

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

Tuesday, April 27, 2004 - 3:00 p.m.

Council Chambers
200 East Main Street
El Cajon, California 92020
Website: ci.el-cajon.ca.us
Fax: (619) 441-1537



Department of the Month **ADMINISTRATIVE SERVICES**

The Department of ADMINISTRATIVE SERVICES consists of 4 divisions: Facilities Maintenance, Fleet Maintenance, Information Technologies and Business Services.

The FACILITIES MAINTENANCE division is responsible for the maintenance, repair and oversight of construction projects for all City facilities. It provides daily custodial services for all buildings.

The FLEET MAINTENANCE division is responsible for repair, routine maintenance, and the overall management of the City's fleet, continually evaluating City equipment and making recommendations to the City's respective departments regarding replacements. It provides 24-hour emergency repair services.

The INFORMATION TECHNOLOGIES division develops and maintains the City's computer networks, Internet links and wide area data networks. It provides both hardware and software solutions to meet the City's needs and oversees the City's website.

The BUSINESS SERVICES division provides citywide document printing, copying and mail services.

ADMINISTRATIVE SERVICES is responsible for the City's telecommunication systems, the implementation of energy management strategies, and the ongoing renovation of the East County Performing Arts Center.



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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 April 13, 2004 Meetings and the Agenda of the April 27, 2004 Meetings in accordance to State Law and Council/Agency Policy.

- **PRESENTATIONS**

PROCLAMATIONS:

- ☒ Arbor Day – April 30, 2004
- ☒ 35th Annual Municipal Clerk's Week – May 2 – May 8, 2004
- ☒ Loyalty Day, May 1, 2004 – Sons of Union Veterans of the Civil War
- ☒ Wings Over Gillespie Air Show Weekend April 30 – May 2, 2004
- ☒ El Cajon Youth Week – May 1 – May 7, 2004

- **AGENDA CHANGES:**

CONSENT ITEMS: (1.1 – 1.3)

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 defer consideration of the Minutes of the April 13, 2004 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 EMSS ANALYSIS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the contract to Health Analytics, LLC, in the estimated amount not to exceed \$50,000.

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: SANDAG – DRAFT *TRANSNET EXTENSION* ORDINANCE AND EXPENDITURE PLAN**

REPORT COUNCILMEMBER McCLELLAN RE: FORMULA FOR DISTRIBUTION OF ½ CENT SALES TAX FOR TRANSPORTATION

SANDAG submits the draft *Transnet Extension* Ordinance and Expenditure Plan for review and comment.

Councilmember McClellan recommends that the City Council oppose the extension of the ½ cent sales tax for transportation for the ballot measure to be voted on at the November 2, 2004 Election with its current formula.

***2.2 LETTER: KIM GREENBERG – CONDOMINIUM CONVERSION AT BALLANTYNE AND MADISON**

Kim Greenberg requests all parties get together and move toward a resolution to the issues with the condominium conversion at Ballantyne and Madison.

3. ADMINISTRATIVE REPORTS

***3.1 POLICE CHIEF'S QUARTERLY REPORT**

Report on activities of the department for the quarter.

***3.2 SUBSTANDARD CONDITIONS AT 640 EL CAJON BOULEVARD (Report: Building Official)**

RECOMMENDATION: That the City Council

- (1) Establish a final date for compliance, and
- (2) Direct staff to begin accrual of civil penalties on that date if compliance is not reached.

***3.3 STATUS REPORT ON APARTMENT CONVERSIONS TO CONDOMINIUMS (Report: Director of Community Development)**

RECOMMENDATION: That the City Council accept the report and consider scheduling a Council Workshop to obtain additional input.

ADMINISTRATIVE HEARING:

- *3.4 APPEAL OF PROHIBITION FOR SALE OF USED MERCHANDISE AT 223 NORTH MAGNOLIA AVENUE (Report: Director of Community Development)**

RECOMMENDATION: That the City Council, according to the Administrative Hearing process as outlined in the El Cajon Municipal Code, apply laws, ordinances, rules, and regulations to the specific evidence presented during the hearing, and make an adjudicatory decision regarding the rights, duties, and entitlements of interested persons, and make such decision or direct that such action be taken as the Council deems necessary; and

- deny the appeal, affirming the prohibition on the sale of used merchandise on properties within the boundaries of Specific Plan 182.

4. COMMISSION REPORTS:

- *4.1 TRAFFIC COMMISSION RECOMMENDATIONS – APRIL 14, 2004 MEETING (Report: Secretary to the Traffic Commission)**

ITEM I. FLETCHER AT NAVAJO – TRAFFIC STRIPING

RECOMMENDATION: That the City Council approve eliminating the bike lane, leaving a bike area (not a lane), and restripe to allow a dual right turn from Fletcher to Navajo.

ITEM II. NO PARKING CHASE AVENUE AT ANZA – BUS STOP

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to relocate the existing bus stop by establishing a “No Parking” Zone along the north curb of Chase Avenue, beginning at the west curb of Anza Street, continuing west for 120 feet.

ITEM III. NO PARKING – 758 SOUTH MOLLISON

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish a “No Parking” Zone along the west curb of Mollison Avenue beginning 438 feet south of the south curb of Washington Avenue, continuing south for 70 feet.

ITEM IV. NO PARKING – BROADWAY AT ALBERTSON’S DRIVEWAY

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish a “No Parking” Zone along the north curb of Broadway beginning 475 feet east of the east curb of Main Street, continuing east for 266 feet.

ITEM V. ANNUAL PEDESTRIAN RAMP REVIEW

RECOMMENDATION: That the City Council continue the Pedestrian Ramp Program concentrating on completing major streets and accommodating requests as determined by staff.

COMMISSION REPORTS: (Continued)

***4.2 EXPIRATION OF TERMS ON YOUTH COMMISSION (Report: City Clerk)**

RECOMMENDATION: That the City Council approve the schedule for the application period, interviews and appointment to the Youth Commission as follows:

April 28 – June 14	Recruitment and Application Period
June 22	Council Interviews at workshop
July 13/3:00 p.m. Council Meeting	Appointment and Oath of Office administered

5. REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments) Regional Transportation; ARJIS (Automated Regional Justice Information System); METRO (Metropolitan Sewerage System) Commission and METRO Wastewater JPA; 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. URGENCY ORDINANCE:

RECOMMENDATION: That the City Council adopt an Urgency Ordinance to establish a moratorium on smoke shops and tobacco shops as permitted uses in the Specific Plan 182 area, while staff conducts a study on the impacts that smoke shops might have in the downtown area, and request the City Clerk to recite the title and waive full reading of the text. **(4/5 vote required)**

***9.1 AN INTERIM ORDINANCE ADOPTED AS AN URGENCY MEASURE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 TO TEMPORARILY PROHIBIT “TOBACCO SHOPS” and “SMOKE SHOPS” IN THE AREA OF THE CITY COVERED BY SPECIFIC PLAN 182.**

As a result of action taken at the April 13, 2004 Meeting, adopting Ordinance to temporarily prohibit “Tobacco Shops” and “Smoke Shops” in the Specific Plan 182 area of the City.

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.

***9.2 ZONE RECLASSIFICATION 2244 – 1032 BROADWAY**

As a result of Public Hearing and unanimous action taken at the April 13, 2004 Meeting, First reading of Ordinance rezoning property at 1032 Broadway from the R-1-6 Zone to the O-P Zone.

ORDINANCE: SECOND READING AND ADOPTION

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

***9.3 SPECIFIC PLAN 496 – 1340 E. MADISON AVENUE and INDEMNIFICATION AGREEMENT**

Adopting Ordinance for a 50 foot high stealth wireless communications facility in the R-3 Zone at 1340 E. Madison Avenue.

An Indemnification Agreement waiving the 30-day waiting period for the Ordinance to be effective has been executed by the applicant in order to begin work on the project.

10. CLOSED SESSION:

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

- **Government Code Section 54956.9 (c) - CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED 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 27th day of April 2004 is adjourned to Tuesday, April 27, 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 JPA – NEWS BRIEF**

Bulletin dated April, 2004.

***B. NOTICE OF CITY COUNCIL REORGANIZATION**

Notification of the Lemon Grove City Council Reorganization.

***C. YOUTH COMMISSION 2003/2004 HIGHLIGHTS**

Highlights from the 2003/2004 Youth Commission.

***D. PLANNING COMMISSION RESOLUTIONS**

No. 9941 – Denying Variance 944 to reduce side yard setback in the R-1-6 (Residential One-Family 6,000 sq. ft) Zone at 1230 Flamingo Avenue.

No. 9946 – Granting Variance 945 to exceed the 35-foot maximum building height up to 44 feet in the R-1-6 (Residential One-Family 6,000 sq. ft) Zone at 660 S. Third Street.

No. 9947 – Granting Conditional Use Permit 1970 for the installation and operation of an unmanned wireless communication facility in the (Residential One-Family 6,000 sq. ft) Zone at 660 S. Third Street.

No. 9948 – Granting Amendment of Conditional Use Permit 1671 to expand the parking and outdoor storage areas of an existing solid waste collection facility in the M (Manufacturing) Zone at 1001 W. Bradley Avenue.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, April 27, 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.

***100 INTERVIEWS/APPOINTMENT – COMMISSION ON DISABILITIES
(Report: City Clerk)**

RECOMMENDATION: That the City Council interview applicants for the Commission and select a Commissioner to complete a term to January 31, 2007.

Maria Beam
Gracia Bernal
Miles Beauchamp
Sharon Long

Rozanna Quintana
Guy Regusters
Herald Sawdy
Dianna White

PUBLIC HEARINGS:

- *101 LEXINGTON AVENUE, NORTH SIDE FROM GINA AVENUE TO THIRD STREET, AND STEPHANIE LANE FROM LEXINGTON AVENUE TO JOLIET STREET 1911 ACT IMPROVEMENT DISTRICT (Report: Director of Public Works)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing** to hear and pass upon objections or protests to the proposed construction of street improvements on north side of Lexington Avenue, from Gina Avenue to Third Street, and on Stephanie Lane, from Lexington Avenue to Joliet Street, in accordance with Section 5876, Chapter 27 of the California Streets and Highways Code.
 - **Close the Public Hearing and adopt a RESOLUTION** determining that bonds shall be issued and assessments collected and enforced pursuant to the California Highways Code including the provision that the interest rate shall not exceed 7 percent a year.
-

- *102 GENERAL PLAN AMENDMENT 2004-01 – REVISION TO THE HOUSING ELEMENT/CONSOLIDATED PLAN 2004-09 CYCLE; AND AMENDMENT OF SPECIAL DEVELOPMENT AREA #10 TO EXPAND BOUNDARIES TO REFLECT SPECIFIC PLAN 182 (Report: Director of Community Development)**

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.**
- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9935** recommending approval of an Amendment to the El Cajon General Plan designated as General Plan Amendment 2004-01 as follows:
 - (Item A) Combined 2004-09 revised Housing Element and Consolidated Plan.
 - (Item B) Including the West Main Street corridor from Johnson Avenue to Marshall Avenue according to Exhibit “A.”
- **Adopt the next RESOLUTION in order** for Self-Certification that makes the following findings:
 - i. The City of El Cajon’s combined Housing Element/Consolidated Plan substantially complies with the provisions of Section 65585.1 of the California Government Code;
 - ii. El Cajon exceeded its fair share of the regional housing needs for the previous housing element cycle;
 - iii. The City will not concentrate affordable housing in areas where concentrations already exist; and
 - iv. No local policies or actions contravene actions indicated in Section 65584 of the California Government Code.

PUBLIC HEARINGS: (Continued)

***103 AMENDMENT OF SPECIFIC PLAN 462 – WEST MAIN STREET BETWEEN JOHNSON AND MARSHALL AVENUES (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. 9936** to extend the boundary of Specific Plan 462 for automotive sales and service to include the North and South Sides of West Main Street between Johnson and Marshall Avenues.
-

***104 SPECIFIC PLAN 499 – 1215 Peach Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearing** and receive any testimony
 - Close the Public Hearing**
 - Approve, Modify or Disapprove Planning Commission Resolution No. 9937** recommending approval of Specific Plan 499 for an increased height for a proposed two-story residence in the R-2-R Zone at 1215 Peach Avenue.
 - If approved, refer to the City Attorney for an Ordinance upon completion of conditions.**
-

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 27th day of April 2004 is adjourned.