

# City of El Cajon

City Council/Redevelopment Agency



## Agenda

August 8, 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

### August

- ❖ August 9<sup>th</sup> – Cajon Classic Cruise Night – Featuring Charger Steve’s Starz Cars – Vehicles from hit movies on display on Orange Avenue
- ❖ August 11<sup>th</sup> – Concerts On the Green – Prescott Promenade – “Sue Palmer” – Red Hat Society gathering - 6:00-8:00pm
- ❖ August 12<sup>th</sup> – “A Toast To Music” – East County Performing Arts Center – 5:00-8:00 pm
- ❖ August 18<sup>th</sup> – Concerts On The Green – Prescott Promenade – “Jump Jones” – Swing Music – 6:00-8:00pm
- ❖ August 24<sup>th</sup> – Stoney’s Kids 15<sup>th</sup> Anniversary & Stoney’s Birthday Celebration at Sycuan’s Signing Hills Resort 5:30 p.m. to 9:00 p.m. – Fundraiser for Stoney’d Kids
- ❖ August 25<sup>th</sup> – Concerts On The Green – Prescott Promenade – “Candy Kane” – Blues – 6:00-8:00pm

### *September*

- ❖ September 1<sup>st</sup> – Concerts On The Green – Prescott Promenade – The Variations – Big Band – 6:00 –8:00pm
- ❖ September 8<sup>th</sup> – Concerts On The Green – Tribute to “The Farmers” – Rock – 6:00-8:00pm – (Last of the “Concerts on the Green” for the Summer)
- ❖ September 11<sup>th</sup> – “The Platters” – East County Performing Arts Center – 7:30 pm
- ❖ September 16<sup>th</sup> – An Evening With Elvis – A Tribute to the King of Rock & Roll – East County Performing Arts Center – 6p
- ❖ September 22<sup>nd</sup> – 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 7<sup>th</sup> – El Cajon Fire Open House & Safety Fair – 100 E. Lexington Avenue 10:00am to 2:00pm
- ❖ October 21<sup>st</sup> – 2<sup>nd</sup> Annual El Cajon Animal Shelter Open House – 1275 N. Marshall – 10:00am to 2:00pm



# AGENDA

August 8, 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 25, 2006 Meetings and the Agenda of the August 8, 2006 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS: None**
- **AGENDA CHANGES:**

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

## **CONSENT ITEMS: (1.1 – 1.10)**

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 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 APRIL – JUNE 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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### **\*1.5 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 571 – 656 Ballard Street - Engineering Job No. 2957 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for TSM 571 at 656 Ballard Street.

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

- \*1.6 RESOLUTION – INCREASE IN RETIREE HEALTH INSURANCE CONTRIBUTION FOR THE EL CAJON POLICE OFFICERS' ASSOCIATION (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve a \$25.00/month increase in the City's contribution to PERS Health Insurance for the El Cajon Police Officers' Association (ECPOA) retirees effective January 1, 2007, and adopt the next RESOLUTION in order if approved.

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- \*1.7 CONTINUATION OF SALARY AND BENEFITS FOR MILITARY RESERVISTS CALLED TO ACTIVE DUTY (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council extend the continuation of salary and benefits for regular, full-time employees for another year or until released if active duty is less than one year.

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- \*1.8 RESOLUTION - AWARD OF BID NO. 005-07 – RESURFACING EAST MAIN STREET (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Bond Blacktop, Inc., in the amount of \$431,071.01.

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- \*1.9 SPECIAL OPERATION LICENSE – TERRA SECURUS – 1939 Friendship Drive, Suite C**

**RECOMMENDATION:** That the City Council approve the application as submitted by Terra Securus for a Special Operation License for a uniformed armed/unarmed security, investigations, executive protection and alarm services business at 1939 Friendship Drive, Suite C.

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- \*1.10 GRANT FUNDED TRAFFIC ACCIDENT INVESTIGATION EQUIPMENT (Report: Chief of Police)**

**RECOMMENDATION:** That the City Council authorize the City Manager to accept San Diego County Law Enforcement Foundation Grant Funds in the amount of \$2,644.00, and appropriate these funds to purchase one Vericom VC3000 Dynamometer with an optional perception/react switch, equipment utilized in the investigation of traffic accidents.

## **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 ED JARRELL, PRESIDENT, EL CAJON FIRE HISTORY AND LEARNING CENTER**

Letter from Ed Jarrell, President, El Cajon Fire History and Learning Center, requesting permission to restore the "old firehouse" at its current location and outside of the requirements of Resolution No. 119-90.

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## **3. PUBLIC HEARINGS:**

### **\*3.1 SUBSTANDARD CONDITIONS AT 550-558 RICHFIELD AVENUE (Report: Building Official/Fire Marshal) Continued from May 23, 2006, June 27, 2006 and July 25, 2006**

**RECOMMENDATION:** That the City Council

- Open the Public Hearing and receive testimony
  - Close the Public Hearing
  - (1) Establish August 9, 2006, as accrual date for civil penalties, (2) direct staff to file a Notice of Restriction against the property, and (3) direct staff to monitor the progress of this case and bring it back to Council for resolution and determination with regard to administrative fees, staff time and civil penalties.
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## **ADMINISTRATIVE REPORTS:**

### **\*3.2 DRAFT ORDINANCE PROHIBITING OFF SITE MOTOR VEHICLE SALES (Report: Director of Community Development)**

**RECOMMENDATION:** That the City Council consider the Draft Ordinance Amendment submitted and refer it to the Planning Commission if desired.

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## **ADMINISTRATIVE REPORTS: (Continued)**

- \*3.3 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 select one of the options presented noting the original staff recommendation was to deny the request for access from Fletcher Parkway.

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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 Council Activities Report**  
**\*5.2 2006 Mayors & Council Members Executive Forum – League of California Cities in Monterey – July 26-28, 2006**  
**\*5.3 SANDAG Public Safety Committee – July 21, 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**
- 

### **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 Council Activities 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 No Report**

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## **7. LEGISLATIVE REPORT**

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

#### **\*9.1 SPEED ZONE – MEDFORD STREET**

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.

- **MOTION to adopt Ordinance amending Section 10.20.130 deleting the existing 30 mile per hour speed limit on Medford Street between Navajo Road and Katherine Street.**



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

**\*9.2 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.

- **MOTION to adopt Ordinance amending the El Cajon Municipal Code to extend the time for production of the record of proceedings in the judicial review procedure.**

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**\*9.3 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.

- **MOTION to adopt Ordinance approving Zone Reclassification 2269.**

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## **10. CLOSED SESSIONS:**

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

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - pursuant to Section 54956.8 of the Government Code:**

Property

APN #488-082-10, 11

Agency owned property located at 158 Rea Avenue

Negotiating Parties

Pario GreenTrust

Agency Negotiator

Executive Director

Redevelopment Manager

City Attorney/General Counsel

**Under negotiation:**

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

## **CLOSED SESSIONS: (Continued)**

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - pursuant to Section 54956.8 of the Government Code:**

Property

APN #487-180-10-00  
382-386 Linda Way  
APN #487-180-13-00  
360-364 Linda Way  
APN #487-180-09-00  
151-155 Chambers Street  
APN #487-180-11-00  
376-380 Linda Way  
APN #487-180-12-00  
382-386 Linda Way  
APN #487-191-14-00  
131 Chambers Street  
APN #487-191-15-00  
Chambers Street adjacent to  
131 Chambers Street

Negotiating Parties

Paladin Partners

Agency Negotiators

Executive Director  
Redevelopment Manager  
City Attorney/General Counsel

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of properties being acquired by the Agency.

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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:**

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

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**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 8<sup>th</sup> day of August, 2006, is adjourned to Tuesday, August 8, 2006 at 7:00 p.m.

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## **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. Letter from Deanna Weeks, President and CEO of San Diego East County Economic Development Council conveying their appreciation to the City Council for renewing the City's membership in the East County EDC.
- \*B. Donation of \$100 received from Candace Krotzer for Animal Control in accordance with City Council Policy B-2.

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

**Tuesday, August 8, 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 2279, PLANNED UNIT DEVELOPMENT 315  
AND TENTATIVE SUBDIVISION MAP 630 (Comana Family Trust) 1040  
Bostonia Street (Report: City Clerk)**

**RECOMMENDATION:** That the City Council

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

**ZONE RECLASSIFICATION 2279**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10332** recommending approval of Zone Reclassification 2279 to rezone property from the R-1-6 Zone to the R-2 Zone at 1040 Bostonia Street.

**PLANNED UNIT DEVELOPMENT 315**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10333** recommending approval of Planned Unit Development 315 to convert an existing six-unit apartment complex and construct four new units into a common interest development in the R-2 and pending R-2 Zones at 1040 Bostonia Street.

**TENTATIVE SUBDIVISION MAP 630**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10334** recommending approval of Tentative Subdivision Map 630 for a one-lot subdivision map in the R-2 and pending R-2 Zones at 1040 Bostonia Street.

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**\*101            PLANNED UNIT DEVELOPMENT 316 AND TENTATIVE SUBDIVISION  
MAP 631 (Comana Family Trust) – 960 East Chase Avenue (Report: City  
Clerk)**

**RECOMMENDATION:** That the City Council

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

**PLANNED UNIT DEVELOPMENT 316**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10335** recommending approval of Planned Unit Development 316 to convert an existing 11-unit apartment complex into a common interest development in the R-3-R and R-3 Zones at 960 East Chase Avenue.

**TENTATIVE SUBDIVISION MAP 631**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10336** recommending approval of Tentative Subdivision Map 631 for a one-lot subdivision map in the R-3-R and R-3 Zones at 960 East Chase Avenue.

## **PUBLIC HEARINGS: (Continued)**

**\*102 PLANNED UNIT DEVELOPMENT 321 AND TENTATIVE SUBDIVISION MAP 635 (Westone Management Consultants for J&D Mello Properties, LLC) – 815 North Mollison Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 321**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10338** recommending approval of Planned Unit Development 321 to convert an existing 32-unit apartment complex into a common interest development in the R-3 Zone at 815 North Mollison Avenue.

**TENTATIVE SUBDIVISION MAP 635**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10339** recommending approval of Tentative Subdivision Map 635 for a one-lot subdivision map in the R-3 Zone at 815 North Mollison Avenue.

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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 8<sup>th</sup> day of August, 2006 is adjourned to Tuesday, August 22, 2006 at 3:00 p.m.