





AGENDA

February 22, 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 February 8, 2005 Meetings and the Agenda of the February 22, 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 – 1.15)

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 February 8, 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 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA (Report: City Attorney)

RECOMMENDATION: That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

***1.4 SPECIAL OPERATION LICENSE APPLICATION – FLETCHER HILLS TOWING – 1357 Pioneer Way**

RECOMMENDATION: That the City Council approve the application as submitted by Fletcher Hills Towing for a Special Operation License for towing and storage at 1357 Pioneer Way.

***1.5 SPECIAL OPERATION LICENSE APPLICATION – NICE RACK 1246 E. Main Street**

RECOMMENDATION: That the City Council approve the application as submitted by Nice Rack for a Special Operation License for a bar with pool, darts, cocktails and related games at 1246 E. Main Street.

CONSENT ITEMS: (Continued)

***1.6 SPECIAL OPERATION LICENSE APPLICATION – BLUE MEANNIE RECORDS – 1164 N. Second Street**

RECOMMENDATION: That the City Council approve the application as submitted by Blue Meannie Records for retail sales at 1164 N. Second Street.

***1.7 AGREEMENT FOR EMERGENCY MAINTENANCE AND FUEL SERVICES BETWEEN THE CITY OF EL CAJON AND GROSSMONT UNION HIGH SCHOOL DISTRICT (Report: Fire Chief)**

RECOMMENDATION: That the City Council accept the contract between the City of El Cajon and Grossmont Union High School District for emergency maintenance and fueling to be implemented in the event of an occurrence where either entity's facility is rendered unusable.

***1.8 ACCEPTANCE OF RESURFACING PROJECT 56 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.

***1.9 AGREEMENT FOR SPECIAL SERVICES (Report: Director of Human Resources)**

RECOMMENDATION: That the City Council approve the Agreement for Special Services with Liebert Cassidy Whitmore for labor relations services.

***1.10 RESOLUTION: CONFLICT OF INTEREST (Report: City Attorney)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve disclosure categories and update Conflicts of Interest Code.

CONSENT ITEMS: (Continued)

***1.11 RESOLUTION – AWARD BID FOR REPAIRS TO CIVIC CENTER HARDSCAPE, BID NO. 033-05 (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid for Repairs to Civic Center Hardscape to Hugo Alonso, Inc., dba L. J. Ninteman Construction Services in the amount of \$94,748.00.

***1.12 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP 498 – TEATRO (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 and that the developer be required to maintain insurance in force until release of all bonds for the project.

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

RECOMMENDATION: That the City Council accept the donation from the Hobbs Family of \$200; the Hanson Family of \$100; and Saint Francis High School of \$236 in Memory of Matt and Stephanie O'Connor.

***1.14 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council declare the listed property surplus and authorize disposal in accordance with policy.

***1.15 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY; COVENANT NOT TO CONVEY CONDOMINIUM UNITS; AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 540 AT 1160 WASHINGTON AVENUE (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units, and Final Map for TSM 540 at 1160 Washington Avenue and authorize execution of the agreements.

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. PUBLIC HEARINGS:

***3.1 DELINQUENT REFUSE COLLECTION FEES (Report: Director of Public Works)**

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.

***3.2 DELINQUENT SEWER SERVICE CHARGES (Report: Assistant City Manager/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.

3. ADMINISTRATIVE REPORTS:

***3.3 STATUS REPORT ON FABULOUS 7 TRANSITIONAL HOUSING PROGRAM (Report: Director of Community Development)**

RECOMMENDATION: That the City Council accept this report and direct staff accordingly.

ADMINISTRATIVE REPORTS: (Continued)

- *3.4 DISCUSSION OF PROS AND CONS OF REQUIREMENT FOR SEPARATE UTILITY CONNECTIONS FOR SECOND FAMILY UNITS (Report: Director of Community Development)**

RECOMMENDATION: That the City Council accept this report and take no further action.

4. COMMISSION REPORTS:

- *4.1 TRAFFIC COMMISSION RECOMMENDATIONS – FEBRUARY 9, 2005 MEETING (Report: Secretary to the Traffic Commission)**

ITEM II. SPEED SURVEY – CHAMBERS STREET

RECOMMENDATION: Mayor Lewis requests the City Clerk to recite the title for a first reading of the Ordinance amending the El Cajon Municipal Code reducing the speed limit on Chambers Street.

An Ordinance amending Section 10.20.130 of Chapter 10.20 of the El Cajon Municipal Code deleting 35 mile per hour speed limit on Chambers Street from Main Street to Madison Avenue, and establishing a 30 mile per hour speed limit on Chambers Street from Main Street to Madison Avenue.

INFORMATIONAL ITEMS AND ORAL COMMUNICATIONS – TRAFFIC WORKSHOP

RECOMMENDATION: That the City Council set up a workshop with the Traffic Commission to discuss Traffic Commission direction and related items.

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).

REPORTS OF MAYOR LEWIS: (Continued)

***5.1 APPOINTMENT OF BLUE RIBBON COMMISSION FOR THE PERFORMING ARTS CENTER (Report: Mayor Lewis)**

RECOMMENDATION: That the City Council concur with the appointment of the following five members to the Mayor's Blue Ribbon Commission for the Performing Arts Center for the purpose of reviewing operations and making recommendations for improvements in the areas of the theater's use, fundraising, management and others as deemed appropriate:

John Gibson
Gary Lewis
Daryl R. Priest
William Rosenbaum
James A. Renner, Jr.

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.

REPORTS OF COUNCILMEMBERS: (Continued)

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 of each Ordinance.

9.1 AMEND SECTION 3.20.120 OF CHAPTER 3.20 OF THE EL CAJON MUNICIPAL CODE TO INCREASE AUTHORITY OF CITY MANAGER FROM \$25,000 TO \$50,000

An Ordinance repealing Section 3.20.120 of Chapter 3.20 of the El Cajon Municipal Code and adding a new Section 3.20.120 to Chapter 3.20 of the El Cajon Municipal Code increasing the authority of the city manager to sign nonpublic works contracts from twenty-five thousand dollars to fifty thousand dollars.

9.2 ZONE RECLASSIFICATION 2248 – VARIOUS LOCATIONS

An Ordinance approving Zone Reclassification 2248 to rezone properties located at 130 East Washington, 444 West Lexington and 435 Claydelle Avenues from the R-P (Residential Professional) Zone to the R-2 (Two-Family) Zone; 175 and 208 West Lexington Avenue from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone; and 411 Prescott Avenue from the R-P (Residential Professional) Zone to the R-3 (Multiple Family) Zone.

ORDINANCES: FIRST READING (Continued)

9.3 ZONE RECLASSIFICATION 2244 – 1032 BROADWAY

An Ordinance approving Zone Reclassification 2244 to rezone property located on the north side of Broadway between North Anza Street and North First Street, and addressed as 1032 Broadway, from the R-1-6 (Residential One Family 6,000 Sq. Ft.) Zone to the O-P (Office Professional) Zone.

9.4 ZONE RECLASSIFICATION 2239 – 1480 AVOCADO AVENUE

An Ordinance approving Zone Reclassification 2239 to prezone property located on Cajon View Drive between Avocado and Magnolia Avenues, and addressed as 1480 Avocado Avenue from the County RR1 Zone to the City R-S-14-H (Residential Suburban 14,000 Sq. Ft. Hillside Overlay) and R-E-20-H (Residential Estates 20,000 Sq. Ft. Hillside Overlay) Zones.

9. ORDINANCES: SECOND READING

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

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

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.

- **MOTION to adopt the Ordinance for Zone Reclassification 2225.**
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***9.6 REVISIONS TO FLOOD DAMAGE PREVENTION ORDINANCE**

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.

- **MOTION to adopt the Flood Damage Prevention Ordinance.**
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ORDINANCES: SECOND READING (Continued)

***9.7 CONSOLIDATE COMMISSIONS ON AGING AND DISABILITIES**

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.

- **MOTION to adopt the Ordinance.**
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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**

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

For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

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

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiator</u>
APN #488-111-28 City and Agency owned property at 210 E. Main Street	Creative Restaurant Group, Inc.	Executive Director Redevelopment Manager General Counsel

For the Agency/Council to provide instructions to its negotiators regarding the price and terms of a possible lease of the City and Agency owned property.

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 22nd day of February, 2005 is adjourned to Tuesday, February 22, 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. METRO JPA NEWSLETTER**

February, 2005 Newsletter of the Authority that addresses regional wastewater issues.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, February 22, 2005 –



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:** 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 PLANNED UNIT DEVELOPMENT 258 AND TENTATIVE SUBDIVISION
MAP 571 – 656 Ballard Street
(Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 258

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10081 to convert a 15-unit apartment complex into a common interest development in the R-3-R Zone at 656 Ballard Street.**

TENTATIVE SUBDIVISION MAP 571

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10082 for a one-lot subdivision map in the R-3-R Zone at 656 Ballard Street.**
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- *101 PLANNED UNIT DEVELOPMENT 259 AND TENTATIVE SUBDIVISION
MAP 572 – 1440 Oakdale Avenue
(Report: City Clerk)**

RECOMMENDATION:

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

PLANNED UNIT DEVELOPMENT 259

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10083 to convert an existing 20-unit apartment complex to a common interest development in the R-3 Zone at 1440 Oakdale Avenue.**

TENTATIVE SUBDIVISION MAP 572

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10084 for a one-lot subdivision map in the R-3 Zone at 1440 Oakdale Avenue.**
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- *102 PLANNED UNIT DEVELOPMENT 238 AND TENTATIVE SUBDIVISION
MAP 552 – 852 Ballantyne Street (Continued by Planning Commission to
Planning Commission Meeting of March 14, 2005 and City Council
Meeting of April 26, 2005)**
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PUBLIC HEARINGS: (Continued)

103 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 February, 2005 is adjourned to Tuesday, March 8, 2005 at 3:00 p.m.