



AGENDA

**February 8, 2005
3:00 P.M.**

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:** Acting City Clerk Kathie Rutledge

• **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 25, 2005 Meetings and the Agenda of the February 8, 2005 Meetings in accordance to State Law and Council/Agency Policy.

• **PRESENTATIONS:** None

• **AGENDA CHANGES:**

***Backup Information Available
Redevelopment Agency Items Are Identified**

CONSENT ITEMS: (1.1 – 1.17)

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 25, 2005 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 RESOLUTIONS: TRAFFIC SIGNAL, STREET LIGHTING AND COMMUNICATIONS SYTEMS MAINTENANCE, EMERGENCY REPAIRS AND RELATED CONSTRUCTION SERVICES FOR THE CITIES OF EL CAJON, LA MESA, LEMON GROVE, POWAY AND SANTEE
(Report: Director of Public Works)**

RECOMMENDATION: That the **City Council** adopt the next RESOLUTIONS in order to approve Specifications and Direct a Notice Inviting Sealed Bids to be opened on March 15, 2005.

***1.4 RESOLUTION: SUPPORTING LEGISLATION AMENDING THE AMERICANS WITH DISABILITIES ACT TO REQUIRE NOTICE PRIOR TO FILING LEGAL ACTION**

RECOMMENDATION: That the **City Council** concur with the request from the City of Morro Bay and adopt the next RESOLUTION in order supporting legislation amending the Americans with Disabilities Act to require notice prior to filing legal action.

CONSENT ITEMS: (Continued)

***1.5 SPECIAL OPERATION LICENSE APPLICATION – CAT DADDY’S LOUNGE**

RECOMMENDATION: That the City Council deny the request submitted by Cat Daddy’s Lounge for a Special Operation License (Cabaret) at 518 East Main Street.

***1.6 ACCEPTANCE OF MURRAY DRIVE IMPROVEMENTS (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the terms of the contract.

***1.7 ACCEPTANCE OF DOWNTOWN EL CAJON MAGNOLIA CORRIDOR IMPROVEMENTS FOR WALKABLE COMMUNITIES GRANT (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the terms of the contract.

***1.8 MODIFY CITY COUNCIL POLICY B-4, CONTRACT CHANGE ORDERS AND AMEND EL CAJON MUNICIPAL CODE SECTION 3.20.120 (Report: City Manager)**

RECOMMENDATION: That the City Council modify City Council Policy B-4, Contract Change Orders, to provide for City Manager authority to authorize contract change orders up to 25% of the contract amount, but not to exceed \$100,000; and for contracts in excess of \$2 million, authority to authorize contract change orders up to 10% of the contract amount. Also, request amendment of El Cajon Municipal Code Section 3.20.120, authority of City Manager to sign nonpublic works contracts of twenty-five thousand dollars or less to fifty thousand dollars or less.

***1.9 DANGEROUS CONDITIONS - 623 TAFT AVENUE (Report: Building Official)**

RECOMMENDATION: That the City Council (1) declare the actions of the Building Official to be appropriate; (2) direct staff to bill the property owner for abatement action taken in response to dangerous conditions on the property; and (3) direct staff to place the total amount of the bill as a tax lien on the property if not paid in a reasonable amount of time.

CONSENT ITEMS: (Continued)

***1.10 RESOLUTION: AWARD BID FOR MOTOR VEHICLES,
BID NO. 030-05 (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidders, Wondries Fleet Group in the amount of \$133,389.20, Raceway Ford in the amount of \$70,205.38, and Burch Ford in the amount of \$36,931.62.

***1.11 RESOLUTION: AWARD BID FOR DOCUMENT IMAGING SERVICES,
BID NO. 032-05
(Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Layton Graphics, Inc., in the amount of \$27,500.00.

***1.12 OPERATING SYSTEM UPGRADE - POLICE COMPUTER AIDED
DISPATCH SYSTEM (Report: Acting Chief of Police)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to waive the bidding process and authorize the Purchasing Agent to purchase an upgraded WINDOWS-based operating system component for the Police Department's current Computer-Aided Dispatch System from Logistic Systems, Incorporated.

***1.13 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP FOR
TENTATIVE SUBDIVISION MAP (TSM) 514 - 303 WASHINGTON
AVENUE - SILVERTHORN (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the Subdivision Agreement and Final Subdivision Map for Tentative Subdivision Map (TSM) 514.

***1.14 RESOLUTION: AWARD BID FOR ASPHALT MELTER/APPLICATOR
BID NO. 031-05 (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Crafc0, Inc., in the amount of \$45,027.65.

CONSENT ITEMS: (Continued)

***1.15 RESOLUTION: WAIVER OF BIDDING REQUIREMENTS FOR UPGRADE OF DEFIBRILLATORS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to waive the bidding process and authorize the Purchasing Agent to purchase the required upgrades from the manufacturer, Medronic Emergency Response Systems, at a total cost of \$56,792.87.

***1.16 RESOLUTION: AWARD BID FOR PEDESTRIAN RAMPS AT VARIOUS LOCATIONS, BID NO. 029-05 (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the lowest responsive bidder, New Century Construction, Inc., in the amount of \$75,999.00.

***1.17 OCTOBER - DECEMBER 2004 - QUARTERLY TREASURER'S REPORT (Report: Assistant City Manager/Director of Finance)**

RECOMMENDATION: That the City Council receive the December 31, 2004, 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: None

3. ADMINISTRATIVE REPORTS: None

4. COMMISSION REPORTS:

4.1 PARKS & RECREATION COMMISSION

MISSION TRAILS REGIONAL PARK (MTRP)

RECOMMENDATION: That the City Council send a letter of concern to the San Diego City Council to consider allowing Project Wildlife to use park land and existing buildings located at Mission Trails Regional Park North (West Sycamore – the old Convair missile test site) for the care of sick and injured wildlife and establishment of an education center and a hospital/rehabilitation center.

5. REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments) Regional Transportation; SANDAG (Public Safety Committee); METRO (Metropolitan Sewerage System Commission) and METRO Wastewater JPA; MTS (Metropolitan Transit System).

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM BOB McCLELLAN

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate; LAFCO (Local Agency Formation Commission – Advisory Committee).

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA; Chamber of Commerce – Business/Economic Development.

COUNCILMEMBER DICK RAMOS

ADAPT (Alcohol and Drug Abuse Prevention Task Force); Heartland Fire Training JPA (Alternate); Legislative Report.

JILLIAN HANSON-COX

SANDAG (San Diego Association of Governments) (Alternate); MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; League of California Cities, San Diego Division.

7. LEGISLATIVE REPORT

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

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING

RECOMMENDATION: Mayor Lewis requests the City Clerk to recite the titles

- **MOTION to waive full reading of the text.**

***9.1 ZONE RECLASSIFICATION 2225 – 1055 Ballantyne Street**

As a result of Public Hearing and action taken at the July 22, 2004 Meeting of the El Cajon City Council, First Reading of an Ordinance approving Zone Reclassification 2225 to prezone property located on the east side of Ballantyne Street between Broadway and Hart Drive, and addressed as 1055 Ballantyne Street, from the County of San Diego R-S-7 and R-V-15 Zones to the City of El Cajon PRD Low-Medium Density Zone.

***9.2 REVISIONS TO FLOOD DAMAGE PREVENTION ORDINANCE (Previous report done by Director of Community Development)**

RECOMMENDATION: That the City Council

- **Approve the revisions to the Flood Damage Prevention Ordinance, adding the Section concerning Statutory Authorization.**

ORDINANCES: FIRST READING (Continued)

As a result of Public Hearing and action taken at the November 30, 2004 Meeting of the El Cajon City Council, First reading of an Ordinance adding a New Section 15.14.005 to Chapter 15.14 of the El Cajon Municipal Code providing for a statutory authorization under Government Code Sections 65302, 65560 and 65800 to adopt floodplain management regulations.

***9.3 CONSOLIDATE COMMISSIONS ON AGING AND DISABILITIES**

First Reading of an Ordinance repealing Sections 2.24.600, 2.24.620 and 2.24.630 of Chapter 2.24 of the El Cajon Municipal Code and Adding a New Section 2.24.600 to Chapter 2.24 of the El Cajon Municipal Code consolidating the Commission on Aging and the Commission on Disabilities into the Commission on Aging and Disabilities.

9. ORDINANCES: SECOND READING AND ADOPTION

RECOMMENDATION: That the City Council requests the City Clerk to recite the title and waive full reading of the text and adopt the Ordinance.

***9.4 ZONE RECLASSIFICATION 2235 – 1203 Granite Hills Drive**

An Ordinance Approving Zone Reclassification 2235 to Prezone Property from County of San Diego RS4 Zone to City of El Cajon R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone on property located on the South Side of Granite Hills Drive Between South Second and Dorothy Streets, and addressed as 1203 Granite Hills Drive.

10. CLOSED SESSION:

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

- Under Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property	Negotiating Party	Agency Negotiator
APN #488-083-02-00 Agency owned property At 109 Rea Street	St. Madeleine Sophie's Gallery	Executive Director Redevelopment Manager General Counsel

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 8th day of February, 2005 is adjourned to Tuesday, February 8, 2005 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. SANDAG Board Actions – Bulletin outlining actions taken by the San Diego Association of Governments (SANDAG) Board of Directors dated January 28,

B. Planning Commission Resolutions

No. 10077 – Denying Zone Reclassification 2252 to prezone property from the County RS4 and City of El Cajon R-1-6 Zones to the City PRD-Low (Planned Residential Development-Low Density) Zone

No. 10078 – Denying Planned Residential Development 61 for a 24-unit common interest development in the proposed PRD-Low (Planned Residential Development-Low Density) Zone

No. 10080 – Denying Tentative Subdivision Map 553 for a 25-lot Subdivision Map, including one common lot, in the proposed PRD-Low (Planned Residential Development-Low Density) Zone

No. 10085 – Granting renewal of Conditional Use Permit 1662 for an **existing car rental business in the C-R (Regional Commercial) Zone**

No. 10086 – Granting an extension of time for Conditional Use Permit 1974 to construct a stealth wireless communications facility in the R-3 (Multiple Family) Zone to February 10, 2006

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, February 8, 2005 -

7:00 p.m.

**COUNCIL CHAMBERS
200 East Main Street
El Cajon, California**

AGENDA

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** Acting City Clerk Kathie Rutledge
- **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:**



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.

*** Backup Information Available
Redevelopment Agency Items Identified**

PUBLIC HEARINGS:

- *100 2005-06 CDBG AND HOME ALLOCATIONS; AND REALLOCATION OF PREVIOUS YEAR'S CDBG AND HOME FUNDS (Report: Director of Redevelopment and Housing)**

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 2005-06 Community Development Block Grant (CDBG) and HOME 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 March 8, 2005 at 3:00 p.m.**

- *101 ZONE RECLASSIFICATION 2255 – 4876 AVOCADO BOULEVARD (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 the Negative Declaration**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10072, recommending approval to prezone property at 4876 Avocado Boulevard from the County RR1 Zone to the City of El Cajon R-S-14 Zone.**
- **If approving or modifying the rezoning, refer to the City Attorney for an Ordinance upon completion of conditions.**

- *102 PLANNED UNIT DEVELOPMENT 230 AND TENTATIVE SUBDIVISION MAP 544 (Easter) – 436 Emerald Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 230

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10073 for six residential condominium units in the R-3 Zone at 436 Emerald Avenue.**

TENTATIVE SUBDIVISION MAP 544

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10074 for a one-lot subdivision map in the R-3 Zone at 436 Emerald Avenue.**

PUBLIC HEARINGS: (Continued)

- *103 PLANNED UNIT DEVELOPMENT 255 AND TENTATIVE SUBDIVISION MAP 569 - 1027 Leslie Road (Continued by Planning Commission to Planning Commission Meeting of March 14, 2005 and City Council Meeting of April 12, 2005)**
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- *104 PLANNED UNIT DEVELOPMENT 256 AND TENTATIVE SUBDIVISION MAP 570 (Hieb) - 828 South Magnolia Avenue**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 256

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10075** to convert an existing five-unit apartment complex to a common interest development in the R-3 Zone at 828 South Magnolia Avenue.

TENTATIVE SUBDIVISION MAP 570

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10076** for a one-lot subdivision map in the R-3 Zone at 828 South Magnolia Avenue.
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- *105 PLANNED UNIT DEVELOPMENT 257 AND TENTATIVE SUBDIVISION MAP 619 - 1454, 1456 & 1458 Naranca Avenue (Continued by Planning Commission to Planning Commission Meeting of March 14, 2005 and City Council Meeting of April 12, 2005)**
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- *106 CONTINUED FROM JANUARY 11, 2005 COUNCIL MEETING: APPEAL: PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT 1996 - SHORT TERM PARKING LOT AUTO SALES EVENTS IN 2005 AT WESTFIELD PARKWAY PLAZA (San Diego Auto Connection for Westfield)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION in order to Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10070 denying without prejudice CUP 1996 for multiple short-term parking lot auto sales events in the C-R Zone at Westfield Parkway Plaza.**

PUBLIC HEARINGS: (Continued)

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 8th day of February, 2005 is adjourned to Tuesday, February 22, 2005 at 3:00 p.m.