



# *City of El Cajon*

## *City Council/Redevelopment Agency*



# *Agenda*

## *September 26, 2006*

*Mark Lewis*  
*Mayor*

*Jillian Hanson-Cox*  
*Mayor Pro Tem*

*Gary Kendrick*  
*Councilmember*

*Bob McClellan*  
*Councilmember*

*Dick Ramos*  
*Councilmember*

*Kathi Henry*  
*City Manager*

*Morgan Foley*  
*City Attorney*

*Kathie Rutledge*  
*City Clerk*

*Rob Turner*  
*Director of Public Works  
& City Engineer*

*Jim Griffin*  
*Director of Community  
Development*



***NATIONAL FIRE PREVENTION WEEK***  
***October 8th - 14th***

## Upcoming Events In El Cajon

### September

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 Department and Grossmont Kiwanis Charities

September 30<sup>th</sup> – Oktoberfest! The German American Societies of San Diego, Inc., hosts its traditional German Oktoberfest on the first two weekends of October 2006: beginning September 30, from noon until 10:00 p.m., then October 1, from noon until 9:00 p.m., October 7, noon to 10:00 p.m., and October 8, noon to 9:00 p.m. The address is 1017 S. Mollison Avenue. Enjoy authentic German food, Folk singing and traditional dance. For more information please phone (619) 442-6637. Take I-8 East, turn South on Mollison) or visit their website [www.germanclubsandiego.org](http://www.germanclubsandiego.org)

### October Preview:

**In October – FREE Freaky Friday Movies** begin at Prescott Promenade, 7-9 pm. Get ready for Halloween! Every Friday evening during the month of October, view not-so-scary family films from the CDC in Downtown El Cajon

October 6<sup>th</sup> - Corpse Bride – 1<sup>st</sup> Freaky Friday Movie at Prescott Promenade 7-9 pm

October 7<sup>th</sup> – El Cajon Fire Open House, Safety & Career Fair – 100 E. Lexington Avenue 10:00 am to 2:00 pm – Noon Tribute to Barona, Sycuan & Viejas for their support of the Fire Department - visit [www.elcajonfire.com](http://www.elcajonfire.com) for more information

October 13<sup>th</sup> - Ghostbusters – Freaky Friday Movie at Prescott Promenade – 7-9 pm

October 19<sup>th</sup> – CCT – My Fair Lady – begins at the East County Performing Arts Center at 7:00 pm

October 20<sup>th</sup> – Beetlejuice – Freaky Friday Movie at Prescott Promenade – 7-9 pm

October 21<sup>st</sup> – 2<sup>nd</sup> Annual El Cajon Animal Shelter Open House at 1275 N. Marshall, 10:00 am to 2:00 pm. Low Cost Rabies Vaccinations & Micro Chip Services, Halloween Costume Contest for Dogs and a Pet Psychic

October 27<sup>th</sup> – Casper – Freaky Friday Movie at Prescott Promenade – 7-9 pm

October 31<sup>st</sup> – Happy Halloween!



# AGENDA

September 26, 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 September 12, 2006 Meetings and the Agenda of the September 26, 2006 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
  - **German American Society "Oktoberfest"**  
September 30 and October 1, 7 & 8, 2006
  - **Proclamation – "Fire Prevention Week" – October 8-14, 2006**
  - **Proclamation – "National Community Planning Month" – October, 2006**
  - **Proclamation – "National Disabilities Awareness Month" – October, 2006**
- **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 September 12, 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 CALIFORNIA IDENTIFICATION SYSTEM/REMOTE ACCESS NETWORK (CAL-ID/RAN) USER AGREEMENT**

**RECOMMENDATION:** That the City Council approve the CAL-ID User Agreement between the County of San Diego and the City and authorize the City Manager to execute the Agreement.

---

### **\*1.5 PAUL COVERDELL FORENSIC SCIENCE IMPROVEMENT GRANT (Report: Chief of Police)**

**RECOMMENDATION:** That the City Council authorize the City Manager to accept the Governor's Office of Emergency Services (OES) Paul Coverdell Forensic Science Improvement (Coverdell) Grant in the amount of \$6,313.00 and execute any grant documents and agreements necessary for receipt and use of these funds.

**CONSENT ITEMS: (Continued)**

- \*1.6 ACCEPTANCE OF CMP LINING AND REPLACEMENT VARIOUS LOCATIONS, ENGINEERING JOB NO. 2895, BID NO. 014-06 (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.

---

- \*1.7 ACCEPTANCE OF CHAIN LINK FENCE REPLACEMENT, ENGINEERING JOB NO. 3072, BID NO. 021-06 (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.

---

- \*1.8 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 531 – 361 North Mollison Avenue, Engineering Job No. 2892 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council grant a one year time extension for TSM 531 and set the new expiration date to be October 26, 2007, in accordance with Municipal Code Section 16.12.110.

---

- \*1.9 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 545 – 353 Dominguez Way, Engineering Job No. 2914 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council grant a one year time extension for TSM 545 and set the new expiration date to be October 26, 2007, in accordance with Municipal Code Section 16.12.110.

---

- \*1.10 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 562 – 1114-1118 East Lexington Avenue, Engineering Job No. 2939 (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve the Final Subdivision Map for TSM 562 at 1114-1118 East Lexington Avenue.

---

## **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 REQUEST TO WAIVE DRIVE THROUGH RESTRICTION WITHIN SPECIFIC PLAN 182 – MAGNOLIA AVENUE AND MADISON AVENUE, NORTHWEST CORNER (Report: City Manager)**

**RECOMMENDATION:** That the City Council deny the request to waive the drive through restriction within Specific Plan 182, and determine that, therefore, a letter to Mobil Corporation asking for their cooperation on the adjacent property's environmental issues is premature.

---

## **3. PUBLIC HEARINGS: None**

---

## **ADMINISTRATIVE REPORTS:**

- \*3.1 REPORT FROM CHIEF OF POLICE**
- 

## **4. COMMISSION REPORTS:**

- \*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – September 13, 2006 (Report: Secretary to Traffic Commission)**

### **ITEM 1 NO PARKING – 618 W. BRADLEY**

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

Along the north curbline of Bradley Avenue, beginning at a point 241 feet east of the prolongation of the easterly curbline of Johnson Avenue thence easterly a distance of 150 feet (including the driveway). Note: This zone would supersede and rescind existing parking restrictions within these limits.

## **TRAFFIC COMMISSION REPORTS: (Continued)**

### **ITEM II TRAFFIC CONDITIONS – DRYDEN ROAD AND VENTURE SCHOOL**

**RECOMMENDATION:** This item is presented for information only. No action is recommended at this time, but the Commission will review conditions six months after the opening of the school. The signing and striping proposed in the report do not require City Council action.

### **ITEM III TWO-HOUR PARKING – SULZFELD WAY**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish the following Two-Hour Parking Zone:

Along the westerly side of Sulzfeld Way between East Main Street and Rea Avenue.

---

## **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 Agenda – September 8, 2006
- \*5.2 Metro Wastewater JPA News Brief – September, 2006
- \*5.3 SANDAG Public Safety Committee Agenda– September 15, 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 No Report**

---

### **COUNCILMEMBER DICK RAMOS**

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

**6.4 No Report**

---

## **7. LEGISLATIVE REPORT**

**\*7.1 League of California Cities Legislative Bulletin dated September 15, 2006 - *Priority Focus***

---

## **8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

---

## **9. ORDINANCES: FIRST READING**

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

**\*9.1 ZONE RECLASSIFICATION 2258**

**An Ordinance approving Zone Reclassification 2258 to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the R-2 (Two Family) Zone on property located on the west side of South Mollison Avenue between Merritt Drive and Portland Street, and addressed as 894 South Mollison Avenue.**

---



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

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

### **\*9.2 ZONE RECLASSIFICATION 2264**

An ordinance approving Zone Reclassification 2264 to rezone property located on the northwest corner of West Main Street and Dewane Drive from the O-P-H (Office Professional, Hillside Overlay) Zone to the R-S-9-H (Residential Suburban 9,000 Sq. Ft., Hillside Overlay) Zone.

- **MOTION to adopt Ordinance approving Zone Reclassification 2264.**
- 

### **\*9.3 PROCEDURES FOR CLAIMS AGAINST THE CITY**

An ordinance of the City Council of the City of El Cajon adopting a new Chapter 1.10 to Title 1 of the El Cajon Municipal Code adopting Procedures for Claims Against the City.

- **MOTION to adopt Ordinance adopting Procedures for Claims Against the City.**
- 

## **10. CLOSED SESSION:**

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

- **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Government Code Section 54956.9 (a)

Name of Case: Rena A. Englehardt, et al v. City of El Cajon Police Department, et al  
Case No. GIC 827163

---

## **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 26<sup>th</sup> day of September 2006 is adjourned to Tuesday, September 26, 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.

### **\*A. PLANNING COMMISSION RESOLUTIONS**

**Resolution No. 10343** – Granting an amendment of Conditional Use Permit 1973 to collocate a wireless communications facility on an existing monopalm structure in the C-2 Zone at 1709 East Main Street.

**Resolution No. 10349** – A resolution of intention to initiate General Plan Amendment 2006-03 to consider changing the General Plan designations of properties located at 131, 225 and 237 Avocado Avenue; 405 East Lexington Avenue; 855, 892 and 1320 East Madison Avenue; 553 South Magnolia Avenue; and 505 North Mollison Avenue to MR, HR and O/NR Zones.

**Resolution No. 10353** – A resolution of intention to initiate Zone Reclassification 2282 to consider rezoning the properties located at 236 Jamacha Road and 1320 and 1406 East Madison Avenue from the R-P Zone to the O-P Zone; to consider rezoning the property located at 1475 Oakdale Avenue from the R-P Zone to the R-3 Zone and to consider rezoning the properties at 1260 and 1276 East Washington Avenue from the R-P Zone to the R-2 Zone.

**Resolution No. 10354** – A resolution of intention to initiate Zone Reclassification 2283 to consider rezoning the properties located at 131, 225, 237 and 405 East Lexington Avenue from the R-P Zone to the O-P Zone; to consider rezoning the properties located at 320 Avocado Avenue and 615 East Lexington Avenue from the R-P Zone to the R-2 Zone; to consider rezoning the properties at 670 East Lexington Avenue, 553 South Magnolia Avenue and two unaddressed properties (APNs 488-233-50 and 51) from the R-P Zone to the R-3 Zone; and to consider rezoning three unaddressed properties (APNs 488-233-27, 53 and 54) from the R-P Zone to the P Zone.

**Resolution No. 10365** – Granting Conditional Use Permit 2024 for a home improvement center with outdoor sales and display in the C-R Zone at 298 Fletcher Parkway.

**Resolution No. 10366** – Granting Conditional Use Permit 2033 to install a collocation faux-pine wireless communication structure and related equipment in the R-1-6 Zone at 8800 Grossmont College Drive.

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

**Tuesday, September 26, 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 298 AND TENTATIVE SUBDIVISION MAP 612 (Admani for Admani Trustees) 177 East Renette Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 298**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10355** recommending approval of Planned Unit Development 298 to convert an existing six-unit apartment complex into a common interest development in the R-3 Zone at 177 East Renette Avenue.

**TENTATIVE SUBDIVISION MAP 612**

**Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10356** recommending approval of Tentative Subdivision Map 612 for a one-lot subdivision map in the R-3 Zone at 177 East Renette Avenue.

---

**\*101 PLANNED UNIT DEVELOPMENT 323 AND TENTATIVE SUBDIVISION MAP 637 (Westone Management Consultants for Tang) 570 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 323**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10357** recommending approval of Planned Unit Development 323 to convert an existing 28-unit apartment complex into a common interest development in the R-3 Zone at 570 South Mollison Avenue.

**TENTATIVE SUBDIVISION MAP 637**

**Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10358** recommending approval of Tentative Subdivision Map 637 for a one-lot subdivision map in the R-3 Zone at 570 South Mollison Avenue.

---

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

### **\*102 AMENDMENT OF ZONING ORDINANCE REGARDING MINOR CONDITIONAL USE PERMITS (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. 10359** recommending approval of Amendment of the Zoning Ordinance to amend Section 17.70.040 of Chapter 17.70 of the El Cajon Municipal Code regarding Minor Conditional Use Permits in accordance with Exhibit "A" and that certain named uses be included in the initial list of Minor Conditional Use Permit uses as shown on Exhibit "B".
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**
- **Adopt the next RESOLUTION in order** approving list of minor conditional use permit uses, subject to adoption of ordinance.

**An ordinance repealing Section 17.70.040 of Chapter 17.70 of the El Cajon Municipal Code and adding a new Section 17.70.040 to Chapter 17.70 of the El Cajon Municipal Code amending the procedure for processing minor conditional use permits.**

---

### **\*103 TENTATIVE PARCEL MAP 631 (Kappa Surveying for Sesko) 878 Garfield Avenue (Continued from July 25, 2006)**

- **Continue 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. 10330** recommending approval of Tentative Parcel Map 631 for a two-lot subdivision in the R-S-9-H Zone at 878 Garfield Avenue.
- 

### **\*104 APPEAL PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT 2032 - ADDING AN ACCESSORY ANIMAL BOARDING FACILITY TO AN EXISTING RETAIL PET STORE (Whiteaker for PetSmart) – 865 Jackman 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, Approve with Conditions or Deny the appeal of Planning Commission Resolution No. 10360** granting Conditional Use Permit 2032, to add an animal boarding facility to an existing retail pet store in the C-R (Regional Commercial) Zone at 865 Jackman Street.

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 26<sup>th</sup> day of September 2006 is adjourned to Tuesday, October 10, 2006 at 3:00 p.m.