

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY



History of El Cajon Seal

The seal won 1st prize for its designer, Mr. Dale G. Walton of El Cajon, in a contest sponsored by the El Cajon 50th Anniversary Committee. The design was officially adopted by the City Council on February 26, 1962.

The design in the four quarters of the seal represent the four peoples or nations who have had sovereignty over El Cajon. In the lower right hand quarter is an Indian design emblematic of the first settlers in the valley. The lower left quarter comes from the coat of arms of Spain. The upper right quarter represents Mexico and the upper left, the United States. Across the face of the seal are two hands clasped in friendship emblematic of the friendly community spirit of El Cajon.

Tuesday, February 10, 2004 - 3:00 p.m.

Council Chambers

200 East Main Street

El Cajon, California 92020

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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 January 27, 2004 Meetings and the Agenda of the February 10, 2004 Meetings in accordance to State Law and Council/Agency Policy.

- **PRESENTATIONS:**

**Proclamation: Honoring the new Proclamation
Proclamation: Patriotism Week – Feb. 15-21, 2004**

- **AGENDA CHANGES:**

CONSENT ITEMS: (1.1 – 1.7)

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 January 27, 2004 Meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

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

***1.3 JOINT POWERS AGREEMENT (JPA) – AUTOMATED REGIONAL JUSTICE INFORMATION SYSTEM (ARJIS) AMENDMENT (Report: City Manager)**

RECOMMENDATION: That the City Council approves the amendment to the ARJIS JPA to allow the consolidation of ARJIS with SANDAG.

***1.4 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TPM 605 - SOUTHWEST CORNER OF LEXINGTON AND LINCOLN (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, maintaining insurance coverage until all bonds are released.

***1.5 TYRONE STREET SEWER REPLACEMENT (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the project and release the bonds according to the terms of the contract.

***1.6 STORM DRAIN REPLACEMENT VARIOUS LOCATIONS (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the Storm Drain Replacement Various Locations improvements and authorize the City Clerk to release the bonds in accordance with the terms of the contract.

CONSENT ITEMS: (CONTINUED)

- *1.7 OCTOBER - DECEMBER 2003 QUARTERLY TREASURER'S REPORT
(Report: Director of Finance/Treasurer)**

RECOMMENDATION: That the City Council receive the December 31, 2003 quarterly Treasurer's Report.

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: SCHOOL FACILITIES BOND MEASURE – GROSSMONT
UNION HIGH SCHOOL DISTRICT**

Letter from the Grossmont Union High School District requests to speak to the El Cajon community about the school facilities bond measure on the March ballot.

- *2.2 LETTER: TEMPORARY TENT FOR ARTS CENTER FOUNDATION GALA**

Letter from Richard Zellner, President & CEO, East County Performing Arts Center, requesting permission to erect a temporary tent in the City of El Cajon parking lot, for use during the March 6, 2004 Arts Center Foundation Gala Fundraiser.

3. ADMINISTRATIVE REPORTS:

- *3.1 PROPOSED INSTALLATION OF "SKATE STOPPERS" IN CITY HALL PLAZA
AREA (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council appropriate \$10,000 from the unreserved contingency fund to provide installation of "skate stoppers" on the brick work of the plaza area to discourage the hazard of skating on the bricks.

4. COMMISSION REPORTS: None

5. REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments) Regional Transportation; ARJIS (Automated Regional Justice Information System); METRO (Metropolitan Wastewater Disposal System); MTS (Metropolitan Transit System), 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).

COUNCILMEMBER CHARLES SANTOS

MTS (Metropolitan Transit System); 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 SPECIFIC PLAN 494 – 474 RALEIGH AVENUE**

As a result of Public Hearing and unanimous action taken at the October 28, 2003 meeting, First reading of Ordinance approving Specific Plan 494 for a 50-foot high wireless communications facility in the M Zone at 474 Raleigh Avenue.

ORDINANCES: SECOND READING AND ADOPTION

RECOMMENDATION: That the City Council request the City Clerk to recite the titles, waive full reading of the text and adopt the Ordinances.

***9.2 AUTHORIZING AMENDMENT TO CONTRACT BETWEEN THE CITY AND CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM**

Adopting Ordinance authorizing an amendment to the contract between the City of El Cajon and Board of Administration of the California Public Employees' Retirement System to provide the 3% @ 60 Full Formula for local miscellaneous members.

***9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ADJUSTING SALARIES OF COUNCIL MEMBERS AND MAYOR**

Adopting Ordinance amending the El Cajon Municipal Code to adjust salaries of Council Members to \$1,434 per month and the salary of the Mayor to \$2,068 per month, effective January 1, 2005.

***9.4 AMENDMENT OF EL CAJON MUNICIPAL CODE – REGULATING OFF-LEASH DOGS WITHIN CITY PARKS (Report: City Attorney)**

Adopting Ordinance amending the El Cajon Municipal Code that a certain area of Wells Park be designated as a “leash free” area.

10. CLOSED SESSION:

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

Under Government Code Section 54956.9 (b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Number of Potential Cases: 1

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 10th day of February 2004 is adjourned to Tuesday, February 10, 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. PERSONNEL COMMISSION REQUEST TO SUSPEND MEETING STIPENDS**

The Personnel Commission has taken action to suspend collecting their Commission meeting stipends until the City is once again in a favorable budgetary position.

***B. PLANNING COMMISSION RESOLUTIONS**

No. 9892 – resolution of Intention to initiate the consideration of an amendment of the C-2 (General Commercial) Zone to allow towing services with an impound/storage yard by conditional use permit.

No. 9893 - Granting withdrawal of Zone Reclassification 2229 to rezone property at 1441 E. Washington Avenue from R-1-6 and R-3-R Zones to the PRD Low Medium Density Zone.

No. 9894 – Granting withdrawal of Planned Residential Development 58 to construct 71 single-family detached dwelling units at 1441 E. Washington Avenue in the proposed PRD Low Medium Density Zone.

No. 9895 – Granting withdrawal of Tentative Subdivision Map 503 for a 76-lot subdivision at 1441 E. Washington Avenue in the proposed PRD Low Medium Density Zone.

***C. SANDAG BOARD ACTIONS**

Newsletter dated January 23, 2004.

Tuesday, February 10, 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 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** **2004-05 CDBG, HOME AND AMERICAN DREAM DOWNPAYMENT GRANT ALLOCATIONS AND REALLOCATION OF PREVIOUS YEAR'S CDBG AND HOME FUNDS (Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and accept and review the testimony**
- **Close the Public Hearing**
- **Allocate funds to projects and programs that will be funded from the FY 2004-05 Community Development Block Grant (CDBG), HOME and the new American Dream Down payment grant programs, including reallocation of available funds and Staff will bring back a funding schedule reflecting the City Council's decisions for final adoption in the One-Year Action Plan at the next and final public hearing on April 13, 2004 at 3:00 p.m.**

-
- *101** **SPECIFIC PLAN 496 AND CONDITIONAL USE PERMIT 1974 – 1340 E. MADISON AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

SPECIFIC PLAN 496

- **Approve, Modify or Disapprove Planning Commission Resolution No. 9876** recommending approval of Specific Plan 496 for a 50 foot high stealth wireless communications facility in the R-3 Zone at 1340 E. Madison Avenue and refer to the City Attorney for an Ordinance upon completion of conditions.

CONDITIONAL USE PERMIT 1974

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9884** granting Conditional Use Permit 1974 for an unmanned monopole (Faux Palm) stealth wireless communications facility in the R-3 Zone at 1340 E. Madison Avenue.

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- *102** **AMENDMENT OF PLANNED UNIT DEVELOPMENT 201 – 188 S. LINCOLN AVENUE – REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF CONDO CONVERSION (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, modify or disapprove Planning Commission Resolution No. 9887** recommending approval of Amendment of Planned Unit Development 201 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-P Zone at 188 S. Lincoln Avenue.

PUBLIC HEARINGS: (Continued)

***103 AMENDMENT OF PLANNED UNIT DEVELOPMENT 204 –
1025 Estes Street – REQUIREMENT FOR SEPARATE WATER METERS
FOR EACH UNIT OF CONDO CONVERSION (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, modify or disapprove Planning Commission Resolution No. 9888** recommending approval of Amendment of Planned Unit Development 204 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 1025 Estes Street.
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***104 AMENDMENT OF PLANNED UNIT DEVELOPMENT 207 –
REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF
CONDO CONVERSION - 1386 E. 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, modify or disapprove Planning Commission Resolution No. 9889** recommending approval of Amendment of Planned Unit Development 207 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 1386 E. Madison Avenue.
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***105 AMENDMENT OF PLANNED UNIT DEVELOPMENT 200 –
REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF
CONDO CONVERSION - 620-646 E. Lexington Avenue (Report: City
Clerk)**

RECOMMENDATION: That the City Council:

- **Open the Public Hearing** and receive any testimony
 - **Close the Public Hearing**
 - **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Amendment of Planned Unit Development 200 according to Planning Commission Resolution No. 9896** recommending approval to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-4 Zone at 620 – 646 E. Lexington Avenue.
-

PUBLIC HEARINGS: (Continued)

***106 PLANNED UNIT DEVELOPMENT 215 AND TENTATIVE SUBDIVISION MAP 527 – 605 S. MOLLISON AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 215:

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Amendment of Planned Unit Development 215 according to Planning Commission Resolution No. 9897** recommending approval of Planned Unit Development 215 to convert an existing 20 unit apartment complex to a common interest development in the R-3 Zone at 605 S. Mollison Avenue.

TENTATIVE SUBDIVISION MAP 527:

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Tentative Subdivision Map 527 according to Planning Commission Resolution No. 9898** recommending approval for a one-lot subdivision map in the R-3 Zone at 605 S. Mollison Avenue.
-

107 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 10th day of February 2004 is adjourned to Tuesday, February 24, 2004 at 3:00 p.m.