



# AGENDA

May 10, 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:** 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 April 26, 2005 Meetings and the Agenda of the May 10, 2005 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
  - Proclamation – Bike to Work Day - May 20, 2005
  - Proclamation – Days of Remembrance
  - Proclamation – National Public Works Week – May 15-21, 2005
  - Proclamation – Building Safety Week – May 8-14, 2005
  - Proclamation – Law Enforcement Officers' Memorial Day  
May 11, 2005
  - Presentation - Stuart Wells from SDG&E – Air Conditioner Cycling
- **AGENDA CHANGES:**

\*Backup Information Available  
Redevelopment Agency Items Are Identified

## **CONSENT ITEMS: (1.1 – 1.10)**

**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 April 26, 2005 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 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.

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### **\*1.4 JANUARY – MARCH 2005 – QUARTERLY TREASURER'S REPORT (Report: Assistant City Manager/Director of Finance)**

**RECOMMENDATION: That the City Council** receive the March 31, 2005, quarterly Treasurer's Report.

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### **\*1.5 SDG&E SUMMER SAVER PROGRAM (Report: Building Official)**

**RECOMMENDATION: That the City Council** consider the request for a permit exemption as requested by SDG&E.

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### **\*1.6 RESOLUTION: AWARD OF RFP 042-05, WEED AND LITTER ABATEMENT SERVICES (Report: Purchasing Agent)**

**RECOMMENDATION: That the City Council** adopt the next RESOLUTION in order and enter into a contract with Fire Prevention Services, Inc. for weed and litter abatement.

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

**\*1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY – EL CAJON MARKETPLACE (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council concur with the Special Events Committee and grant the applicant approval to allow closure of South Orange Avenue between West Main Street and West Douglas Avenue for a Community Event in the right-of-way to be held every Thursday.

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**\*1.8 ACCEPTANCE OF PUBLIC IMPROVEMENTS - TENTATIVE SUBDIVISION MAP (TSM) 515 – PARK GLEN ON ESTES – PUD 204 – 1025 ESTES STREET (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 require the developer to maintain insurance in force until the release of all bonds for the project.

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**\*1.9 RESOLUTIONS: INSTALLATION OF BUS SHELTERS AT VARIOUS LOCATIONS IN THE CITY OF EL CAJON, BID NO. 043-05 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS in order approving the Plans and Specifications and directing publication of Notice Inviting Sealed Bids to be opened June 7, 2005, at 2:00 p.m. for Installation of Bus Shelters at Various Locations in the City of El Cajon.

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**\*1.10 SPECIAL OPERATION LICENSE – CAT DADDY’S - 518 East Main Street**

**RECOMMENDATION:** That the City Council approve the application as submitted by Cat Daddy’s at 518 East Main Street for a cocktail lounge with liquor sales, cigarette sales and live entertainment, subject to restrictions of approval agreed to in writing by the applicant.

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## **PUBLIC COMMENT:**

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## **2. WRITTEN COMMUNICATIONS: None**

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## **PUBLIC HEARINGS:**

### **\*3.1 FIRE STATION 8 SITE CHANGE AND BROWNFIELD GRANT (Report: Director of Redevelopment and Housing)**

#### **RECOMMENDATION: That the City Council**

- **Open the Public Hearing**
  - **Accept and review testimony**
  - **Close the Public Hearing**
  - **Adopt the next RESOLUTION in order** to change the project site location for the replacement of Fire Station 8 and authorize the City Manager or designee to submit these changes to HUD and execute necessary documents.
  - **MOTION to adopt the RESOLUTION** to change the project site location for the replacement of Fire Station 8 and authorize the City Manager or designee to submit changes to HUD and execute necessary documents.
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## **3. ADMINISTRATIVE REPORTS:**

### **\*3.2 SET FREE BAPTIST FELLOWSHIP OF SAN DIEGO FY 05-06 BUDGET REQUEST (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council review and provide direction to staff regarding the attached letter from Mr. Harold Brown, CEO, requesting funding from the Redevelopment Agency low and moderate income housing fund for Set Free Baptist Ministries of San Diego.

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## **ADMINISTRATIVE REPORTS: (Continued)**

**\*3.3 NEW PROJECTS (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council provide direction to staff regarding potential new projects; and authorization to refinance the 1997 bonds and conduct financial analysis on Agency capacity to raise new funds.

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**4. COMMISSION REPORTS: None**

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**5. REPORTS OF MAYOR LEWIS**

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

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**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).

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**COUNCILMEMBER GARY KENDRICK**

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

**LETTERS OF CONCERN REGARDING EL CAJON COMMUNITY DEVELOPMENT CORPORATION**

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**COUNCILMEMBER DICK RAMOS**

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

## **REPORTS OF COUNCILMEMBERS (Continued)**

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### **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; East San Diego County Gang Task Force.

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## **7. LEGISLATIVE REPORT**

- \*7.1 League of California Cities Legislative Bulletins dated April 22, 2005 and April 29, 2005 - *Priority Focus*
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## **8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

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## **9. ORDINANCES: FIRST READING**

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

### **\*9.1 AMENDING MUNICIPAL CODE UPDATING OFFICERS AND EMPLOYEES EXCEPTED FROM THE PROVISIONS OF THE PERSONNEL SYSTEM**

An ordinance repealing Section 2.64.050 of Chapter 2.64 of the El Cajon Municipal Code and adding new Section 2.64.050 to Chapter 2.64 of the El Cajon Municipal Code adding and deleting officers and employees excepted from the provisions of the personnel system.

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## **9. ORDINANCES: SECOND READING - None**

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## 10. CLOSED SESSION:

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

- **CONFERENCE WITH LABOR NEGOTIATORS** – Conference with labor negotiators pursuant to Government Code Section 54957.6:

Agency Designated Representatives:      Kathi Henry  
Mike Shelton  
Joan Ward

Employee Organizations:                      El Cajon Police Officers Association  
El Cajon Police Officers Association Management Group  
El Cajon Municipal Employees Association  
El Cajon Mid-Management Association  
El Cajon Professional Engineers Association  
El Cajon Firefighters Association  
El Cajon Fire Captain's Unit

Unrepresented Employees:                      Executive, Unrepresented and Confidential Employees

## 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 10<sup>th</sup> day of May, 2005 is adjourned to Tuesday, May 10, 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. SANDAG BOARD ACTIONS**

**Newsletter dated April 22, 2005 from SANDAG.**



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

**Tuesday, May 10, 2005 –**

**7:00 p.m.**

**COUNCIL CHAMBERS**

**200 East Main Street**

**El Cajon, California**

# **AGENDA**

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** 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            ZONE RECLASSIFICATION 2258 – 894 South Mollison 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. 10116,** recommending approval of Zone Reclassification 2258 to rezone property located at 894 South Mollison Avenue from the R-1-6 Zone to the R-2 Zone.
  
  - **If approving or modifying the rezoning, refer to City Attorney for an Ordinance upon completion of conditions.**
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**\*101            PLANNED UNIT DEVELOPMENT 270 AND TENTATIVE SUBDIVISION  
MAP 583 (Westone Management Consultants for Jacoba Washington,  
LLC) – 1000 South Mollison Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 270**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10117** recommending approval of Planned Unit Development 270 to convert an existing 19-unit apartment complex to a common interest development in the R-3 Zone at 1000 South Mollison Avenue.

**TENTATIVE SUBDIVISION MAP 583**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10118** recommending approval of Tentative Subdivision Map 583 for a one-lot subdivision map in the R-3 Zone at 1000 South Mollison Avenue.
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## **PUBLIC HEARINGS (Continued)**

- \*102 PLANNED UNIT DEVELOPMENT 271 AND TENTATIVE SUBDIVISION MAP 584 (Westone Management Consultants for Jacoba Leslie Road, LLC) – 1028 Leslie Road (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 271**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10119** recommending approval of Planned Unit Development 271 to convert an existing eight-unit apartment complex to a common interest development in the R-3 Zone at 1028 Leslie Road.

**TENTATIVE SUBDIVISION MAP 584**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10120** recommending approval of Tentative Subdivision Map 584 for a one-lot subdivision map in the R-3 Zone at 1028 Leslie Road.
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- \*103 CONDITIONAL USE PERMIT 1999 – 670 El Cajon 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, modify or disapprove Planning Commission Resolution No. 10121** for sales of used motor vehicles in the C-2 Zone at 670 El Cajon Boulevard.
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## **PUBLIC HEARINGS (Continued)**

**\*104 PLANNED UNIT DEVELOPMENT 265 AND TENTATIVE SUBDIVISION MAP 578 (Jim Neil, CB Richard Ellis for Deepak Israni, Pacifica Companies) – 453 Graves Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 265**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10112** recommending approval of Planned Unit Development 265 to convert an existing 28-unit apartment complex into a common interest development in the R-4 Zone at 453 Graves Avenue.

**TENTATIVE SUBDIVISION MAP 578**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10113** recommending approval of Tentative Subdivision Map 578 for a one-lot subdivision map in the R-4 Zone at 453 Graves Avenue.

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**\*105 PLANNED UNIT DEVELOPMENT 255 AND TENTATIVE SUBDIVISION MAP 569 (CondoConversions.com/Tseng Wang Tai) – 1027 Leslie Road (CONTINUED FROM CITY COUNCIL MEETING OF APRIL 26, 2005) (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 255**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10096** to convert an existing five-unit apartment complex to a common interest development in the R-3 Zone at 1027 Leslie Road.

**TENTATIVE SUBDIVISION MAP 569**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10097** for a one-lot subdivision map in the R-3 Zone at 1027 Leslie Road.

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**PUBLIC HEARINGS (Continued)**

**\*106            CONDITIONAL USE PERMIT 2003 FOR A WEEKLY FARMERS' MARKET ON SOUTH ORANGE AVENUE BETWEEN WEST MAIN STREET AND WEST DOUGLAS 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. 10122 for a weekly farmers' market on Thursday evenings in the C-2 Zone on property located on South Orange Avenue between West Main Street and West Douglas Avenue.**

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**\*107            AMENDMENT OF CUP 1805 AND AMENDMENT OF SPECIFIC PLAN 106 (Hamana – Quick Trip) – 596 North Mollison Avenue (CONTINUED BY PLANNING COMMISSION ON APRIL 25, 2005, TO PLANNING COMMISSION MEETING OF JULY 11, 2005, AND FROM CITY COUNCIL MEETING OF MAY 10, 2005, TO CITY COUNCIL MEETING OF AUGUST 9, 2005.**

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**\*108            GENERAL PLAN AMENDMENT 2005-01 AND ZONE RECLASSIFICATION 2257 (Sheena for Epstein) – 393 East Chase Avenue DENIED BY PLANNING COMMISSION ON APRIL 11, 2005 – SCHEDULED FOR CITY COUNCIL MEETING OF MAY 10, 2005. APPEAL FILED AND SCHEDULED FOR CITY COUNCIL MEETING OF JUNE 14, 2005.**

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**109            ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)**

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**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 10<sup>th</sup> day of May, 2005 is adjourned to Tuesday, May 24, 2005 at 3:00 p.m.