

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

## **Department of the Month**



### **PARKS DEPARTMENT**

The Parks Department is responsible for the landscape maintenance of the City Parks, City/School recreational complexes, the Civic Center and other public building grounds.

Work is scheduled seven days a week to make sure the facilities are safe, clean and ready to use. The Department is responsible for administering an Urban Forestry program, weed abatement on public property and for the landscape maintenance of all improved street medians including all parkway and street median trees.

The Mission of the Parks Department is to maintain, improve, protect, and develop the City's parks, landscape medians, public building grounds and the urban forest for the benefit and enjoyment of the community. We believe that attractive public open spaces and well - maintained parks help to make El Cajon a better place to live, and encourage civic pride. Parks staff continually strive to provide the community with the highest quality and level of service possible.

Chris Presmyk, Director

**Tuesday, July 27, 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 July 13, 2004 Meetings and the Agenda of the July 27, 2004 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS**
  - "Pride of El Cajon" Outstanding Employee Award – Jenny Ficacci
  - Suggestion Award Awards: Police Officer Robert Wining and Animal Control Officer, Kathleen Cleveland
  - Service Award Presentations
- **AGENDA CHANGES:**

## **CONSENT ITEMS: (1.1 – 1.9)**

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 July 13, 2004 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 BINGO LICENSE APPLICATION – CHALDEAN AMERICAN ASSOCIATION**

**RECOMMENDATION:** That the City Council approve the application as submitted by Chaldean American Association at 414 N. Magnolia Avenue for weekly Bingo Games on Tuesdays, beginning April 6, 2004.

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### **\*1.4 TIME EXTENSION OF TENTATIVE SUBDIVISION MAP 501 – SMELIK SUBDIVISION – 2121 AND 2123 EAST MADISON AVENUE (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council grant a one year extension of time for TSM 501 (current expiration date of September 10, 2004) and set the expiration date to be September 10, 2005, in accordance with Municipal Code Section 16.12.110.

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### **\*1.5 RESOLUTION: AWARD BID FOR TRACTOR LOADERS (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to Pauley Equipment Company, Inc. in the amount of \$47,797.90.

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### **\*1.6 RESOLUTION: AWARD BID – TAGALONG EQUIPMENT TRAILERS (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to Texas Trailers, Inc., in the amount of \$38,089.63.

## **CONSENT ITEMS: (CONTINUED)**

- \*1.7 SUBDIVISION AGREEMENT – TENTATIVE SUBDIVISION MAP 375 – SUNTERRA (ORIGINALLY NAMED POSADA DEL VALLE) (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Subdivision Agreement for Tentative Subdivision Map 375 at 589 North Johnson Avenue.

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- \*1.8 TREE DONATIONS: MARY K. WATSON AND THE EL CAJON WOMAN'S CLUB (Report: Director of Parks)**

**RECOMMENDATION:** That the City Council accept the donation of one Canary Island Pine Tree by Mary K. Watson and the monetary donation from the El Cajon Woman's Club for two trees in accordance with the City Council Policy B-2.

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- \*1.9 SUBDIVISION AGREEMENT – LIEN CONTRACT AND AGREEMENT NOT TO CONVEY; COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TSM 515 – 1025 ESTES STREET (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Subdivision Agreement, Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Map for Tentative Subdivision Map 515 for the 1025 Estes Street Subdivision, authorizing the Mayor to sign all three agreements.

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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:**

**\*2.1 LETTER: SDG&E – SHIFTING ENERGY COSTS FROM ENERGY CRISIS TO SDG&E CUSTOMERS**

Stuart Wells, Public Affairs Manager for SDG&E, requests to address Council concerning their request to the California Public Utilities Commission (CPUC) to return approximately \$1 billion of energy costs from the energy crisis to SDG&E customers, and adopt a RESOLUTION.

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**\*2.2 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE – DESIGNATION OF VOTING DELEGATE**

**RECOMMENDATION:** That the City Council designate a Voting Delegate for the Annual Conference at the Annual Business Meeting on September 19, 2004 in Long Beach.

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**\*2.3 LETTER: CRISIS HOUSE – FUNDING FOR MOTEL VOUCHER PROGRAM**

Sue Christopher, Executive Director for Crisis House, requests using \$19,918 from funding provided by agreement with the City through June 30, 2004 to continue the motel voucher program beginning July 1, 2004.

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**\*2.4 LETTER BLACKBURN: INCLUSIONARY HOUSING IN-LIEU FEES**

David Blackburn requests the City Council consider adopting an “In-Lieu Fee” schedule, similar to the one in the City of San Diego, in order to make a project he is proposing at the corner of Sunshine and Douglas and others like that project feasible to develop.

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## **3. ADMINISTRATIVE REPORTS**

**\*3.1 PETITION TO INITIATE THE REZONING OF PROPERTIES ON DAWNRISE, EL REY AND FLAMINGO, WEST OF NORTH SECOND STREET (Report: Director of Community Development)**

**RECOMMENDATION:** That the City Council determine if the City Council or Planning Commission should initiate the rezoning of the subject properties.

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## **ADMINISTRATIVE REPORTS: (CONTINUED)**

### **\*3.2 PROPOSED BALLOT MEASURE (PROPOSITION) FOR NOVEMBER 2, 2004 GENERAL MUNICIPAL ELECTION (Report: City Manager and City Clerk)**

**RECOMMENDATION:** That the City Council

- Determine if it wishes to place a Proposition on the ballot for the November 2, 2004 Election to support a funding mechanism to construct, remodel and relocate public safety facilities including Police, Fire and Animal Control.

If the City Council determines to have a Proposition on the ballot for the November 2, 2004 Election, the following actions are required:

- **RESOLUTION:** Calling and Giving Notice of the Holding of an Election on November 2, 2004 to submit a Ballot Measure (Proposition) to the Voters. (Language of the Proposition is included in the body of the Resolution).
- **RESOLUTION:** Requesting the Board of Supervisors to consolidate the Election with the Statewide General Election on November 2, 2004.
- **RESOLUTION:** Directing the City Attorney to prepare an Impartial Analysis of 500 words or less for the Proposition.
- The City Council may authorize the City Council, or member/members of the City Council to write arguments in connection with the Proposition.
- **RESOLUTION:** The City Council may determine whether or not Rebuttal Arguments will be accepted for the Proposition.

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### **\*3.3 CREATION OF AN EMERGENCY HOUSING ASSISTANCE GRANT PROGRAM (Report: Redevelopment Manager)**

**RECOMMENDATION:** That the City Council consider the creation of an emergency housing assistance grant program to provide emergency assistance to low and moderate income families impacted by a recent major tragedy.

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#### **4. COMMISSION REPORTS:**

##### **\*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – JULY 14, 2004 MEETING (Report: Secretary to the Planning Commission)**

###### **ITEM I. – NO PARKING – DOUGLAS AVENUE**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish a “No Parking” Zone along the southerly curb of Douglas Avenue, beginning 166 feet east of the easterly curb of Orange Avenue, continuing west for 50 feet.

###### **ITEM II – NO PARKING – 990 NARANCA AVENUE**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to install a “No Parking” Zone along the northerly curb of Naranca Avenue, beginning 107 feet east of the easterly curb of Conn Place, continuing west for 25 feet.

###### **ITEM III – REMOVAL OF DISABLED PARKING – 1343 HELIX VIEW DRIVE**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to rescind the “Disabled Parking” Zone along the southerly curb of Helix View Drive, beginning at the easterly curb of Helix View Drive Circle, continuing west for 22 feet.

###### **ITEM IV. – STOP CONTROLS – GIBBONS AT FANITA AND WHITSETT**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish Stop Controls as follows:

- ❑ Westbound Gibbons Street at Fanita Drive
- ❑ Eastbound Gibbons Street at Whitsett Drive.

###### **ITEM V. RESTORATION OF PARKING – NORTH THIRD STREET NORTH OF BROADWAY**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to rescind the “No Parking” Zone along the east side of North Third Street beginning at the north curb of Broadway, continuing north for 700 feet, and adopt a “No Parking” Zone along the east side of North Third Street beginning 395 feet north of the northerly curb of Broadway, continuing north for 310 feet.

###### **ITEM VI. – SPEED ZONE – ANZA STREET**

**RECOMMENDATION:** That the City Council introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.

###### **AMENDMENT OF EL CAJON MUNICIPAL CODE – SPEED LIMIT ON ANZA STREET**

First Reading of Ordinance amending Section 10.20.130 of Chapter 10.20 of the El Cajon Municipal Code, deleting the existing 35 MPH speed limit on Anza Street, from Washington Avenue to Chase Avenue.



## **COMMISSION REPORTS: (CONTINUED)**

### **\*4.2 RECREATION COUNCIL RECOMMENDATION –LEAGUES TO RECEIVE UTILITY SUPPORT FOR FISCAL YEAR 2004-05 (Report: Recreation Services Manager)**

**RECOMMENDATION:** That the City Council approve the recommendation of the Recreation Council that 16 of the 17 Youth Leagues that are members of the Recreation Council receive utility support during fiscal year 2004-2005. Those leagues recommended: American Little League, American Youth Soccer Organization, El Cajon Bobby Sox, East County ASA, El Cajon Pony, El Cajon Youth Football, Emerald Pony, El Cajon National Little League, Fletcher Hills Little League, El Cajon Girls Softball, Alliance Soccer Club, Valley Colt, Western Little League, Hotspurs Soccer, Voet Soccer Club and Singing Hills Little League.

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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 Sewerage System) Commission and METRO Wastewater JPA; MTS (Metropolitan Transit System).

### **\*5.1 RENAMING THE COMMUNITY CENTER**

**RECOMMENDATION:** That the City Council approve renaming the El Cajon Community Center to the Ronald Reagan Community Center in honor of the many contributions made by former President Ronald Reagan.

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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.

### **\*6.1 CONDO CONVERSION OVERSIGHT AD-HOC COMMITTEE**

**RECOMMENDATION:** That the City Council establish the Condo Conversion Oversight Ad-Hoc Committee with the members as follows:

Jim Griffin	Dan Pavao	David Cooksy	Rick Odiorne
Ron Pennock	Jim Taylor	Steve Rodick	Chris Christenson
Christinia Watson	Danette Sandusky	Debbie Comstock	Joe Garzanelli
Scott Parks	Daryl Priest	Scott Molloy	Claire Carpenter

with meetings on the 1<sup>st</sup> and third Wednesday of each month beginning July 21 from 10:00 a.m. to 11:30 a.m.

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**COUNCILMEMBER BOB McCLELLAN**

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

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**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).

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**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: FIRST READING**

**RECOMMENDATION:** That the City Council introduce the Ordinance and request the City Clerk to recite the titles and waive full reading of the text.

**\*9.1 ZONE RECLASSIFICATION 2247 – VARIOUS PROPERTIES**

As a result of Public Hearing and action taken at the July 13, 2004 Meeting, First Reading of Ordinance to rezone properties at 255 Avocado Avenue, 166, 188 and 222 S. Lincoln Avenue, 410, 430, 460, 490, 503, 504, 532, 554, and 602 E. Lexington Avenue and 148, 218, 225, 235, 236, 250 and 253 Taft Avenue from the R-P Zone to the R-3 Zone.

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**\*9.2 ZONE RECLASSIFICATION 2248 – VARIOUS PROPERTIES**

As a result of Public Hearing and action taken at the July 13, 2004 Meeting, First Reading of Ordinance to rezone properties at 130 E. Washington, 444 W. Lexington and 435 Claydelle Avenues from the R-P Zone to the R-2 Zone; 175 and 208 W. Lexington Avenue from the R-P Zone to the O-P Zone and 411 Prescott Avenue from the R-P Zone to the R-3 Zone.

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**\*9.3 ORDERING SUBMISSION OF A PROPOSITION TO IMPOSE A TRANSACTIONS AND USE TAX IN THE AMOUNT OF 0.50 PERCENT TO THE QUALIFIED VOTERS OF THE CITY (Report: City Attorney)**

First Reading of Ordinance of the City Council of the City of El Cajon ordering the submission of a proposition to impose a transactions and use tax in the amount of 0.50 percent to the qualified voters of the City.

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**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 27th day of July, 2004 is adjourned to Tuesday, July 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. PLANNING COMMISSION RESOLUTIONS**

**No. 9982** – Granting Amendment of Conditional Use Permit 1563 for renewal of a Conditional Use Permit for a liquor store in the C-2 Zone at 1031 Broadway.

**No. 9986** – Granting Amendment of Conditional Use Permit 1154 for renewal of a Conditional Use Permit for automotive sales and repair in the C-2 Zone at 900-930 El Cajon Boulevard.

**No. 9987** - Granting Amendment of Conditional Use permit 1779 for renewal of a conditional use permit for automotive sales in the C-2 Zone at 1419-1427 Broadway.

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

**Tuesday, July 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.

## **CONTINUED PUBLIC HEARING: (From June 22, 2004 Council Meeting)**

- \*100 TENTATIVE SUBDIVISION MAP 539 – WEST SIDE OF BALLANTYNE STREET BETWEEN EAST MAIN STREET AND EAST PARK AVENUE (McMillan) (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Continued Public Hearing and receive testimony.**
  - **Close the Continued 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.**
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## **PUBLIC HEARINGS:**

- \*101 ZONE RECLASSIFICATION 2250 (Moehrle) – 448 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. 9978 recommending rezoning property at 448 Avocado Avenue from the R-1-6 Zone to the R-2 Zone rather than the requested R-3 Zone.**
  - **If Approved or Modified, refer to the City Attorney for an Ordinance.**
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## **PUBLIC HEARINGS: (CONTINUED)**

**The Following Public Hearings were continued from the Planning Commission meeting of June 28, 2004 to July 26, 2004. The items were noticed for the City Council Meeting of July 27.**

**102 PLANNED UNIT DEVELOPMENT 219 & TENTATIVE SUBDIVISION MAP 531 - Westone Management Consultants - Request to convert 21-unit apartment complex at 361 N. Mollison to a common-interest development (condos).**

- Take appropriate action after a verbal report from the Director of Community Development advising the action taken by the Planning Commission on July 26, 2004 at their meeting.**
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**103 PLANNED UNIT DEVELOPMENT 230 & TENTATIVE SUBDIVISION MAP 544 – Easter - Request five condominium units, and a one-lot subdivision at 436 Emerald Avenue.**

- Take appropriate action after a verbal report from the Director of Community Development advising the action taken by the Planning Commission on July 26, 2004 at their meeting.**
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**104 PLANNED UNIT DEVELOPMENT 231 & TENTATIVE SUBDIVISION MAP 545 - Westone Management Consultants - Request to convert 24-unit apartment complex at 353 Dominguez Way to a common-interest development (condominiums).**

- Take appropriate action after a verbal report from the Director of Community Development advising the action taken by the Planning Commission on July 26, 2004 at their meeting.**
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**105 CONDITIONAL USE PERMIT 1987 & SPECIFIC PLAN 503 Cingular Wireless for The Chaldean Church of USA - Request a telecommunications facility, and to exceed maximum height at 799 E. Washington Ave.**

- Take appropriate action after a verbal report from the Director of Community Development advising the action taken by the Planning Commission on July 26, 2004 at their meeting.**
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## **106 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 July, 2004 is adjourned to Tuesday, August 3, 2004 at 3:00 p.m.