

# *City of El Cajon*

## *City Council / Redevelopment Agency*

*December 13, 2005*

### *Agenda*

*Mark Lewis*  
*Mayor*

*Kathi Henry*  
*City Manager*

*Bob McClellan*  
*Mayor Pro Tem*

*Morgan Foley*  
*City Attorney*

*Gary Kendrick*  
*Councilmember*

*Kathie  
Rutledge*  
*City Clerk*

*Jillian  
Hanson-Cox*  
*Councilmember*

*Rob Turner*  
*Director of  
Public Works*

*Dick Ramos*  
*Councilmember*

*Jim Griffin*  
*Director of  
Community  
Development*



# *Season's Greetings*



# AGENDA

December 13, 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 November 29, 2005 Meetings and the Agenda of the December 13, 2005 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
  - EPA Presentation of check to City Council/Redevelopment Agency
- **AGENDA CHANGES:**

\*Backup Information Available  
Redevelopment Agency Items Are Identified

**CONSENT ITEMS: (1.1 – 1.15)**

**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 November 29, 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 AMENDED AND RESTATED JOINT POWERS AGREEMENT FOR HEARTLAND COMMUNICATIONS FACILITY AUTHORITY  
(Report: City Manager)**

**RECOMMENDATION:** That the City Council approve the Amended and Restated Joint Powers Agreement for Heartland Communication Facility Authority.

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**\*1.5 PARAMEDIC RESOURCE POOL (Report: Fire Chief)**

**RECOMMENDATION:** That the City Council approve the Memorandum of Understanding for a Paramedic/Firefighter Resource Pool.

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**CONSENT ITEMS: (Continued)**

**\*1.6 REVISIED CLASSIFICATION SPECIFICATION FOR SENIOR HUMAN RESOURCES ANALYST (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revised classification specification for Senior Human Resources Analyst.

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**\*1.7 REVISIONS TO CITY COUNCIL POLICY A-9, CITY SAFETY COMMITTEE (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revisions to City Council Policy A-9, City Safety Committee.

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**\*1.8 CONTRACT TO ADMINISTER EPA GRANT FUNDS (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency consider entering into and approving a contract between the Redevelopment Agency and the El Cajon Community Development Corporation and adopt the next RESOLUTION in order approving the execution of this contract.

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**\*1.9 AFFORDABLE HOUSING ORDINANCE (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS in order to establish the following: 1) Affordable Housing Trust Fund; 2) Affordable Housing in Lieu Fee; and 3) Affordable Housing Guidelines.

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**\*1.10 CONCRETE TRUCK REPLACEMENT (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council appropriate \$52,000 from the Gas Tax Fund Balance for the purchase of a new concrete form truck.

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**CONSENT ITEMS: (Continued)**

- \*1.11 ACCEPTANCE OF CHAIN LINK FENCING PROJECT (Report: 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.

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- \*1.12 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 523 – 930 Peach Avenue (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council grant a one year time extension for TSM 523 and set the new expiration date to be December 2, 2006, in accordance with Municipal Code Section 16.12.110.

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- \*1.13 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 556 – 472 Graves Avenue (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for TSM 556 at 472 Graves Avenue.

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- \*1.14 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 510R – 1850 Avocado Boulevard (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Subdivision Agreement and Final Subdivision Map for TSM 510R.

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- \*1.15 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 554 – 1490 Naranca Avenue (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for TSM 554 at 1490 Naranca Avenue

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## **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 FROM DARYL PRIEST, PRESIDENT OF PRIEST DEVELOPMENT CORPORATION**

Letter from Daryl Priest, President of Priest Development Corporation, requesting an amendment to the Disposition and Development Agreement entered into by the El Cajon Redevelopment Agency and Priest Development Corporation for the Park Avenue Project at Ballantyne and Park Avenue.

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**\*2.2 LETTER FROM CLAIRE CARPENTER, PRESIDENT AND CEO OF EL CAJON COMMUNITY DEVELOPMENT CORPORATION**

Letter from Claire Carpenter, President and CEO of El Cajon Community Development Corporation, providing a copy of the 2004-2005 Audit, 2005-2006 Budget, including details on the City of El Cajon's contributions to the ECCDC.

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**\*2.3 LETTER FROM DON STURTEVANT, PRESIDENT, DESCO REAL ESTATE, INC.**

Letter from Don Sturtevant, President, Desco Real Estate, Inc., requesting either amending or temporarily suspending enforcement of ECMC 17.66.020 with regard to "sign spinners".

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**\*2.4 LETTER FROM ANDRÉ ZEEHANDELAAR, PRESIDENT OF GILLESPIE FIELD EAGLES, INC.**

Letter from André Zeehandelaar, President of Gillespie Field Eagles, Inc., requesting the City Council waive any fees associated with violations in connection with an incident at the Mother Goose Parade on November 20, 2005.

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### **3. PUBLIC HEARINGS:**

**\*3.1 REALLOCATION OF CDBG FUNDS (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing, solicit public input and close the Public Hearing;**
  - **Determine the amount and extent of reallocation of CDBG funds;**
  - **Adopt the next City RESOLUTION in order for reallocation and commitment of these funds; and**
  - **Authorize the City Manager or designee to submit these changes of the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute all affiliated documents.**
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### **ADMINISTRATIVE REPORTS:**

**\*3.2 CONTRACTUAL AGREEMENT FOR MANAGEMENT OF THE EAST COUNTY PERFORMING ARTS CENTER (Report: Director of Recreation)**

**RECOMMENDATION: That the City Council** review the requested changes to the Agreement to

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**\*3.3 SELECTION OF MAYOR PRO TEM (Report: City Clerk)**

**RECOMMENDATION: That the City Council** select a Mayor Pro Tem according to the El Cajon Municipal Code.

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**\*3.4 STATUS REPORT ON TOBACCO LICENSING (Report: Director of Community Development)**

**RECOMMENDATION: That the City Council** receive this status report and direct any questions to staff.

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## **4. COMMISSION REPORTS:**

- \*4.1 AMENDMENT OF CONDITIONAL USE PERMIT 1659 (Searle Family Trust 07-11-84) 1149 Broadway (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10228** granting amendment of Conditional Use Permit 1659 to renew a conditional use permit for auto sales and repair in the C-2 Zone at 1149 Broadway.
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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).

- \*6.1 CONSUMER ACCESS TO VEHICLE KEY INFORMATION**

**RECOMMENDATION: That the City Council** adopt the next RESOLUTION in order supporting AB 714 for consumer access to vehicle key information.

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### **COUNCILMEMBER GARY KENDRICK**

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

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## REPORTS OF COUNCILMEMBERS (Continued)

### 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 Bulletin dated December 2, 2005 - *Priority Focus*
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## 8. GENERAL INFORMATION ITEMS FOR DISCUSSION - None

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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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## ORDINANCES: SECOND READING AND ADOPTION - None

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**10. CLOSED SESSIONS:**

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

Number of potential cases: 7

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- **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 Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 13<sup>th</sup> day of December, 2005 is adjourned to Tuesday, December 13, 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. SANDAG BOARD ACTIONS – Bulletin of actions taken by the San Diego Association of Governments Board dated November 18, 2005.**
- \*B. Letter from Mayor Lewis to Teri Basta at Metro Waste Water appointing Rob Turner, Director of Public Works, as the City of El Cajon new alternate to the Metro Waste Water JPA effective December 1, 2005.**
- \*C. Planning Commission Resolution No. 10229 – Granting Conditional Use Permit 2013 for off-sale beer and wine in conjunction with existing tobacco products sales in the C-R Zone at 415 Fletcher Parkway.**
- \*D. Letter from Dave Allen, Chair, Board of Commissioners of Heartland Fire Training Facility, requesting additional space at the current training facility and the possibility of shared use facilities.**

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

**Tuesday, December 13, 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

**\*100            ZONE RECLASSIFICATION 2269 AND AMENDMENT OF SITE DEVELOPMENT PLAN 60 (Amendment of Site Development Plan 60 withdrawn by applicant at Planning Commission Meeting of November 21, 2005) (Lottes Family Trust c/o California Accounts) 321, 323 and 325 Van Houten 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. 10217 recommending approval of Zone Reclassification 2269 to rezone property located at 321, 323 and 325 Van Houten Avenue from the R-P Zone to the O-P Zone.**
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**\*101            PLANNED UNIT DEVELOPMENT 299 AND TENTATIVE SUBDIVISION MAP 613 (Comer, CB Richard Ellis) 758 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 299**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10226 recommending approval of Planned Unit Development 299 to convert an existing 62-unit apartment complex into a common interest development in the R-3 Zone at 758 South Mollison Avenue.**

**TENTATIVE SUBDIVISION MAP 613**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10227 recommending approval of Tentative Subdivision Map 613 for a one-lot subdivision map in the R-3 Zone at 758 South Mollison Avenue.**
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**\*102            PLANNED UNIT DEVELOPMENT 300 AND TENTATIVE SUBDIVISION MAP 614 (Hunters Run Apartments, LLC) 532 Broadway – Continued by Planning Commission to Planning Commission Meeting of January 9, 2006 and City Council Meeting of February 14, 2006.**

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**PUBLIC HEARINGS: (Continued)**

**\*103            ZONE RECLASSIFICATION 2263 (Yoak for Ortega/Russell/Stoffel)  
538, 546 and 554 North Third 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 the Mitigated Negative Declaration.**
  - **Approve, Modify or Disapprove Planning Commission Resolution No. 10216 recommending approval of Zone Reclassification 2263 to rezone property from the R-1-6 Zone to the R-2 Zone on property located at 538, 546 and 554 North Third Street.**
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## **PUBLIC HEARINGS: (Continued)**

- \*104            ZONE RECLASSIFICATION 2270, CONDITIONAL USE PERMIT 2014, PLANNED UNIT DEVELOPMENT 291 AND TENTATIVE SUBDIVISION MAP 605 (El Cajon Community Development Corporation – ECCDC)**  
**Vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street (Report: City Clerk)**

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

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

### **ZONE RECLASSIFICATION 2270**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10232** recommending approval of Zone Reclassification 2270 to rezone vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street from the R-1-6 Zone to the R-3 Zone.

### **CONDITIONAL USE PERMIT 2014**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10233** granting Conditional Use Permit 2014 for a density bonus and a development concession for driveway width in conjunction with a proposed residential project in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

### **PLANNED UNIT DEVELOPMENT 291**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10234** recommending approval of Planned Unit Development 291 to construct a seven-unit common interest residential development in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

### **TENTATIVE SUBDIVISION MAP 605**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10235** recommending approval of Tentative Subdivision Map 605 for an eight-lot subdivision map in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.
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## **PUBLIC HEARINGS: (Continued)**

**\*105 PLANNED UNIT DEVELOPMENT 301 AND TENTATIVE PARCEL MAP 626 (Lanes) 1185 Marline Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 301**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10236** recommending approval of Planned Unit Development 301 requesting to construct a three-unit common interest development in the R-2-R Zone at 1185 Marline Avenue.

**TENTATIVE PARCEL MAP 626**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10237** recommending approval of Tentative Parcel Map 626 for a four-lot parcel map in the R-2-R Zone at 1185 Marline Avenue.
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**\*106 PLANNED UNIT DEVELOPMENT 292 AND TENTATIVE SUBDIVISION MAP 606 (Westone Management Consultants for Pars Group LLC)  
1371 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 292**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10230** recommending approval of Planned Unit Development 292 to convert an existing 10-unit apartment complex into a common interest development in the R-3 Zone at 1371 East Washington Avenue.

**TENTATIVE SUBDIVISION MAP 606**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10231** recommending approval of Tentative Subdivision Map 606 for a one-lot subdivision map in the R-3 Zone at 1371 East Washington Avenue.
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## **PUBLIC HEARINGS: (Continued)**

- \*107 SPECIFIC PLAN 508 AND CONDITIONAL USE PERMIT 1840 (Priest Development for Promenade Square LLC) Vacant property at the southwest corner of West Main Street and South Magnolia Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**SPECIFIC PLAN 508**

- **Approve, Modify or Disapprove the Planning Commission Resolution** to increase building height to greater than 35 feet for three commercial buildings in the C-2 Zone on vacant property located on the southwest corner of West Main Street and South Magnolia Avenue based upon a verbal report provided by the Director of Community Development.

**CONDITIONAL USE PERMIT 1840**

- **Approve, Modify or Disapprove the Planning Commission Resolution** for reduced parking for commercial buildings in the C-2 Zone on property located on the southwest corner of West Main Street and South Magnolia Avenue based upon a verbal report provided by the Director of Community Development.
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- \*108 SPECIFIC PLAN 504 (Lamar Pacific Development) 930 Jamacha Road (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve Planning Commission Resolution No. 9998** requesting to exceed the maximum building height in the R-3-R Zone at 930 Jamacha Road.
- **Request City Clerk to recite the title for the second reading of the ordinance.**

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 ordinance approving Specific Plan 504**

**PUBLIC HEARINGS: (Continued)**

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

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**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 13<sup>th</sup> day of December, 2005 is adjourned to Tuesday, January 10, 2006 at 3:00 p.m.



Happy  
Holidays

