

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Department of the Month RECREATION DEPARTMENT



The City of El Cajon RECREATION DEPARTMENT ...
Developing Youth and Creating Community.

What do kids need to succeed? Research strongly demonstrates that youth today need *support, empowerment, boundaries and expectations, and constructive use of time* provided by external factors such as relationships and activities that create a positive environment. By providing quality programs and activities specifically geared for these development needs, the city's RECREATION DEPARTMENT is committed to addressing and developing these external factors, which in turn, helps families and youth by instilling internal factors such as *commitment to learning, positive values, social competencies, and a positive identify*. By developing youth, the RECREATION DEPARTMENT is proactive in preparing our youth for a promising future.

Why is creating community so important? When we live, work and play in a community rich with the arts, scenic mountains, a large business community, affordable housing, neighborhood schools, and beautiful parks and recreation centers, we are creating a community where you and your loved ones can experience a strong community image and a valued a sense of place. By offering safe, affordable and accessible program to our residents, the RECREATION DEPARTMENT is contributing to our community's well-being. . . today and always.

"El Cajon Recreation Department...Developing Youth and Creating Community!"

Lori Beliveau – Director of Recreation

Tuesday, June 22, 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



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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 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)
- **POSTINGS:** The City Clerk posted Orders of Adjournment of the June 8, 2004 Meetings and the Agenda of the June 22, 2004 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - Introduce "Hassie" the Canine Companions for Independence (CCI) service puppy and update on Hudson III, the new Therapy Dog for St. Madeleine Sophie's Center in El Cajon.
 - **COMMENDATION:** El Cajon Gun Exchange
 - **PROCLAMATION:** Marcie Findley Day – June 30, 2004
 - **PROCLAMATION:** Adopt a Cat/Kitten Month
 - **PROCLAMATION:** Parks and Recreation Month – July 2004
- **AGENDA CHANGES:**



CONSENT ITEMS: (1.1 – 1.15)

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 June 8, 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.

REDEVELOPMENT AGENCY ITEM:

***1.3 AFFORDABLE HOUSING AGREEMENT – EL CAJON COMMUNITY DEVELOPMENT CORPORATION (Report: Redevelopment Manager)**

RECOMMENDATION: That the Redevelopment Agency approve the Affordable Housing Agreement with the El Cajon Community Development Corporation as presented.

***1.4 DONATIONS TO ANIMAL SHELTER (Report: Animal Control Services Manager)**

RECOMMENDATION: That the City Council accept the monetary donations from Christ Church Unity of El Cajon and Jim Donahue.

***1.5 RESOLUTION: REJECTION OF BID FOR MEDIAN AND RIGHT-OF-WAY IMPROVEMENTS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and reject the bid.

***1.6 RESOLUTION: AWARD BID FOR PUBLICATION OF LEGAL NOTICES (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to The Daily Transcript in the estimated amount of \$13,062.50.

CONSENT ITEMS: (Continued)

- *1.7 RESOLUTION: AWARD BID FOR DOCUMENT IMAGING SERVICES
(Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to American Microimaging, Inc. in the amount of \$27,520.00.

- *1.8 RESOLUTION: AWARD BID FOR ROAD MAINTENANCE MATERIALS
(Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to Superior Ready Mix Concrete, L.P. in the amount of \$90,834.06.

- *1.9 RESOLUTION: JOINT POWERS AGREEMENT – OPERATION AND
MAINTENANCE OF HARRY GRIFFEN REGIONAL PARK**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve the Joint Powers Agreement for the operation and maintenance of Harry Griffen Regional Park.

- *1.10 WASTE MANAGEMENT'S REQUEST FOR THE ANNUAL RATE
ADJUSTMENT (Report: Director of Public Works)**

RECOMMENDATION: That the City Council review and approve the request from Waste Management for the annual adjustment to the rates as specified in the report dated June 15, 2004, for residential and commercial trash and recycling services effective July 1, 2004.

- *1.11 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE
SUBDIVISION MAP 507 – MOLLISON ESTATES (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 in force until release of all bonds for the project.

CONSENT ITEMS: (Continued)

- *1.12 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP 505 – MEADOWRIDGE (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 in force until release of all bonds for the project.

- *1.13 RESOLUTIONS: GIBBONS STREET OPENING – PLANS AND SPECIFICATIONS AND DIRECTING BIDS (Report: Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve Plans and Specifications and Directing Publication of Notice Inviting Bids to be opened on July 20, 2004 for Gibbons Street Opening.

- *1.14 DEFAULT BY ARTS CENTER FOUNDATION OF ITS PAYMENTS TO THE CITY OF EL CAJON (Report: City Manager)**

RECOMMENDATION: That the City Council

- 1) Provide the Arts Center Foundation with 120 days to “cure” its default position with the City and,
 - 2) Agree to a date to hold a joint Foundation Board/City Council workshop to discuss the Foundation’s fund raising program.
-

- *1.15 RESOLUTION: AUTHORIZATION TO ENTER INTO AGREEMENT WITH UNION BANK OF CALIFORNIA TO ACCEPT CREDIT CARD PAYMENTS (Report: Director of Finance)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to allow the Treasurer/Director of Finance to enter into an agreement with Union Bank of California (UBOC), on behalf of the City of El Cajon, to accept credit card payments.

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 COMMUNICATION:

***2.1 LETTER: HEARTLAND COMMUNICATIONS FACILITY AUTHORITY RE: EXTENSION OF LEASE – 100 EAST LEXINGTON (Report: City Manager)**

RECOMMENDATION: That the City Council extend the lease of Station 6 at 100 East Lexington Avenue for the Heartland Communications Facility at the Fire Administrative Building until December 31, 2005.

PUBLIC HEARINGS:

***3.1 FISCAL YEAR 2004-05 ANNUAL CITY AND REDEVELOPMENT AGENCY BUDGETS (Report: City Manager)**

RECOMMENDATION: That the City Council/Redevelopment Agency hold a joint public hearing to consider the 2004-05 City/ECRA proposed budget and:

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

As the City Council, adopt the next RESOLUTIONS as follows:

- RESOLUTION of the City of El Cajon Adopting the Fiscal Year 2004-05 Annual Budget
- RESOLUTION approving and adopting the Annual Appropriations Limit for Fiscal Year 2004-05.

As the Redevelopment Agency Board of Directors adopt the next

- RESOLUTION of the El Cajon Redevelopment Agency Approving the Fiscal Year 2004-05 Budget.
-

***3.2 DELINQUENT REFUSE COLLECTION FEES (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony, Close the Public Hearing and**
 - **Adopt the next RESOLUTION** in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
 - **Authorize the City Clerk** to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.
-

***3.3 DELINQUENT SEWER SERVICE CHARGES (Report: Director of Finance)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony, Close the Public Hearing.**
- **Adopt the next RESOLUTION** in order confirming the charges and levying the assessments on the next regular tax bill and
- **Authorize the City Clerk** to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

PUBLIC HEARINGS: (Continued)

***3.4 DELINQUENT WEED ABATEMENT CHARGES (Report: Fire Chief)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony, Close the Public Hearing and**
- **Adopt the next RESOLUTION in order to authorize the City Clerk to place liens on properties and amounts on the next tax bills for properties with outstanding weed abatement bills for services provided by Fire Prevention Services, Inc. (FPSI), as authorized by the City.**

JOINT PUBLIC HEARING CITY COUNCIL/REDEVELOPMENT AGENCY

***3.5 DISPOSITION AND DEVELOPMENT AGREEMENT – SANTO AND SILVANIA DIGRIGOLI dba NY BAKERY (Report: Redevelopment Manager)**

RECOMMENDATION: That the City Council and Redevelopment Agency

- **Open the Public Hearing to take testimony both for and against the Disposition and Development Agreement (DDA)**
- **Close the Public Hearing.**
- **If the City Council/Agency deems it appropriate, adopt the next City Council and Agency RESOLUTIONS in order approving the DDA.**

ADMINISTRATIVE REPORTS:

REDEVELOPMENT AGENCY ITEM:

***3.6 RESOLUTION: REIMBURSEMENT AND INDEMNITY AGREEMENT – PRIEST DEVELOPMENT – PARK/BALLANTYNE PROJECT (Report: Redevelopment Manager)**

RECOMMENDATION: That the Redevelopment Agency adopt the next RESOLUTION in order to approve the Agreement between the Agency and Priest Development Corporation, Inc.

***3.7 NAMING OF CITY FACILITY IN HONOR OF FORMER PRESIDENT RONALD REAGAN (Report: City Manager)**

RECOMMENDATION: That the City Council consider the naming of a new City facility in honor of former President Ronald Reagan.

ADMINISTRATIVE REPORTS: (Continued)

REDEVELOPMENT AGENCY ITEM:

***3.8 EL CAJON PERFORMING ARTS CENTER EXPANSION (Report: Redevelopment Manager)**

RECOMMENDATION: That the Redevelopment Agency review the Scope of Services and provide comment and direction.

4. COMMISSION REPORTS:

***4.1 TRAFFIC COMMISSION RECOMMENDATIONS (Report: Secretary to the Traffic Commission)**

ITEM I. – DISABLED PARKING – 1123 LEXINGTON AVENUE

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to install the disabled parking space as required and described as along the south curb of Lexington Avenue beginning 290 feet east of the east extended curb of First Street, continuing east for 30 feet.

ITEM II. – REMOVAL OF “NO PARKING” – BROADWAY AT THIRD

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to remove “No Parking” Zone along the north curb of Broadway beginning at the east curb of Third Street, continuing east for 150 feet.

ITEM III – SPEED ZONE – MURRAY DRIVE/AVENUE

RECOMMENDATION: That the City Council introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text to establish speed zones as follows:

El Cajon Boulevard to La Mesa City Limit – 30 MPH (existing)

El Cajon Boulevard to Travelodge Drive – 35 MPH (Current 40 MPH between El Cajon Boulevard and Dennstedt and 35 MPH from Dennstedt to Travelodge)

Travelodge Drive to West Main Street – 30 MPH (existing 35 MPH)

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).

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.

***6.1 CONDO CONVERSION TASKFORCE**

RECOMMENDATION: That the City Council establish a Condo Conversion Taskforce.

***6.2 PLANNING COMMISSION RESOLUTION NO. 9953 - SALES IN THE “M” ZONE – RV’S, BOATS AND MOTORCYCLES BY CONDITIONAL USE PERMIT**

RECOMMENDATION: That the City Council set a public hearing to consider Planning Commission Resolution No. 9953 adopted at the May 3, 2004 meeting, which denied amendment to the M Zone to allow the sales of RV’s, boats and motorcycles by conditional use permit.

COUNCILMEMBER BOB McCLELLAN

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

COUNCILMEMBER CHARLES SANTOS

MTB (Metropolitan Transit 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

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

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

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** ZONE RECLASSIFICATION 2245 – 1191-1195 BROADWAY, 867 NORTH SECOND STREET AND 1349 EAST MAIN STREET

As a result of Public Hearing and action taken at the June 8, 2004 Council Meeting, First Reading of Ordinance to rezone properties at 1191-1195 Broadway, 867 North Second Street and 1349 East Main Street from the R-P Zone to the C-2 Zone.

***9.2** ZONE RECLASSIFICATION 2246 – 150 SOUTH ANZA STREET, 655 SOUTH MOLLISON AVENUE, 990 EAST WASHINGTON AVENUE AND 989 EAST WASHINGTON AVENUE

As a result of Public Hearing and action taken at the June 8, 2004 City Council Meeting, First Reading of Ordinance to rezone properties at 150 South Anza Street, 655 South Mollison Avenue and 990 East Washington Avenue from the R-P Zone to the R-2 Zone and rezone the property at 989 East Washington Avenue from the R-P Zone to the R-3 Zone.

10. CLOSED SESSION:

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

Under Government Code Section 54956.9 (a) for CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: Jesus Ramirez v. City of El Cajon and Morgan Foley
Case No. GIE 020905

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 22nd day of June, 2004 is adjourned to Tuesday, June 22, 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 – NEWSBRIEF**

Newsletter dated June, 2004 addressing regional wastewater issues.

***B PLANNING COMMISSION RESOLUTIONS**

No. 9964 – Resolution of Intention to initiate the consideration of an Amendment of Section 17.64.170 of the Zoning Ordinance re: Disabled Parking Requirements.

No. 9965 – Resolution of Intention to initiate an Amendment of Specific Plan 182 to consider the deletion of the prohibition of secondhand merchandise sales within the downtown area.

No. 9966 – Granting Conditional Use Permit 1982 for outdoor dining in conjunction with an existing eating establishment in the C-2 Zone at 903 Broadway (Starbucks).

No. 9969 - Resolution of Intention to initiate an Amendment of the Zoning Ordinance regarding the sales of Secondhand merchandise in the C-1, C-2, C-R and C-M Zones.

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

Tuesday, June 22, 2004 –



7:00 p.m.

COUNCIL CHAMBERS

200 East Main Street

El Cajon, California

A G E N D A

- **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** **SPECIFIC PLAN 501, PLANNED UNIT DEVELOPMENT 226 AND TENTATIVE SUBDIVISION MAP 538 – 1208-1218 PEACH AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

SPECIFIC PLAN 501

- **Approve, Modify or Disapprove Planning Commission Resolution No. 9955** approving Specific Plan 501 to exceed the 20-foot height limitation for two proposed two-story dwellings in the R-2-R Zone at 1208-1218 Peach Avenue.
- **If approving or modifying, refer to the City Attorney for an Ordinance upon completion of conditions.**

PLANNED UNIT DEVELOPMENT 226

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9956** recommending approval of Planned Unit Development 226 for a four-unit common interest development in the R-2-R Zone at 1208-1218 Peach Avenue.

TENTATIVE SUBDIVISION MAP 538

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9957** recommending approval for a five-lot subdivision in the R-2-R Zone at 1208-1218 Peach Avenue.

-
- *101** **PLANNED UNIT DEVELOPMENT 227 AND TENTATIVE SUBDIVISION MAP 540 – 1160 E. Washington Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 227:

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Amendment of Planned Unit Development 227 according to Planning Commission Resolution No. 9958** recommending approval to convert a 12-unit apartment complex to a common-interest development in the R-3 Zone at 1160 E. Washington Avenue.

TENTATIVE SUBDIVISION MAP 540:

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Tentative Subdivision Map 540 according to Planning Commission Resolution No. 9959** recommending approval for a one-lot subdivision in the R-3 Zone at 1160 E. Washington Avenue.

PUBLIC HEARINGS: (Continued)

***102 TENTATIVE SUBDIVISION MAP 539 – WEST SIDE OF BALLANTYNE STREET BETWEEN EAST MAIN STREET AND EAST PARK 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. 9960, approving Tentative Subdivision Map 539 for a one-lot subdivision in the C-R Zone on the west side of Ballantyne Street between East Main Street and East Park Avenue.**

***103 CONDITIONAL USE PERMIT 1984 - Digrigoli for El Cajon Redevelopment Agency – East Main Street between South Magnolia and Claydelle Avenues**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing and**
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9962 granting Conditional Use Permit 1984 for reduced parking and outdoor dining in conjunction with a proposed commercial development (in the C-2 Zone on the south side of East Main Street between South Magnolia and Claydelle Avenues.**

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 22nd day of June, 2004 is adjourned.

NOTE: The next Meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, July 13 at 3:00 p.m. and 7:00 p.m.