



AGENDA

November 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 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 October 25, 2005 Meetings and the Agenda of the November 8, 2005 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - **"National Bible Week" – November 20-27, 2005**
- **AGENDA CHANGES:**

***Backup Information Available
Redevelopment Agency Items Are Identified**

CONSENT ITEMS: (1.1 – 1.8)

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 October 25, 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 COMMUNITY EVENT IN THE RIGHT-OF-WAY – CAJON CLASSIC CRUISE – PARADE OF LIGHTS (Report: Assistant to the City Manager)**

RECOMMENDATION: That the City Council concur with the City's Special Events Committee and approve the request for a special Cajon Classic Cruise on December 7, 2005, and grant the applicant approval for road closures.

***1.5 ACCEPTANCE OF THIRD STREET WIDENING, RESURFACING AND DRAINAGE IMPROVEMENTS, LUKE LANE TO GREENFIELD DRIVE (Report: Acting 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.

CONSENT ITEMS: (Continued)

- *1.6 RESOLUTION: AWARD OF BID NO. 014-06 – CMP LINING AND REPLACEMENT-VARIOUS LOCATIONS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, S. C. Valley Engineering, Inc., in the amount of \$413,895.00.

- *1.7 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)**

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

- *1.8 SPECIAL OPERATION LICENSE APPLICATION – EAST COUNTY PAWN SHOP, INC. – 941 Broadway**

RECOMMENDATION: That the City Council approve the application as submitted by Donald Kaufman for a Special Operation License for a pawn shop at 941 Broadway.

PUBLIC COMMENT:

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2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

***3.1 AFFORDABLE HOUSING ORDINANCE**

RECOMMENDATION:

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**
- **That Mayor Lewis** requests the City Clerk to recite the title of the Ordinance for the First Reading

An ordinance adding new Chapter 15.82 to the El Cajon Municipal Code regarding affordable housing in the Redevelopment Project Area.

***3.2 DEMOLITION ORDER FOR PROPERTY AT 623 TAFT AVENUE (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council (1) deem appropriate the Building Official/Fire Marshal's determination that the structure is substandard and a public nuisance, (2) require demolition of the structure by December 8, 2005, (3) if the structure is not demolished by December 8, 2005, direct staff to pursue demolition of the structure with all costs incurred by the City to be assessed against the property as a tax lien.

ADMINISTRATIVE REPORTS:

***3.3 EXPIRATION OF TERMS ON CITY COMMISSIONS (Report: City Manager)**

RECOMMENDATION: That the Mayor and City Council direct staff to take appropriate action to eliminate the Arts and Culture Commission; establish that the Commission on Aging and Disabilities will meet as needed; and establish the schedule for applications/interviews of candidates to serve on City Commissions or reappoint the incumbent commissioner, as desired.

***3.4 AMENDMENT TO SPECIFIC PLAN 182 (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency authorize the Executive Director/City Manager to execute a professional services agreement with CityWorks for consulting services associated with an amendment to Specific Plan 182.

ADMINISTRATIVE REPORTS: (Continued)

- *3.5 CONTRACTUAL AGREEMENT FOR MANAGEMENT OF THE EAST COUNTY PERFORMING ARTS CENTER (Report: Director of Recreation)**

RECOMMENDATION: That the City Council review the Agreement with Art Beat Management, a business unit of Christian Community Theater (CCT), for the management of the East County Performing Arts Center (ECPAC).

4. COMMISSION REPORTS: None

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).

- *6.1 Letter from Councilman Steve Gronke at City of Vista offering ideas and suggestions for working on homeless issues.**
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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.

7. LEGISLATIVE REPORT

- *7.1** League of California Cities Legislative Bulletins dated October 21, 2005 and October 28, 2005 - *Priority Focus*
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8. GENERAL INFORMATION ITEMS FOR DISCUSSION - None

9. ORDINANCES: FIRST READING

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

***9.1** **SPECIFIC PLAN 504**

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.

***9.2** **DENSITY BONUS ORDINANCE**

An Ordinance of the City Council of the City of El Cajon Repealing Section 17.64.035 of Chapter 17.64 of Title 17 of the El Cajon Municipal Code and adding a new Section 17.64.035 to Chapter 17.64 and adding a new Chapter 17.65 to Title 17 of the El Cajon Municipal Code.

ORDINANCES: FIRST READING (Continued)

***9.3 SPECIFIC PLAN 440**

An Ordinance approving deletion of Specific Plan 440 to delete patio dining area, parking and property from the existing restaurant in the C-2 (General Commercial) Zone on property located on the south side of Fletcher Parkway between Brockton Street and Westwind Drive, and addressed as 2275 Fletcher Parkway.

ORDINANCES: SECOND READING AND ADOPTION

***9.4 ZONE RECLASSIFICATION 2233**

An Ordinance approving Zone Reclassification 2233 to prezone property from the County A-70 Zone to the City R-E-20-H (Residential Estates 20,000 Sq. Ft. Lots/Hillside Overlay) Zone on property located on the north side of East Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 East Madison Avenue.

10. CLOSED SESSIONS:

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - pursuant to subdivision (a) of Government Code Section 54956.9:

Name of Case: County of San Diego v. City of El Cajon;
Home Depot, USA, Inc., Real Party in Interest

Case No. GIC 853366

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - pursuant to subdivision (a) of Government Code Section 54956.9:

Name of Case: County of San Diego v. City of El Cajon;
Mike Raleigh, Real Party in Interest

Case No. GIC 853367

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 8th day of November, 2005 is adjourned to Tuesday, November 8, 2005 at 7:00 p.m.

GENERAL INFORMATION:

The following items are informational and are not discussed unless the Council/Agency brings the items forward for discussion under Item No. 8 of the agenda.

***A. PLANNING COMMISSION RESOLUTION**

No. 10208 – Granting Conditional Use Permit 2012 to utilize prefabricated structures for storage purposes in the M Zone at 330-346 Front Street.

***B. SANDAG Board Actions dated October 28, 2005**

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, November 8, 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:** City Clerk Kathie Rutledge



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE
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- **AGENDA CHANGES:**

PUBLIC COMMENT:

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*** Backup Information Available
Redevelopment Agency Items Identified**

PUBLIC HEARINGS:

- *100 PLANNED UNIT DEVELOPMENT 238R AND TENTATIVE SUBDIVISION MAP 552R (ERB Engineering, Inc. for Ballantyne Investments LP) 852 Ballantyne Street (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 238R

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10209** recommending approval of Planned Unit Development 238R to construct a four-unit residential common interest development in the R-1-6 Zone at 852 Ballantyne Street.

TENTATIVE SUBDIVISION MAP 552R

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10210** recommending approval of Tentative Subdivision Map 552R for a five-lot subdivision map in the R-1-6 Zone at 852 Ballantyne Street.

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- *101 PLANNED UNIT DEVELOPMENT 293 AND TENTATIVE SUBDIVISION MAP 607 (CondoConversions.com for Scheidel) – 661-675 Emerald Avenue - Continued by Planning Commission to Planning Commission Meeting of December 12, 2005 and City Council Meeting of January 10, 2006**
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PUBLIC HEARINGS: (Continued)

***102 PLANNED UNIT DEVELOPMENT 294 AND TENTATIVE SUBDIVISION
MAP 608 (Ferson for BGA, Ltd.) – 1499 Broadway (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 294

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10218** recommending approval of Planned Unit Development 294 to convert an existing 16-unit apartment complex into a common interest development in the R-3 Zone at 1499 Broadway.

TENTATIVE SUBDIVISION MAP 608

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10219** recommending approval of Tentative Subdivision Map 608 for a one-lot subdivision map in the R-3 Zone at 1499 Broadway.

***103 TENTATIVE SUBDIVISION MAP 510R (Marchesini) - 1850 Avocado
Boulevard (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

TENTATIVE SUBDIVISION MAP 510R

- **Adopt the next RESOLUTION in order to approve the Negative Declaration.**
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10213** recommending approval of Tentative Subdivision Map 510R for a five-lot residential subdivision map in the R-S-14 Zone on property located at 1850 Avocado Boulevard.

PUBLIC HEARINGS: (Continued)

- *104 PLANNED UNIT DEVELOPMENT 289 AND TENTATIVE SUBDIVISION MAP 602 (Watson for WGA East Main Street, LP) - 1362 East Main Street (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 289

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10211** recommending approval of Planned Unit Development 289 to convert an existing 68-unit apartment complex to a common interest development in the R-3 and R-4 Zones at 1362 East Main Street.

TENTATIVE SUBDIVISION MAP 602

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10212** recommending approval of Tentative Subdivision Map 602 for a one-lot subdivision map in the R-3 and R-4 Zones at 1362 East Main Street.

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- *105 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 8th day of November, 2005 is adjourned to Tuesday, November 29, 2005 at 3:00 p.m.