



# AGENDA

March 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 February 22, 2005 Meetings and the Agenda of the March 8, 2005 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**

**PROCLAMATION:** El Cajon Police Department Forensic Laboratory, ASCLD/LAB National Accreditation

**PROCLAMATION:** National Purchasing Month – March 2005

\*Backup Information Available  
Redevelopment Agency Items Are Identified

• **AGENDA CHANGES:**

**CONSENT ITEMS: (1.1 – 1.12)**

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 22, 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**

**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 – CAT DADDY’S LOUNGE**

**RECOMMENDATION:** That the City Council deny the request submitted by Cat Daddy’s Lounge for a Special Operation License for liquor sales, cigarette sales and live entertainment at 518 East Main Street.

---

## **CONSENT ITEMS: (Continued)**

**\*1.5 COMMUNITY EVENT AT RENETTE PARK (Report: Director of Recreation)**

**RECOMMENDATION:** That the City Council approve the request by New Life Church to conduct an Easter Egg Hunt for the community at Renette Park, requiring a certificate of insurance naming the City of El Cajon as additional insured, a signed Hold Harmless Agreement and payment of applicable fees to include cleaning deposit.

---

**\*1.6 EMERGENCY REPAIR OF STORM DRAIN (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council accept this report that the Emergency Repair of the storm drain at 1589 Avenida Ladera has been completed and approve the expenditure from the Wastewater Fund.

---

**\*1.7 PUBLIC SAFETY FACILITY (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council officially designate the proposed location for the new Public Safety Facility and authorize the City Manager to execute Professional Services Agreements with various consultants.

---

**\*1.8 REQUEST PUBLIC HEARING ON APRIL 26, 2005, TO CONSIDER APPROVING AND ADOPTING THE FINAL DRAFT COUNTYWIDE SUMMARY PLAN AND COUNTYWIDE SITING ELEMENT (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council direct the City Clerk to publish a Notice of Public Hearing to be held April 26, 2005, to discuss approving and adopting the Final Draft Countywide Summary Plan and Countywide Siting Element for the Countywide Integrated Waste Management Plan.

---

**CONSENT ITEMS: (Continued)**

- \*1.9 REVISED CLASSIFICATION SPECIFICATION AND SALARY RECOMMENDATION FOR FIRE BATTALION CHIEF (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revised classification specification for Fire Battalion Chief and allocate the salary to range 101.5, \$72,779 - \$88,691.

---

- \*1.10 SPECIAL OPERATION LICENSE – BLOCKBUSTER, INC. 220 WEST MAIN STREET**

**RECOMMENDATION:** That the City Council approve the request submitted by Blockbuster, Inc. for a Special Operation License for video sales and rental/retail at 220 West Main Street.

---

- \*1.11 SPECIAL OPERATION LICENSE – BLOCKBUSTER, INC. 1299 EAST MAIN STREET**

**RECOMMENDATION:** That the City Council approve the request submitted by Blockbuster, Inc. for a Special Operation License for video sales and rental/retail at 1299 East Main Street.

---

- \*1.12 REJECTION OF BID NO. 035-05, SEWER MANHOLE REPLACEMENT AT VARIOUS LOCATIONS (Report: Purchasing Agent)**

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

---

**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 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 to allocate Federal Funds for FY 2005-06
- Accept and review testimony and Close the Public Hearing
- Finalize the allocation of funds to project and programs for FY 2005-06 Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program (HOME);
- Adopt the One Year Action Plan;
- Adopt the next RESOLUTION in order for the allocation of these funds;
- Authorize the City Manager or designee to submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute affiliated documents.

## **3. ADMINISTRATIVE REPORTS:**

### **\*3.2 Traffic Concerns (Report: Director of Public Works)**

**RECOMMENDATION:** This report is provided for information as requested by the City Council at their February 22, 2005, meeting.

---

## **4. COMMISSION REPORTS: None**

---

## **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).

### **5.1 Letter from El Cajon Senior Softball Association - "Thank You" for support from the City and "Invitation" to watch or join in Thursday games.**

## **REPORTS OF MAYOR LEWIS (Continued)**

- 5.2 Reconsideration of Requirement for Enhanced Renderings from Developers - That the City Council** reconsider their previous action to require developers to submit enhanced renderings for condo conversion projects being reviewed by the City Council.
- 

## **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.

---

### **COUNCILMEMBER 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 title.

#### **\*9.1 AMENDMENT OF SPECIFIC PLAN 325**

An Ordinance approving amendment of Specific Plan 325 to expand an existing office building in the O-P (Office Professional) Zone on property located on the north side of east Chase Avenue between Prescott and Avocado Avenues, and addressed as 250-260 East Chase Avenue.

---

### **9. ORDINANCES: SECOND READING**

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

#### **\*9.2 ESTABLISH 30 MILE PER HOUR SPEED LIMIT ON CHAMBERS STREET FROM MAIN STREET TO MADISON AVENUE**

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.

- **MOTION to adopt the Ordinance establishing 30 mile per hour speed limit on Chambers Street from Main Street to Madison Avenue.**
-

## **ORDINANCES: SECOND READING (Continued)**

### **\*9.3 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.

- **MOTION to adopt the Ordinance increasing the authority of the city manager to sign nonpublic works contracts from twenty-five thousand dollars to fifty thousand dollars.**
- 

### **\*9.4 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.

- **MOTION to adopt the Ordinance approving Zone Reclassification 2248.**
- 

### **\*9.5 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.

- **MOTION to adopt the Ordinance approving Zone Reclassification 2244.**
-



## **ORDINANCES: SECOND READING (Continued)**

### **\*9.6 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.

- **MOTION to adopt the Ordinance approving Zone Reclassification 2239.**
- 

## **10. CLOSED SESSION:**

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

- CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9:

Number of potential cases: 1

---

## **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 8<sup>th</sup> day of March, 2005 is adjourned to Tuesday, March 8, 2005 at 7:00 p.m.

## **GENERAL INFORMATION:**

The following item is informational and is not discussed unless the Council/Agency brings the item(s) forward for discussion under Item No. 8 of the agenda.

- \*A. FIVE-YEAR ACCOMPLISHMENTS USING CDBG, HOME AND REDEVELOPMENT HOUSING LOW AND MODERATE FUNDS**

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

**Tuesday, March 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 APPEAL – PLANNING COMMISSION DENIAL OF PROPOSED NEGATIVE DECLARATION FOR ZONE RECLASSIFICATION 2252 REQUESTING TO PREZONE AND REZONE PROPERTY FROM THE COUNTY RS4 AND CITY OF EL CAJON R-1-6 ZONES TO THE CITY PRD-LOW ZONE AT 1628 VILLA CREST DRIVE, DENIAL OF ZONE RECLASSIFICATION 2252, PLANNED RESIDENTIAL DEVELOPMENT 61 AND TENTATIVE SUBDIVISION MAP 553 (Weiland Development Company for Uden, Birrenkott and Jannon Family Trust)  
(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 deny** the appeal of Planning Commission denial of the proposed negative declaration for Zone Reclassification 2252 to prezone and rezone property from the County RS4 and City of El Cajon R-1-6 Zones to the City PRD-Low Zone at 1628 Villa Crest Drive. If City Council approves the appeal, refer ZR 2252, PRD 61 and TSM 553 back to the Planning Commission for public hearings.

- 
- \*101 PLANNED UNIT DEVELOPMENT 261 AND TENTATIVE SUBDIVISION MAP 574– 247 North First Street  
(Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 261**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10088** to convert an existing 31-unit apartment complex into a common interest development in the R-3 Zone at 247 North First Street.

**TENTATIVE SUBDIVISION MAP 574**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10089** for a one-lot subdivision map in the R-3 Zone at 247 North First Street.

## **PUBLIC HEARINGS: (Continued)**

**\*102 PLANNED UNIT DEVELOPMENT 262 AND TENTATIVE SUBDIVISION MAP 575 – 478 Van Houten Avenue (Continued by Planning Commission to Planning Commission Meeting of March 14, 2005 and City Council Meeting of April 12, 2005)**

---

**\*103 PLANNED UNIT DEVELOPMENT 264 AND TENTATIVE SUBDIVISION MAP 577 – 311 Ballantyne Street and 437 East Park Avenue (Report: City Clerk)**

### **RECOMMENDATION:**

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

### **PLANNED UNIT DEVELOPMENT 264**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10091 to convert an existing 68-unit apartment complex to a common interest development in the R-3 Zone at 311 Ballantyne Street and 437 East Park Avenue.**

### **TENTATIVE SUBDIVISION MAP 577**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10092 for a one-lot subdivision map in the R-3 Zone at 311 Ballantyne Street and 437 East Park Avenue.**
- 

**\*104 TENTATIVE PARCEL MAP 620 – 1203 Naranca Avenue (Report: City Clerk)**

### **RECOMMENDATION:**

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

### **TENTATIVE PARCEL MAP 620**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10093 recommending approval of Tentative Parcel Map 620 to create three parcels in the R-2-R Zone at 1203 Naranca Avenue.**
-

## **PUBLIC HEARINGS: (Continued)**

**\*105            ZONE RECLASSIFICATION 2256 – 631 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. 10087, recommending approval to rezone property at 631 Avocado Avenue from the R-1-6 Zone to the R-2 Zone.**
  - **If approving or modifying the rezoning, refer to the City Attorney for an Ordinance upon completion of conditions.**
- 

**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 8<sup>th</sup> day of March, 2005 is adjourned to Tuesday, March 22, 2005 at 3:00 p.m.