

City of El Cajon

City Council/Redevelopment Agency



Agenda

July 25, 2006

Mark Lewis
Mayor

Kathi Henry
City Manager

Jillian Hanson-Cox
Mayor Pro Tem

Morgan Foley
City Attorney

Gary Kendrick
Councilmember

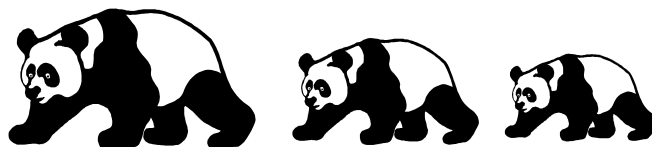
Kathie Rutledge
City Clerk

Bob McClellan
Councilmember

Rob Turner
Director of
Public Works/City Engineer

Dick Ramos
Councilmember

Jim Griffin
Director of
Community Development



Upcoming Events In El Cajon:

July 25, 2006

July - Parks & Recreation Month

July 26th – Cajon Classic Cruise – Downtown Main Street - 5:00-8:00pm

July 28th – Concerts On The Green – Mario Olivares – Latin Music at the Prescott Promenade

August

August 2nd – Cajon Classic Cruise Night - National Night Out – A celebration of our Local Heroes and safety fair. Also featuring “Truck and Buggy Maniacs” (East Main Street will be closed for this event)

August 4th – Concerts on the Green – Prescott Promenade – “Whiskey Tango” - 6:00-8:00pm

August 9th – Cajon Classic Cruise Night – Featuring Charger Steve’s Starz Cars – Vehicles from hit movies on display on Orange Avenue

August 11th – Concerts On the Green – Prescott Promenade – “Sue Palmer” – Red Hat Society gathering - 6:00-8:00pm

August 12th – “A Toast To Music” – East County Performing Arts Center – 5:00-8:00 pm

September

September 11th – “The Platters” – East County Performing Arts Center – 7:30 pm

September 16th – An Evening With Elvis – A Tribute to the King of Rock & Roll – East County Performing Arts Center – 6p

September 22nd – All For R.E.C. Golf Tournament – 11am – Singing Hills Resort at Sycuan on Dehesa Road – benefiting the El Cajon Recreation Dept and Grossmont Kiwanis Charities

October Preview:

October 7th – El Cajon Fire Open House & Safety Fair – 100 E. Lexington Avenue 10:00am to 2:00pm

October 21st – 2nd Annual El Cajon Animal Shelter Open House – 1275 N. Marshall – 10:00am to 2:00pm



AGENDA

July 25, 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 July 11, 2006 Meetings and the Agenda of the July 25, 2006 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - Commendation – Theo Mizony, Centurion – July 25, 2006
 - "Pride of El Cajon - Outstanding Employee"
Dave Truttman, Firefighter
 - Employee Service Awards
- **AGENDA CHANGES:**

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

CONSENT ITEMS: (1.1 – 1.7)

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 11, 2006 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 SUBDIVISION AGREEMENT, LIEN CONTRACT AND AGREEMENT NOT TO CONVEY, COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 591 – 419-439 South Johnson Avenue - Engineering Job No. 2989 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the Subdivision Agreement, Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Map for TSM 591 at 419-439 South Johnson Avenue and authorize execution of the agreements.

CONSENT ITEMS: (Continued)

***1.5 RESOLUTIONS – GRANT FUNDED CRITICAL INCIDENT
RESPONSE/PREVENTION/AND MITIGATION EQUIPMENT
(Report: Chief of Police)**

RECOMMENDATION: That the City Council

- Authorize the City Manager to accept Buffer Zone Protection Program (BZPP) Grant Funds in the amount of \$47,287.00, and Law Enforcement Terrorism Prevention Program (LETPP) Grant Funds in the amount of \$42,000.00, and to execute any grant documents and agreements necessary for the receipt and use of these funds, for the Project.
- Appropriate the BZPP Grant Funds in the amount of \$47,287.00, and LETPP Grant Funds in the amount of \$42,000.00 as part of the Project budget;
- Adopt the next RESOLUTION in order waiving the bidding requirement for the Project in accordance with El Cajon Municipal Code section 3.20.010(c)(5); and
- Adopt the next RESOLUTION in order approving an agreement with ICx New Heights Corporation for the purchase of a “Sky Watch Sentinel” with related accessories and support equipment.

***1.6 APPROVAL OF PISTOL RANGE LEASE WITH SAN DIEGO COUNTY AT
GILLESPIE FIELD (Report: City Attorney)**

RECOMMENDATION: That the City Council approve a lease with the County of San Diego for the use of County property at Gillespie Field for the City’s pistol range, and authorize the City Manager to execute the lease substantially in the form presented.

***1.7 REQUEST FOR ACCESS FOR PROPERTY LOCATED AT FLETCHER
PARKWAY/MARSHALL/FESLER FROM BOB BAKER CHEVROLET SUBARU
OF EL CAJON (Report: Director of Public Works)**

RECOMMENDATION: That the City Council deny the request for access from Fletcher Parkway but allow an additional driveway on Fesler to provide an alternative access point for the property located at the northwest corner of Fletcher Parkway and Marshall Avenue.

PUBLIC COMMENT:

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2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

***3.1 SUBSTANDARD CONDITIONS AT 221 W. PARK AVENUE (Report: Building Official/Fire Marshal) Continued from April 25, 2006**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **(1) Allow staff to monitor the progress of renovation of the structure, and (2) direct staff to bring this case back to Council when renovation is complete for final resolution and determination of administrative fees, staff time and civil penalties.**

***3.2 SUBSTANDARD CONDITIONS AT 550-558 RICHFIELD AVENUE (CONTINUED AT REQUEST OF BUILDING OFFICIAL/FIRE MARSHAL FROM MAY 23, 2006, JUNE 27, 2006 AND JULY 25, 2006 TO AUGUST 8, 2006)**

***3.3 SUBSTANDARD CONDITIONS AT 265-269 MILLAR AVENUE (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **(1) Direct staff to file a Release of Notice of Restriction, (2) make a determination regarding staff time, administrative fees, and civil penalties, (3) direct staff to bill the property owner for fees and penalties as appropriate to item 2 with any unpaid balance to be placed on the property as a tax lien if not paid within 90 days , and (4) adopt the next RESOLUTION in order pursuant to items 1, 2 and 3.**

ADMINISTRATIVE REPORTS:

***3.4 REQUEST FOR RATE INCREASE FOR POLICE INITIATED TOWS
(Report: Chief of Police) - Continued from June 27, 2006**

RECOMMENDATION: That the City Council deny the request for a rate increase from the towing companies associated with Police initiated towing.

***3.5 AIRPORTS STRATEGIC PLANNING AND DEVELOPMENT COUNCIL –
COUNTY OF SAN DIEGO (Report: City Manager)**

RECOMMENDATION: That the City Council approve the County request to form a single Strategic Planning and Development Council for all County airports.

***3.6 HISTORIC PRESERVATION ORDINANCE (Report: Director of Community
Development)**

RECOMMENDATION: That the City Council determine if the Planning Commission should consider the addition of an Historic Preservation Ordinance to the Zoning Ordinance and, if so, refer its consideration to the Planning Commission.

4. COMMISSION REPORTS:

***4.1 TRAFFIC COMMISSION RECOMMENDATIONS (Report: Secretary to the
Traffic Commission)**

ITEM I – MADISON ELEMENTARY SCHOOL – FLASHING BEACONS

RECOMMENDATION: That the City Council approve funding and installation of the solar flashing beacons for Madison Elementary School on a trial basis.

ITEM III – FESLER STREET – EXTEND EXISTING LOADING ZONE

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

Along the south curblineline of Fesler Street, beginning at a point 598 feet west of the westerly extended curblineline of Johnson Avenue, thence west a distance of 40 feet.

And rescind the existing loading zone described as follows:

Along the southerly curblineline of Fesler Street, beginning at a point 535 feet west of the west extended curblineline of Johnson Avenue, thence west a distance of 40 feet.

TRAFFIC COMMISSION RECOMMENDATIONS - (Continued)

ITEM V – SPEED ZONE – MEDFORD STREET

RECOMMENDATION: That the City Council conduct the first reading of an Ordinance amending Section 10.20.130 of Chapter 10.20 of the Municipal Code deleting the existing 30 MPH speed limit on Medford Street between Navajo Road and Katherine Street.

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

An Ordinance amending Section 10.20.130 of Chapter 10.20 of the El Cajon Municipal Code deleting the existing 30 mile per hour speed limit on Medford Street between Navajo Road and Katherine Street.

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 Policy Meeting – July 14, 2006**
 - 5.2 Metro Wastewater JPA News Brief dated July, 2006**
-

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**

COUNCILMEMBER GARY KENDRICK

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

6.2 No Report

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 Council Activities Report**

COUNCILMEMBER DICK RAMOS

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

***6.4 PROPOSED AMENDMENT TO ZONING ORDINANCE PROHIBITING OFF SITE SALES OF MOTOR VEHICLES, TRAILERS, MOTOR HOMES AND OTHER RECREATIONAL VEHICLES**

RECOMMENDATION: That the City Council refer to the Planning Commission, through the appropriate staff, an amendment to the Zoning Ordinance to prohibit off site sales of motor vehicles, trailers, motor homes and other recreational vehicles.

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletins dated July 7, 2006, and July 14, 2006 - *Priority Focus

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 ADOPTION OF AN ORDINANCE TO AMEND THE EL CAJON MUNICIPAL CODE TO EXTEND THE TIME FOR PRODUCTION OF THE RECORD OF PROCEEDINGS IN THE JUDICIAL REVIEW PROCEDURE
(Report: City Attorney)**

An ordinance of the City Council of the City of El Cajon Repealing Section 1.32.050 of Chapter 1.32 of the El Cajon Municipal Code and adopting a new Section 1.32.050 to Chapter 1.32 of the El Cajon Municipal Code adopting a longer period for responding to a request for record of proceedings.

***9.2 ZONE RECLASSIFICATION 2269**

An ordinance approving Zone Reclassification 2269 to rezone properties located on the southeast corner of Van Houten Avenue and West Lexington Avenue, and addressed as 321, 323 and 325 Van Houten Avenue, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

ORDINANCES: SECOND READING AND ADOPTION

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

***9.3 TWO-HOUR PARKING**

An Ordinance of the City Council of the City of El Cajon repealing Section 10.28.230 of Chapter 10.28 of the El Cajon Municipal Code and adopting Sections 10.28.230 and 10.28.231 of Chapter 10.28 of the El Cajon Municipal Code authorizing two-hour parking zones in the City of El Cajon.

- **MOTION to adopt Ordinance authorizing two-hour parking zones in the City of El Cajon.**
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10. CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Redevelopment Agency adjourn to Closed Session as follows:

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

Number of potential cases: 1

Case No. 1: Receipt of claim pursuant to the Tort Claims Act filed by Robert J. Franc on June 19, 2006

11. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on action taken in Closed Session.

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 25th day of July, 2006, is adjourned to Tuesday, July 25, 2006 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.

None

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, July 25, 2006

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
(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 2281, PLANNED UNIT DEVELOPMENT 320 AND TENTATIVE SUBDIVISION MAP 634 (Westone Management Consultants for Jacoba San Marcos LLC) – 434-456 and 458 South Mollison Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2281

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10326** recommending approval of Zone Reclassification 2281 to rezone property from the R-2 Zone to the R-3 Zone at 434-456 and 458 South Mollison Avenue.

PLANNED UNIT DEVELOPMENT 320

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10327** recommending approval of Planned Unit Development 320 to convert the existing 39 apartment units and to construct four new units for a total of 43 units, for a common interest development in the pending R-3 Zone at 434-456 and 458 South Mollison Avenue.

TENTATIVE SUBDIVISION MAP 634

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10328** recommending approval of Tentative Subdivision Map 634 for a one-lot subdivision map in the R-3 and pending R-3 Zones at 434-456 and 458 South Mollison Avenue.

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- *101 TENTATIVE PARCEL MAP 629 (Flores) – 807 and 819 North First Street (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

TENTATIVE PARCEL MAP 629

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10329** recommending approval of Tentative Parcel Map 629 for a three-lot subdivision in the R-2-R Zone at 807 and 819 North First Street.

PUBLIC HEARINGS: (Continued)

***102 TENTATIVE PARCEL MAP 631 (Kappa Surveying for Sesko) – 878 Garfield Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

TENTATIVE PARCEL MAP 631

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10330** recommending approval of Tentative Parcel Map 631 for a two-lot subdivision in the R-S-9-H Zone at 878 Garfield Avenue.
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***103 PLANNED UNIT DEVELOPMENT 317 AND TENTATIVE PARCEL MAP 630 (Box) – 1230, 1232 and 1234 Naranca Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 317

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10324** recommending approval of Planned Unit Development 317 to convert three existing rental units into a common interest development in the R-2-R Zone at 1230, 1232 and 1234 Naranca Avenue.

TENTATIVE PARCEL MAP 630

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10325** recommending approval of Tentative Parcel Map 630 for a four-lot parcel map in the R-2-R Zone at 1230, 1232 and 1234 Naranca Avenue.
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104 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 25th day of July, 2006 is adjourned to Tuesday, August 8, 2006 at 3:00 p.m.