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# City of El Cajon

City Council / Redevelopment Agency

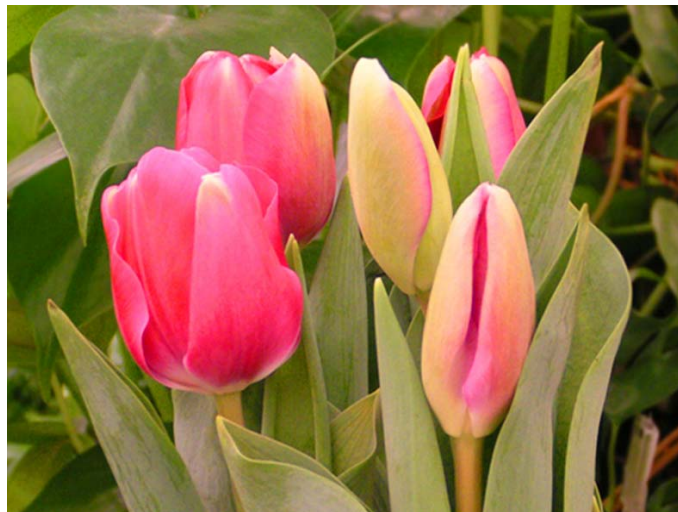
## Agenda

**MARK LEWIS**  
*Mayor*

**May 9, 2006**

**KATHI HENRY**  
*City Manager*

**JILLIAN  
HANSON-COX**  
*Mayor Pro Tem*



**MORGAN FOLEY**  
*City Attorney*

**GARY KENDRICK**  
*Councilmember*

**KATHIE  
RUTLEDGE**  
*City Clerk*

**BOB McCLELLAN**  
*Councilmember*

**ROB TURNER**  
*Director of  
Public Works /  
City Engineer*

**DICK RAMOS**  
*Councilmember*

**Mother's Day – May 14,**

**JIM GRIFFIN**  
*Director of  
Community  
Development*





# AGENDA

May 9, 2006

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 April 25, 2006 Meetings and the Agenda of the May 9, 2006 Meetings in accordance to State Law and Council/Agency Policy.

• **PRESENTATIONS:**

- El Cajon Police Department Color Guard
- "National Public Works Week" – May 21-27, 2006
- Chief of Police Recognition of Retiring Reserves
- "Bike to Work Day" – May 19, 2006
- "Days of Remembrance" – Gussy Zacks
- Art Beat Management Presentation – Roxanne Fulkerson, Director of Marketing

• **AGENDA CHANGES:**

\*Backup Information Available  
Redevelopment Agency Items Are Identified

## **CONSENT ITEMS: (1.1 – 1.12)**

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 25, 2006 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 PROGRAM MANAGEMENT PLAN FOR PUBLIC SAFETY FACILITIES (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council review and accept the Public Safety Facilities Program Management Plan as prepared by the City's Program Manager, Gafcon, Inc.

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### **\*1.5 JANUARY – MARCH 2006 – QUARTERLY TREASURER'S REPORT (Report: Assistant City Manager/Director of Finance and Treasurer)**

**RECOMMENDATION:** That the City Council receive the latest Quarterly Treasurer's Report.

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

- \*1.6 RESOLUTION - AWARD OF BID NO. 023-06 - INSTALLATION OF TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEM AT WASHINGTON AVENUE/DEHESA ROAD AND GRANITE HILLS DRIVE (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 \$116,000.00.

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- \*1.7 RESOLUTION - AWARD OF BID NO. 025-06 - MODIFICATION OF TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEMS AT MOLLISON AVENUE AND MADISON AVENUE, AND JOHNSON AVENUE AND MADISON AVENUE (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 \$44,405.00.

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- \*1.8 REQUEST APPROVAL OF EXTENSION AND MODIFICATIONS OF TRAFFIC SIGNAL AND COMMUNICATION SYSTEM MAINTENANCE CONTRACT (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the extension and modifications to existing contract for the Traffic Signal and Communication System Maintenance Contract.

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- \*1.9 COMMUNITY EVENT IN THE RIGHT-OF-WAY - FOURTH ANNUAL WIEGHORST WESTERN HERITAGE DAYS (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council approve the request for a Community Event in the right-of-way to be held the weekend of June 3<sup>rd</sup> and June 4<sup>th</sup> on Rea Avenue with the conditions contained in the Agenda Report.

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

- \*1.10 RESOLUTIONS - RESURFACING OF EL CAJON BOULEVARD, BOULEVARD PLACE TO WEST MAIN STREET, JOHNSON AVENUE, WEST MAIN STREET TO EL CAJON BOULEVARD AND WASHINGTON AVENUE, JOHNSON AVENUE TO AVOCADO BOULEVARD, ENGINEERING JOB NO. 3056/BID NO. 003-07 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS in order to approve Plans and Specifications and direct a Notice Inviting Sealed Bids to be opened on June 14, 2006 for the Resurfacing of El Cajon Boulevard, Boulevard Place to West Main Street, Johnson Avenue, West Main Street to El Cajon Boulevard and Washington Avenue, Johnson Avenue to Avocado Boulevard.

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- \*1.11 RESOLUTION - ESTABLISH A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FOR GREATER DOWNTOWN EL CAJON**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish a property and business improvement district for greater downtown El Cajon and schedule a Public Hearing for June 27, 2006 at 7:00 p.m.

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- \*1.12 ACCEPTANCE OF EMERGENCY SEDIMENT REMOVAL FROM FORRESTER CREEK CHANNEL ALONG I-8 AND STORM DRAIN REPAIR AT EL CAJON BOULEVARD, ENGINEERING JOB NO. 3015 (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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## **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 SIGN ORDINANCE (Report: City Manager)**

**RECOMMENDATION:** That the City Council review the subsequent information provided in the Agenda Report and attachments and direct Staff accordingly.

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## **3. PUBLIC HEARINGS:**

### **\*3.1 LINDA WAY IN-FILL HOUSING PROJECT PROPOSED REPLACEMENT HOUSING PLAN (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency

- Open the Public Hearing;
  - Accept and review testimony;
  - Close the Public Hearing; and
  - Adopt the next RESOLUTION in order to formalize and adopt the Replacement Housing Plan for the Linda Way In-Fill Housing Project.
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### **\*3.2 RESOLUTION – COST RECOVERY – EMERGENCY RESPONSE INTERSECTION OF EL CAJON BOULEVARD AND BOULEVARD PLACE Courtesy Auto Transport, LLC (Report: City Clerk)**

**RECOMMENDATION:** That the City Council

- Open the Public Hearing and receive testimony.
  - Consider the Report and Account from the Fire Chief on the costs of the Fire and Public Works Departments in responding to an emergency fuel spill incident at the intersection of El Cajon Boulevard and Boulevard Place in the amount of \$1,209.03.
  - Close the Public Hearing and adopt the next RESOLUTION in order approving the report and account as submitted.
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## **ADMINISTRATIVE REPORTS:**

### **\*3.3 SP 182 AD HOC COMMITTEE (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency review the staff recommendations for the Specific Plan 182 Ad Hoc Committee.

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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 Board) - Alternate.

##### **\*5.1 SANDAG Board of Directors Meeting – April 28, 2006**

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#### **6. REPORTS OF COUNCILMEMBERS**

##### **MAYOR PRO TEM JILLIAN HANSON-COX**

SANDAG (San Diego Association of Governments) (Alternate); MTS (Metropolitan Transit System Board); East County Economic Development Council; League of California Cities, San Diego Division; East San Diego County Gang Task Force.

##### **\*6.1 Council Activities Report**

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##### **COUNCILMEMBER GARY KENDRICK**

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

##### **6.2 No Report**

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##### **COUNCILMEMBER BOB McCLELLAN**

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate; LAFCO (Local Agency Formation Commission - Advisory Committee).

##### **\*6.3 Council Activities Report**

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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.

#### **6.4 El Cajon Police Department Appreciation Luncheon on April 26, 2006**

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## **7. LEGISLATIVE REPORT**

**\*7.1 League of California Cities Legislative Bulletins dated April 21, 2006 and April 28, 2006 - *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 titles.

### **\*9.1 SPECIFIC PLAN 505**

An Ordinance approving Specific Plan 505 to allow non-contiguous parking for an existing and the expansion of a motorcycle sales and service business in the C-2 (General Commercial) Zone on property located on the southeast side of El Cajon Boulevard between Franklin and South Johnson Avenues and addressed as 557 and 621 El Cajon Boulevard, and on the south side of Chamberlain Avenue between El Cajon Boulevard and South Johnson Avenue, and addressed as 791 Chamberlain Avenue.

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## **ORDINANCES: SECOND READING AND ADOPTION**

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

### **\*9.2 TWO-HOUR PARKING ON EAST MAIN**

An Ordinance of the City Council of the City of El Cajon adding a new Section 10.28.235 to Chapter 10.28 of the El Cajon Municipal Code establishing a two-hour parking zone on East Main Street between South Anza Street and First Street.

- **MOTION to adopt Ordinance approving Two-Hour Parking.**



## **ORDINANCES: SECOND READING AND ADOPTION: (Continued)**

### **\*9.3 AMENDMENT OF ZONING ORDINANCE CLARIFYING THE SIZE OF PARKING SPACES**

An Ordinance repealing Section 17.08.110 of Chapter 17.08, Section 17.10.100 of Chapter 17.10, Section 17.54.110 of Chapter 17.54, and Section 17.64.200 of Chapter 17.64 of the El Cajon Municipal Code and adding new Section 17.08.110 to Chapter 17.08, Section 17.10.100 to Chapter 17.10, Section 17.54.110 to Chapter 17.54, and Section 17.64.200 to Chapter 17.64 of the El Cajon Municipal Code clarifying the size of parking spaces.

- **MOTION to adopt Ordinance amending Zoning Ordinance and clarifying the size of parking spaces.**
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### **\*9.4 SPECIFIC PLAN 508**

An Ordinance approving Specific Plan 508 for an increase in building height to 60 feet and for a reduction in exterior setbacks for a proposed mixed-use development in the C-2 (General Commercial) Zone on vacant property located on the southwest corner of West Main Street and South Magnolia Avenue.

- **MOTION to adopt Ordinance approving Specific Plan 508.**
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### **\*9.5 ADDING CHAPTER 17.88 AND AMENDING ZONING ORDINANCE REGARDING REGULATION OF “TOBACCO SHOPS” AND “SMOKE SHOPS”**

An Ordinance adding new Chapter 17.88 to the El Cajon Municipal Code and amending Chapters 17.35, 17.38, 17.40, and 17.42 of the El Cajon Municipal Code regarding regulation of “tobacco shops” and “smoke shops.”

- **MOTION to adopt Ordinance adding Chapter 17.88 and amending Zoning Ordinance regarding regulation of “tobacco shops” and “smoke shops.”**
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## **10. CLOSED SESSIONS: None**

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## **11. RECONVENE TO OPEN SESSION : None**

**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 9<sup>th</sup> day of May, 2006 is adjourned to Tuesday, May 9, 2006 at 7:00 p.m.

## **GENERAL INFORMATION:**

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

**\*A** Donation of \$100 received from Mr. and Mrs. Richard Berry for Animal Control in accordance with City Council Policy B-2.

**\*B.** Letter from Lynne Barber regarding Chubby Checker's performance at East County Performing Arts Center.

### **\*C PLANNING COMMISSION RESOLUTIONS**

**Resolution No. 10302** – A resolution of intention to initiate Zone Reclassification 2280, to consider rezoning the properties located at 134, 142, 154-156, 160, 206, 214, 228-230, 232, 234, 258-262, 302, and 306 South Johnson Avenue from the R-P (Residential Professional) Zone to the R-2 (Two Family) Zone.

**Resolution No. 10304** – A resolution granting Conditional Use Permit 2022 to construct an accessory building greater than 800 square feet in the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone on property located on the east side of South Orange Avenue between West Washington and Chamberlain Avenues, and addressed as 633 South Orange Avenue.

**Resolution No. 10305** – A resolution granting Variance 948 for a reduction in rear yard setback in the R-S-14 (Residential Suburban 14,000 Sq. Ft.) Zone on property located on the north side of Horizon Hills Drive between Avocado Boulevard and Circo de Cielo Drive, and addressed as 222 Horizon Hills Drive.

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

**Tuesday, May 9, 2006**

**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 DELETION OF SPECIFIC PLAN 217 (Initiated by Planning Commission)  
(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. 10296** to delete Specific Plan 217 for a proposed office development in the pending R-S-9-H Zone on property located on the northwest corner of West Main Street and Dewane Drive.
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- \*101 TENTATIVE SUBDIVISION MAP 627 (Hertel for Shadow Mountain Community Church, Inc.) South side of East Madison Avenue between Granite Hills and Greenfield Drives (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. 10297** recommending approval of Tentative Subdivision Map 627 for a six-lot residential subdivision in the R-E-20 and R-E-20-H Zones on property located on the south side of East Madison Avenue between Granite Hills and Greenfield Drives.
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- \*102 APPEAL – PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT 2021 – MULTIPLE USED CAR TENT SALES DURING THE YEAR 2006 (Suzuki of El Cajon for Westfield Shoppingtown Parkway) 415 Fletcher Parkway (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 Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10301** denying Conditional Use Permit 2021 for multiple used car tent sales during the year 2006 in the C-R Zone at 415 Fletcher Parkway.
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## **PUBLIC HEARINGS: (Continued)**

- \*103**      **APPEAL – PLANNING COMMISSION REVOCATION OF CONDITIONAL USE PERMIT 2012 – OCEAN-GOING CONTAINERS (PREFABRICATED STRUCTURES) (Mark and Susan Whillock) 330-346 Front 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 Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10300** revoking Conditional Use Permit 2012 for ocean-going containers (prefabricated structures) in the M Zone at 330-346 Front Street.
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- \*104**      **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 9<sup>th</sup> day of May, 2006 is adjourned to Tuesday, May 23, 2006 at 3:00 p.m.

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