



# AGENDA

July 26, 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 about 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 July 12, 2005 Meetings and the Agenda of the July 26, 2005 Meetings in accordance to State Law and Council/Agency Policy.

## PRESENTATIONS:

- **East County Leadership Class of 2005**
- **Service Award Presentations**
- **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 July 12, 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 RESOLUTION - AWARD OF BID NO. 046-05 – BALLANTYNE STREET RESURFACING (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, SRM Contracting & Paving, in the amount of \$735,700.00.

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### **\*1.5 RESOLUTION – FEDERAL PROGRAM SUPPLEMENT AGREEMENT FOR FUNDING FLETCHER PARKWAY/BROADWAY TIMING OF TRAFFIC SIGNALS/SIGNAL SYNCHRONIZATION (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to authorize the City Manager or designee to execute the agreement for the project.

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

**\*1.6 EMERGENCY SEDIMENT REMOVAL FROM FORRESTER CREEK CHANNEL (Report: Acting Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order declaring an emergency exists that requires the expenditure of funds to protect life, health and property, and authorizing the City Manager to enter into a construction contract to remove sediment from Forrester Creek due to the storms this winter that deposited sediment in the Forrester Creek Channel.

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**\*1.7 PROGRAM/PROJECT MANAGEMENT FOR PUBLIC SAFETY FACILITIES (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a Professional Services Agreement with Gafcon Construction Consultants for program and project management services.

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**\*1.8 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP 512 188 South Lincoln Avenue (Report: Acting Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for Tentative Subdivision Map (TSM) 512.

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**\*1.9 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY; COVENANT NOT TO CONVEY CONDOMINIUM UNITS; AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 534 800 East Lexington Avenue (Report: Acting 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 Tentative Subdivision Map (TSM) 534 at 800 East Lexington Avenue and authorizing execution of the agreements.

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

- \*1.10 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY; COVENANT NOT TO CONVEY CONDOMINIUM UNITS; AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 535  
520 South Mollison Avenue (Report: Acting 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 Tentative Subdivision Map (TSM) 535 at 520 South Mollison Avenue and authorizing execution of the agreements.

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## **PUBLIC COMMENT:**

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## **2. WRITTEN COMMUNICATIONS:**

- \*2.1 DESIGNATION OF VOTING DELEGATE FOR 2005 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE**

**Letter from League of California Cities requesting the designation of Voting Delegate for 2005 League Annual Conference October 6 – 8, 2005 in San Francisco and requesting Voting Delegate Form be completed and returned to them no later than September 6, 2005.**

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## **WRITTEN COMMUNICATIONS: (Continued)**

**\*2.2 ELDER LAW AND ADVOCACY – USE OF WELLS SENIOR CENTER;  
REQUEST WAIVER OF FEES (Report: Recreation Services Manager)**

**RECOMMENDATION:** That the City Council review the request from Elder Law and Advocacy to waive facility use fees for use of a meeting room at Wells Senior Center to provide free legal services to seniors ages 60 and over.

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**\*2.3 THE HOME DEPOT REQUEST FOR CITY TO ADOPT RESOLUTION  
REGARDING ANNEXATION OF HOME DEPOT SITE**

Letter from Greg George, Real Estate Manager Western Region, for The Home Depot requesting the City initiate annexation of the East Main Street site and adopt a resolution at the City Council Meeting of August 9, 2005.

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### **3. PUBLIC HEARING:**

**\*3.1 DISPOSITION AND DEVELOPMENT AGREEMENT – ST. MADELEINE  
SOPHIE’S CENTER (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council/Redevelopment Agency

- Open the Public Hearing and receive testimony
  - Close the Public Hearing
  - As the City Council, adopt the next RESOLUTION in order approving the Disposition and Development Agreement.
  - As the Redevelopment Agency Board of Directors, adopt the next RESOLUTION in order approving the Disposition and Development Agreement.
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### **ADMINISTRATIVE REPORTS:**

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

**\*3.2 TENTATIVE AGREEMENT WITH EL CAJON FIRE CAPTAINS’ UNIT  
(Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the tentative agreement reached with the El Cajon Fire Captains’ Unit and authorize the City Manager to execute any final Memoranda of Understanding implementing the terms, and adopt the next RESOLUTION in order, if approved.

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

### **\*3.3 EAST COUNTY PERFORMING ARTS CENTER – DRAFT REQUEST FOR QUALIFICATIONS (Report: City Manager)**

**RECOMMENDATION:** That the City Council review and approve the draft Request for Qualifications for management of the East County Performing Arts Center.

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## **4. COMMISSION REPORTS:**

### **\*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – JULY 13, 2005 MEETING (Report: Secretary to Traffic Commission)**

#### **ITEM I – ALL WAY STOP – FIRST STREET AND REDWOOD AVENUE**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish the following No Parking Zone:

#### **FIRST STREET SOUTH OF REDWOOD AVENUE**

Along the easterly curblineline of First Street, beginning at the south curblineline of Redwood Avenue, thence southerly a distance of 85 feet. (Note: This no parking zone would only apply when school is in session.)

#### **ORAL COMMUNICATION – TRAFFIC COMMISSION STIPEND**

**RECOMMENDATION:** That the City Council reinstate the Traffic Commission stipend of \$50 per meeting.

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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.

#### **\*6.1 FREEWAY OVERLAY ZONE**

**RECOMMENDATION:** That the City Council consider amending the General Plan to include a Freeway Overlay Zone up to and including within 600 feet of the freeway right-of-way.

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### **COUNCILMEMBER DICK RAMOS**

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

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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 July 8, 2005 and July 15, 2005 - *Priority Focus***

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## 8. GENERAL INFORMATION ITEMS FOR DISCUSSION

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## 9. ORDINANCES: FIRST READING - NONE

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## 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 Firefighters' Association  
El Cajon Fire Captains' Unit

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

Number of potential cases:                  1

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## 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 26<sup>th</sup> day of July, 2005 is adjourned to Tuesday, July 26, 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 Wastewater JPA News Brief – July 2005**
- \*B. Letter from Senator Dianne Feinstein congratulating the City for receiving the Edward Byrne Memorial Justice Assistance Grant through the Department of Justice.**

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

**Tuesday, July 26, 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 2262 and AMENDMENT OF CONDITIONAL USE PERMIT 197 (Swenson for Broadway Animal Hospital, Inc.)  
380 Broadway (Report: City Clerk)**

**RECOMMENDATION:** That the City Council

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

### **ZONE RECLASSIFICATION 2262**

- **Approve, modify or disapprove Planning Commission Resolution No. 10155** recommending approval of Zone Reclassification 2262 to rezone property located at 380 Broadway from the C-2 and R-E-40 Zones to the C-R Zone.
- **If approving the rezoning, refer to the City Attorney for an Ordinance upon completion of conditions.**

### **AMENDMENT OF CONDITIONAL USE PERMIT 197**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10156** granting Amendment of Conditional Use Permit 197 for an animal hospital in the pending C-R Zone at 380 Broadway.

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- \*101            PLANNED UNIT DEVELOPMENT 279 and TENTATIVE PARCEL MAP 623 (Arenson for McLaen) 786, 788 and 790 Grossmont Avenue  
(Report: City Clerk)**

**RECOMMENDATION:** That the City Council

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

### **PLANNED UNIT DEVELOPMENT 279**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10157** recommending approval of Planned Unit Development 279 requesting a three-unit residential common interest development in the R-2 Zone at 786, 788 and 790 Grossmont Avenue.

### **TENTATIVE PARCEL MAP 623**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10158** recommending approval of Tentative Parcel Map 623 for a four-lot subdivision map in the R-2 Zone at 786, 788 and 790 Grossmont Avenue.

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

**\*102 PLANNED UNIT DEVELOPMENT 280 and TENTATIVE SUBDIVISION MAP 593 (Westone Management for Jacoba Leslie, LLC) 469 N. First Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

### **PLANNED UNIT DEVELOPMENT 280**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10159** recommending approval of Planned Unit Development 280 to convert an existing seven-unit apartment complex into a common interest development in the R-3 Zone at 469 N. First Street.

### **TENTATIVE SUBDIVISION MAP 593**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10160** recommending approval of Tentative Subdivision Map 593 for a one-lot subdivision map in the R-3 Zone at 469 N. First Street.

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**\*103 PLANNED UNIT DEVELOPMENT 282 and TENTATIVE SUBDIVISION MAP 595 (CondoConversions.com for The Deboskey Family Trust) 756 S. Magnolia Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

### **PLANNED UNIT DEVELOPMENT 282**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10161** recommending approval of Planned Unit Development 282 to convert an existing nine-unit apartment complex into a common interest development in the R-3 Zone at 756 S. Magnolia Avenue.

### **TENTATIVE SUBDIVISION MAP 595**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10162** recommending approval of Tentative Subdivision Map 595 for a one-lot subdivision map in the R-3 Zone at 756 S. Magnolia Avenue.

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

- \*104**            **CONDITIONAL USE PERMIT 2005 (International Education Institute, Inc. for Keith R. Anderson 2003 Trust) 905 West Main Street (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. 10171 for a private school and daycare facility in the C-M and R-3 Zones at 905 West Main Street.**
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- \*105**            **PLANNED UNIT DEVELOPMENT 281 and TENTATIVE SUBDIVISION MAP 594 (Maisel Presley, Inc. for Ma) 1019 Peach Avenue - CONTINUED BY PLANNING COMMISSION TO PLANNING COMMISSION MEETING OF AUGUST 22, 2005, AND CITY COUNCIL MEETING OF SEPTEMBER 27, 2005**
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- \*106**            **APPEAL – PLANNING COMMISSION DENIAL OF VARIANCE 946 TO EXCEED THE MAXIMUM BUILDING HEIGHT IN THE R-1-6 ZONE (United Methodist Chapel of the Valley) – 1465 East Madison Avenue (Report: City Clerk) – CONTINUED FROM CITY COUNCIL MEETING OF JUNE 28, 2005**

**RECOMMENDATION: That the City Council**

- **Continue the Public Hearing and receive testimony**
  - **Continue the Public Hearing to August 23, 2005, at 7:00 p.m.**
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- 107**            **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 26<sup>th</sup> day of July, 2005 is adjourned to Tuesday, August 9, 2005 at 3:00 p.m.