



# AGENDA

May 23, 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 May 9, 2006 Meetings and the Agenda of the May 23, 2006 Meetings in accordance to State Law and Council/Agency Policy.

• **PRESENTATIONS:**

- "Adopt a Cat/Kitten Month"
- "Sons of the American Revolution Day"
- "National Homeownership Month"
- Sunrise Powerlink – SDG&E Presentation
- "Sharp Grossmont Hospital – World No Tobacco Day"

• **AGENDA CHANGES:**

\*Backup Information Available  
Redevelopment Agency Items Are Identified

## **CONSENT ITEMS: (1.1 – 1.17)**

**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 9, 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 RESOLUTION - GROSSMONT UNION HIGH SCHOOL DISTRICT AMENDMENT OF PASS THROUGH AGREEMENT (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency adopt the next RESOLUTION in order authorizing an amendment to the existing tax increment pass through agreement between the El Cajon Redevelopment Agency (the "Agency") and the Grossmont Union High School District (the "District").

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

- \*1.5            REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 529 – 1415 Emerald Avenue – Engineering Job No. 2891 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council grant a one year time extension for TSM 529 and set the new expiration date to be May 11, 2007, in accordance with Municipal Code Section 16.12.110.

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- \*1.6            EL CAJON HOMEOWNERSHIP FAIR – CITYWIDE EVENT (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council declare the El Cajon Homeownership Fair a Citywide event.

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- \*1.7            JOINT POWERS AGREEMENT CREATING THE CSAC EXCESS INSURANCE AUTHORITY (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the Joint Powers Agreement Creating the CSAC Excess Insurance Authority.

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- \*1.8            RESOLUTION – AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO SUBMIT CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD GRANT APPLICATIONS ON BEHALF OF THE CITY FOR FISCAL YEAR 2006/07 THROUGH FISCAL YEAR 2011/12 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to authorize the Director of Public Works to submit California Integrated Waste Management Board (CIWMB) grant applications on behalf of the City of El Cajon.

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- \*1.9            RESOLUTION AND FINDINGS - DENIAL OF APPEAL OF REVOCATION OF CONDITIONAL USE PERMIT 2012 FROM CITY COUNCIL MEETING OF MAY 9, 2006**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order denying the appeal of Planning Commission Resolution No. 10300 and affirming the revocation of Conditional Use Permit 2012 for ocean-going containers (prefabricated structures) in the M Zone at 330-346 Front Street.

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**CONSENT ITEMS: (Continued)**

**\*1.10 AUTHORIZATION FOR “ON-CALL” PLAN CHECK SERVICES  
(Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council direct the City Manager to negotiate and execute a multi-year contract for “On-Call” Plan Check Services per the Agenda Report recommendations.

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**\*1.11 SPECIAL OPERATION LICENSE – MILLER’S TOWING – 1402 Pioneer Way**

**RECOMMENDATION:** That the City Council approve the application as submitted by Daniel Miller for a Special Operation License for towing and impound services at 1402 Pioneer Way.

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**\*1.12 COMMUNITY EVENT IN THE PUBLIC RIGHT-OF-WAY – ALLEY CAT ART WALK (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council approve the request for a Community Event in the public right-of-way to be held July 7<sup>th</sup> and July 8<sup>th</sup> in the alley located between Rea Avenue and East Main Street, including conditions in the Agenda Report.

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**\*1.13 RESOLUTION - MASS STORAGE FOR DIGITAL EVIDENTIARY PHOTOGRAPHS – POLICE FORENSICS LABORATORY  
(Report: Chief of Police)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to waive the bidding requirements and authorize the Purchasing Agent to negotiate the purchase of a digital photograph storage system from Linear Systems for the Police Department.

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**\*1.14 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 588 – 550 GRAVES AVENUE – ENGINEERING JOB NO. 2985  
(Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for TSM 588 at 550 Graves Avenue.

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

- \*1.15 FIVE (5)-YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (2006 RTIP) FY 2007-2011 LIST OF PROJECTS (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council direct the City Clerk to set a public hearing on June 13, 2006 at 3:00 p.m. for approval of the proposed 2006 RTIP.

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- \*1.16 ACCEPTANCE OF GUARD RAIL-FLETCHER PARKWAY BETWEEN CUYAMACA STREET AND LOMA PORTAL, ENGINEERING JOB NO. 3040, BID NO. 015-06 (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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- \*1.17 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 538 – 1208-1218 PEACH AVENUE – ENGINEERING JOB NO. 2905 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for TSM 538 at 1208-1218 Peach 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: None**

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

**\*3.1 SUBSTANDARD CONDITIONS AT 269 MILLAR AVENUE  
(Report: Building Official/Fire Marshal)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing;**
  - **Accept and review testimony;**
  - **Close the Public Hearing; and**
  - **(1) Deem appropriate the Building Official/Fire Marshal's determination that the structure is in a substandard condition, (2) direct staff to file a Notice of Restriction against the property, (3) establish May 24, 2006, as accrual date for civil penalties, and (4) establish a date by which the structure must be completely renovated or demolished.**
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**\*3.2 SUBSTANDARD CONDITIONS AT 550-558 RICHFIELD AVENUE  
(CONTINUED AT REQUEST OF BUILDING OFFICIAL/FIRE MARSHAL  
TO JUNE 27, 2006 AT 3:00 P.M.)**

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**\*3.3 SUBSTANDARD CONDITIONS AT 2685 DRYDEN ROAD  
(Report: Building Official/Fire Marshal)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing;**
  - **Accept and review testimony;**
  - **Close the Public Hearing; and**
  - **(1) Deem appropriate the Building Official/Fire Marshal's determination that the structure is substandard and a public nuisance, (2) direct staff to file a Notice of Restriction against the property, (3) establish May 24, 2006, as accrual date for civil penalties, and (4) establish a date by which the structure must be completely renovated or demolished.**
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**ADMINISTRATIVE REPORTS: None**

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#### **4. COMMISSION REPORTS:**

##### **\*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – May 10, 2006 (Report: Secretary to the Traffic Commission)**

#### **ITEM II. PARK AVENUE – RESTORATION OF PARKING**

**RECOMMENDATION:** That the City Council approve the requested changes to provide an additional five parking spaces on East Park Avenue and adopt the next RESOLUTION in order and described as follows:

Establish the following No Parking Zones:

Along the north curblineline of East Park Avenue, beginning at a point 170 feet west of the prolongation of the west curblineline of Julian Avenue, thence easterly a distance of 347 feet.  
AND

Along the north curblineline of East Park Avenue, beginning at a point 541 feet east of the prolongation of the east curblineline of Julian Avenue, thence easterly to the westerly prolongation of Ballantyne Street.

Note: The above No Parking Zones supercede and rescind all previous No Parking Zones within these described limits.

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#### **ITEM III. RESCIND DISABLED PARKING – GUSTAVO STREET**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to remove the following Disabled Parking Zone and restore to regular parking:

Along the north curblineline of Gustavo Street, beginning at a point 210 feet west of the westerly extended curblineline of Amistad Court, thence westerly a distance of 25 feet to a point of termination.

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#### **ITEM IV – TWO HOUR PARKING – JAMACHA**

**RECOMMENDATION:** That the City Council introduce the proposed Ordinance to approve the request and install a Two-Hour Time Limited Parking Zone, including Saturdays, Sundays and holidays along the east and west curblines of Jamacha between Washington Avenue and Granite Hills Drive.

- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance of the City Council of the City of El Cajon adding a new Section 10.28.236 to Chapter 10.28 of the El Cajon Municipal Code establishing a Two-Hour Parking Zone on Jamacha Road between Granite Hills Drive and Washington Avenue.



## **TRAFFIC COMMISSION RECOMMENDATIONS (Continued)**

### **INFORMATION ITEM E – TRAFFIC SIGNAL RETIMING – PROJECT UPDATE**

**RECOMMENDATION: This item is presented for information only.**

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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 Actions – April 28, 2006**
  - \*5.2 Metro Wastewater JPA News Brief – May 2006**
  - \*5.3 Metro Commission and Metro Wastewater JPA Meeting – May 4, 2006**
  - \*5.4 Seventeenth Annual El Cajon Police Officers' Awards Ceremony  
May 19, 2006**
  - \*5.5 SANDAG Board of Directors Policy Meeting – May 12, 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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## **REPORTS OF COUNCILMEMBERS (Continued)**

### **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 No Report**

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### **COUNCILMEMBER DICK RAMOS**

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

#### **\*6.4 Council Activities Report**

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## **7. LEGISLATIVE REPORT**

- \*7.1 League of California Cities Legislative Bulletins dated May 5, 2006 and May 12, 2006 - *Priority Focus***
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## **8. GENERAL INFORMATION ITEMS FOR DISCUSSION – None**

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## **9. ORDINANCES: FIRST READING - None**

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

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

#### **\*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.

- **MOTION to adopt Ordinance approving Specific Plan 505.**
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## 10. CLOSED SESSIONS:

**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**

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- **CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8**

Property  
APN #488-111-30  
A portion of City owned  
Property  
APN #488-111-28  
A portion of Agency owned  
Property

Negotiating Party  
G8 Development, Inc.

City Negotiators  
City Manager/Executive Director  
Director of Redevelopment and  
Housing  
City Attorney/General Counsel

**Under negotiation:**      **For the Agency/Council to provide instructions to its negotiators regarding the price and terms for potential sale and development of City and Agency owned property.**

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

**Name of Case:**                      **Estate of Christopher Lawrence St. Louis, et al  
v. City of El Cajon Police Department, et al  
Case No. GIC 826266**

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## 11. RECONVENE TO OPEN SESSION :

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 23<sup>rd</sup> day of May, 2006 is adjourned to Tuesday, May 23, 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 Lynn Wold for Animal Control in accordance with City Council Policy B-2.

### **\*B PLANNING COMMISSION RESOLUTION**

**Resolution No. 10313** - A Resolution granting Conditional Use Permit 2023 to operate a vehicle towing service and impound yard in the Manufacturing (M) Zone at 1402 Pioneer Way.

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

**Tuesday, May 23, 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 PLANNED UNIT DEVELOPMENT 308 AND TENTATIVE SUBDIVISION MAP 622 – CondoConversions.com for Foley Property Assets, LLC 989-999 Leslie Road (CONTINUED BY PLANNING COMMISSION TO PLANNING COMMISSION MEETING OF MAY 22, 2006)**
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- \*101 ZONE RECLASSIFICATION 2278 – 229, 240 West Lexington Avenue; 200, 233, 317 South Orange Avenue; 140, 164 West Park Avenue; 227, 303, 315, 320 South Sunshine Avenue; and a vacant property (Report: City Clerk)**

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

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

### **ZONE RECLASSIFICATION 2278**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10303** recommending approval of Zone Reclassification 2278 to rezone properties addressed as 229, 240 West Lexington Avenue; 200, 233, 317 South Orange Avenue; 140, 164 West Park Avenue; 227, 303, 315, 320 South Sunshine Avenue; and a vacant property from the R-P Zone to the O-P Zone.
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading**

An ordinance approving Zone Reclassification 2278 to rezone properties addressed as 229, 240 West Lexington Avenue; 200, 233, 317 South Orange Avenue; 140, 164 West Park Avenue; 227, 303, 315, 320 South Sunshine Avenue; and a vacant property, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

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- \*102 PROPOSED CONDITIONS FOR GRANTING APPEAL OF 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: Director of Community Development)**

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

- **Open the Continued Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Uphold or Deny 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.
- **Adopt the next RESOLUTION in order to Approve with Conditions or Deny Conditional Use Permit 2021.**

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\*103

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 23<sup>rd</sup> day of May, 2006 is adjourned to Tuesday, June 13, 2006 at 3:00 p.m.

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