN SESSION - ANNOUNCE ACTION IF APPROPRIATE**

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**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 13th day of January 2004 is adjourned to Tuesday, January 13, 2004 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. METRO WASTEWATER JOINT POWERS AUTHORITY – NEWS BRIEF**

Newsletter dated December 2003.

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### **\*B. SANDAG BOARD ACTIONS**

Bulletin dated December 19, 2003.

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

**Tuesday, January 13, 2004 –**



**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 APPEAL: REVOCATION OF CONDITIONAL USE PERMIT 1910 (Report: City Clerk)**

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

- **Open the Public Hearing and receive testimony**
  - **Close the Public Hearing and**
  - **Approve, partially approve or disapprove the appeal submitted by Thomas Paden on Planning Commission Resolution 9871 revoking Conditional Use Permit 1910 for temporary storage and the sale or rental of manufactured homes and mobile or modular offices in the C-2 Zone on the west end of Oakdale Avenue, west of North Second Street.**
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### **\*101 PLANNED UNIT DEVELOPMENT 214 AND TENTATIVE SUBDIVISION MAP 526 – 1045 Peach Avenue (Report: City Clerk)**

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

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**

#### **PLANNED UNIT DEVELOPMENT 214**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9878 to convert an existing 70-unit apartment complex to a common interest development in the R-3 Zone at 1045 Peach Avenue.**

#### **TENTATIVE SUBDIVISION MAP 526**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9879 recommending approval of Tentative Subdivision Map 526 for a one-lot subdivision in the R-3 Zone at 1045 Peach Avenue.**
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### **\*102 AMENDMENT OF PLANNED UNIT DEVELOPMENT 196 – 343 S. MOLLISON AVENUE – DELETE REQUIREMENT FOR WATER METERS (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. 9885 recommending approval of the amendment of Planned Unit Development 196 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-3 Zone at 343 S. Mollison Avenue.**
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## **PUBLIC HEARINGS: (Continued)**

### **\*103 AMENDMENT OF PLANNED UNIT DEVELOPMENT 197 – 1160 E. Lexington Avenue – DELETE REQUIREMENT FOR WATER METERS**

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

- **Open the Public Hearing and receive testimony.**
  - **Close the Public Hearing.**
  - **Approve, modify or disapprove Planning Commission Resolution No. 9886** recommending approval of the amendment of Planned Unit Development 197 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-3 Zone at 1160 E. Lexington Avenue.
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## **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 13th day of January, 2004 is adjourned to Tuesday, January 27, 2004 at 3:00 p.m.