



AGENDA

June 14, 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 May 24, 2005 Meetings and the Agenda of the June 14, 2005 Meetings in accordance to State Law and Council/Agency Policy.
- **Swearing in of Police Chief – Clifford Diamond**

PRESENTATIONS:

- Commendation – Retiring Fire Chief Edmund Jarrell
- Commendation – Youth Venture
- 2-1-1/INFO LINE – Presentation by Sara Matta
- Adopt a Cat/Kitten Month
- Presentation to City of El Cajon - “2004 Ed Gillette Award” from Tobacco Free Communities Coalition and American Lung Association of San Diego and Imperial Counties, Communities Against Substance Abuse (CASA)
- **AGENDA CHANGES:**

*Backup Information Available
Redevelopment Agency Items Are Identified

CONSENT ITEMS: (1.1 – 1.16)

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 May 24, 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 – ELECTRONICS BOUTIQUE 753 Parkway Plaza**

RECOMMENDATION: That the City Council approve the application as submitted by Electronics Boutique at 753 Parkway Plaza for a retail store for sale of video games, software, hardware and electronics.

***1.5 RESOLUTION: APPROVING THE ANNEXATION OF ROCKHAVEN RANCH REORGANIZATION OF FIVE ACRES AT 2010 EAST MADISON AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order approving the annexation of Rockhaven Ranch Reorganization of five acres on the north side of East Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 East Madison Avenue.

CONSENT ITEMS: (Continued)

- *1.6 JULY 4TH PICNIC – KENNEDY PARK - EL CAJON FIREFIGHTERS' ASSOCIATION (Report: Garry Hamdorf, Recreation Services Manager)**

RECOMMENDATION: That the City Council approve the request by the El Cajon Firefighters' Association to conduct their annual 4th of July Picnic in Kennedy Park and approve their request to sell refreshments, and waive the requirement of a Hold Harmless Agreement and Certificate of Insurance naming the City as additionally insured. That the City Council approve mini-train and llama rides.

- *1.7 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 500 – EAST SIDE OF BALLANTYNE STREET BETWEEN BROADWAY AND HART DRIVE (Daryl Priest)
(Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a one year extension of time for TSM 500 and set the new expiration date to be July 22, 2006, in accordance with Municipal Code Section 16.12.110.

- *1.8 RESOLUTION: RESCISSION OF AWARD OF BID NO. 032-05 DOCUMENT IMAGING SERVICES (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and rescind the award of bid to the low bidder, Layton Graphics, Inc., and authorize rebidding of the contract in conjunction with the requirements for fiscal year 05/06.

- *1.9 RESOLUTION: AWARD OF BID NO. 043-05 – INSTALLATION OF BUS SHELTERS AT VARIOUS LOCATIONS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Sutherlin Contracting, Inc., in the amount of \$73,545.00.

- *1.10 WASTE MANAGEMENT'S REQUEST FOR THE ANNUAL RATE ADJUSTMENT (Report: Director of Public Works)**

RECOMMENDATION: That the City Council review and approve the request from Waste Management for the annual adjustment to the rates for residential and commercial trash and recycling services effective July 1, 2005.

CONSENT ITEMS: (Continued)

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

RECOMMENDATION: That the City Council approve an Advisory Meeting for July 12, 2005, to discuss new redevelopment projects.

***1.12 PROPOSED CLASSIFICATION SPECIFICATION AND SALARY RECOMMENDATION FOR BUILDING OFFICIAL/FIRE MARSHAL (Report: Director of Human Resources)**

RECOMMENDATION: That the Redevelopment Agency and City Council approve the new classification specification for Building Official/Fire Marshal and allocate the salary range to 108.9, \$87,381 - \$106,454 annually.

***1.13 REVISED CLASSIFICATION SPECIFICATIONS FOR ACCOUNTANT AND SENIOR ACCOUNTANT (Report: Director of Human Resources)**

RECOMMENDATION: That the City Council approve the revised classification specifications for Accountant and Senior Accountant.

***1.14 RESOLUTION: AUTHORIZING CITY MANAGER TO SUBMIT GRANT APPLICATIONS ON BEHALF OF THE CITY (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the next RESOLUTION in order to authorize the City Manager to submit grant applications on behalf of the City of El Cajon.

***1.15 SPECIAL OPERATION LICENSE – RECORD TOWN USA, LLC DBA WHEREHOUSE MUSIC #1313 – 872 Jackman Street**

RECOMMENDATION: That the City Council approve the application as submitted by Record Town USA, LLC dba Wherehouse Music #1313 at 872 Jackman Street for a retail store for sale of pre-recorded music and video products and accessories.

CONSENT ITEMS: (Continued)

- *1.16 SPECIAL OPERATION LICENSE – BINARY RIFT – 830 Fletcher Parkway**

RECOMMENDATION: That the City Council approve the application as submitted by Binary Rift for a personal computer use lounge to provide internet access, on-line gaming and LAN gaming to customers.

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: DONNA RUIZ – COMPLAINT REGARDING HOMELESS CAMPS**

Letter from Donna Ruiz regarding homeless living in the canyons on north and south sides of West Main Street between Travelodge and Westwind.

- *2.2 COMMUNITY EVENT: PUBLIC AWARENESS CAMPAIGN**

Letter from Les Hart, President of Stoney's Kids, requesting the City of El Cajon support the East County Chamber of Commerce Leadership Program Public Awareness Campaign by granting permission for them to hang two banners within the City limits for approximately 30 days.

PUBLIC HEARINGS: None

3. ADMINISTRATIVE REPORTS:

***3.1 SUBSTANDARD CONDITIONS AT 709 HILLSVIEW ROAD
(Report: Building Official)**

RECOMMENDATION: That the City Council (1) establish July 1, 2005, as accrual date for civil penalties if all violations are not corrected by that date; (2) direct staff to file a Notice of Restriction against the property; (3) direct staff to obtain a search warrant to inspect the interior of the dwelling should the property owner refuse entrance; and (4) direct staff to bring this issue back to Council in approximately 30 days for further action.

***3.2 FIRST-TIME HOMEBUYER PROGRAM FUNDING LEVEL CHANGES
(Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency and City Council authorize the Director of Redevelopment and Housing to implement changes to the First-Time Homebuyer Programs to implement guidelines and techniques necessary to protect public funds and ensure results managed under State and Federal law.

***3.3 2005 BOND ISSUE TEAM (Report: Director of Redevelopment
and Housing)**

RECOMMENDATION: That the Redevelopment Agency and City Council approve the staff recommendations contained in the report dated June 9, 2005, for the Redevelopment Agency 2005 Bond Issue team of consultants.

THIS ITEM WILL BE CONSIDERED WHEN RECONVENING FROM THE CLOSED SESSION ITEM 10.

***3.4 TENTATIVE AGREEMENTS WITH EL CAJON MUNICIPAL EMPLOYEES' ASSOCIATION; EL CAJON MID MANAGEMENT AND PROFESSIONAL EMPLOYEES' GROUP; EXECUTIVE AND UNREPRESENTED MANAGEMENT; CONFIDENTIAL AND PART-TIME EMPLOYEES AND ADOPT RESOLUTION (Report: Director of Human Resources)**

RECOMMENDATION: That the City Council approve the tentative agreements reached with the above-named bargaining units and authorize the City Manager to execute any applicable final Memoranda of Understanding implementing the terms, and adopt the next RESOLUTION in order if approved.

4. COMMISSION REPORTS:

***4.1 YOUTH COMMISSION'S YOUTH OF THE YEAR AWARD PROGRAM
(Report: Marilee Gorham, Recreation Services Manager)**

RECOMMENDATION: That the City Council approve the Youth Commission's annual "Youth of the Year" Award Program.

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).

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)

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.

***6.1 SHOPPING CARTS**

RECOMMENDATION: That the City Council consider a program to reduce the blight caused by abandoned shopping carts left throughout the City of El Cajon.

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletins dated May 20, 2005, May 27, 2005, and June 3, 2005 - *Priority Focus

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING

***9.1 ADOPTION OF 2004 CALIFORNIA ELECTRICAL CODE
(Report: Building Official)**

RECOMMENDATION: That the City Council approve the first reading of the ordinance adopting the 2004 California Electrical Code, with proposed amendments, as the electrical code for use by the residents and property owners of the City of El Cajon.

That Mayor Lewis requests the City Clerk to recite the title.

An Ordinance Adopting the 2004 California Electrical Code, as amended, by reference, repealing Chapter 15.20 of the El Cajon Municipal Code and adopting a new Chapter 15.20.

9. ORDINANCES: SECOND READING

***9.2 SPECIFIC PLAN 504**

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

An ordinance approving Specific Plan 504 to exceed the maximum building height in the R-3-R (Multiple Family Restricted) Zone on property located on the west side of Jamacha Road between Granite Hills Drive and Gustavo Street, and addressed as 930 Jamacha Road.

- **MOTION to adopt the Ordinance approving Specific Plan 504 and approving Waiver Agreement of 30 day period for effective date.**

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

CLOSED SESSION: (Continued)

- 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 54956.9 (c) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Initiation of litigation
Number of potential cases: 1
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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 14th day of June, 2005 is adjourned to Tuesday, June 14, 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 May 27, 2005**

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, June 14, 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 PLANNED UNIT DEVELOPMENT 262 AND TENTATIVE SUBDIVISION MAP 575 (Neil, CB Richard Ellis for Hagey) – 478 Van Houten Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 262

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10128** recommending approval of Planned Unit Development 262 to convert an existing 81-unit apartment complex to a common interest development in the R-3 Zone at 478 Van Houten Avenue.

TENTATIVE SUBDIVISION MAP 575

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10129** recommending approval of Tentative Subdivision Map 575 for a one-lot subdivision map in the R-3 Zone at 478 Van Houten Avenue.

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- *101 PLANNED UNIT DEVELOPMENT 238 AND TENTATIVE SUBDIVISION MAP 552 (ERB Engineering, Inc. for Ballantyne Investments, LP) 852 Ballantyne Street – WITHDRAWN BY APPLICANT AT PLANNING COMMISSION MEETING OF MAY 9, 2005**
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- *102 SPECIFIC PLAN 505 AND CONDITIONAL USE PERMIT 2001 (Harley Davidson of El Cajon, Inc. for Harland, LLC) (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

SPECIFIC PLAN 505

- **Adopt the next RESOLUTION in order to approve the Negative Declaration** indicating that the proposed project will not have a significant effect on the environment.
- **Approve, modify or disapprove Planning Commission Resolution No. 10131** recommending approval of non-contiguous parking for an existing business and the expansion of a motorcycle sales and service business, in the C-2 Zone at 557 and 621 El Cajon Boulevard and 791 Chamberlain Avenue.
- **If approving, refer to the City Attorney for an Ordinance upon completion of conditions.**

PUBLIC HEARINGS: (Item 102 Continued)

CONDITIONAL USE PERMIT 2001

- **Adopt the next RESOLUTION in order to approve the Negative Declaration** indicating that the proposed project will not have a significant effect on the environment.
 - **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10132** to expand an existing motorcycle sales and service center in the C-2 Zone at 621 El Cajon Boulevard.
-

***103 PLANNED UNIT DEVELOPMENT 272 AND TENTATIVE SUBDIVISION MAP 585 (Melcher) – 1509 East Washington Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 272

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10133** recommending approval of Planned Unit Development 272 to convert an existing 28-unit apartment complex into a common interest development in the R-3 Zone at 1509 East Washington Avenue.

TENTATIVE SUBDIVISION MAP 585

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10134** recommending approval of Tentative Subdivision Map 585 for a one-lot subdivision map in the R-3 Zone at 1509 East Washington Avenue.
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***104 PLANNED UNIT DEVELOPMENT 273 AND TENTATIVE SUBDIVISION MAP 586 (Cham and Lomax) 1174 Broadway (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 273

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10135** recommending approval of Planned Unit Development 273 to create a common interest commercial development in the C-2 Zone at 1174 Broadway.

PUBLIC HEARINGS: (Item 104 Continued)

TENTATIVE SUBDIVISION MAP 586

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10136 recommending approval of Tentative Subdivision Map 586 for a 15-lot subdivision map in the C-2 Zone at 1174 Broadway.**
-

- *105 APPEAL – PLANNING COMMISSION DENIAL OF GENERAL PLAN AMENDMENT 2005-01 TO CHANGE THE LAND USE DESIGNATION FROM “LOW DENSITY RESIDENTIAL” TO “GENERAL RETAIL COMMERCIAL” AND DENIAL OF ZONE RECLASSIFICATION 2257 REQUESTING TO REZONE PROPERTY FROM THE C-1 ZONE TO THE C-2 ZONE (Sheena for Epstein) 393 East Chase Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

GENERAL PLAN AMENDMENT 2005-01

- **Adopt the next RESOLUTION in order to approve the Negative Declaration indicating that the proposed project will not have a significant effect on the environment.**
- **Adopt the next RESOLUTION in order to approve, modify or deny the appeal of Planning Commission Resolution No. 10114 denying General Plan Amendment 2005-01 to change the land use designation of property addressed as 393 East Chase Avenue from “Low Density Residential” to “General Retail Commercial”.**

ZONE RECLASSIFICATION 2257

- **Adopt the next RESOLUTION in order to approve the Negative Declaration indicating that the proposed project will not have a significant effect on the environment.**
 - **Adopt the next RESOLUTION in order to approve, modify or deny the appeal of Planning Commission Resolution No. 10115 denying Zone Reclassification 2257 to rezone property located at 393 East Chase Avenue from the C-1 to the C-2 Zone.**
 - **If City Council approves the appeal, refer Zone Reclassification 2257 to the City Attorney for preparation of an Ordinance upon completion of conditions.**
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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 14th day of June, 2005 is adjourned to Tuesday, June 28, 2005 at 3:00 p.m.