

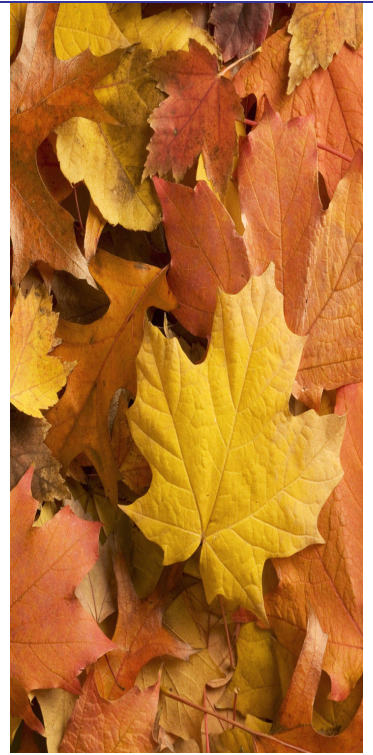
City of El Cajon

City Council/Redevelopment Agency



Agenda

October 10, 2006



Mark Lewis
Mayor

Jillian Hanson-Cox
Mayor Pro Tem

Gary Kendrick
Councilmember

Bob McClellan
Councilmember

Dick Ramos
Councilmember



**Columbus Day
Observed 10/9/06**

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*



Upcoming Events In El Cajon:

City Council Meeting on October 10, 2006

October Preview:

October 13th - Freaky Friday Movie Ghostbusters at Prescott Promenade – 7-9pm

October 19th – CCT – My Fair Lady – begins at the East County Performing Arts Center

October 20th - Freaky Friday Movie Beetlejuice at Prescott Promenade – 7-9pm

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

October 25th - “Trick or Trunk” at Halloween Car Show Oct. 25 - Friends, family and children are invited to attend the Fifth Annual Cajon Classic Cruise Halloween Car Show, Costume Contest and Downtown Trick or Treat event on Wednesday, October 25 from 5:00 to 8:30 pm in Historic Downtown El Cajon. Admission is free. Main Street will be closed to traffic in order to accommodate the cars and spectators. **Downtown businesses will host a “Trick or Treat” and car owners will host a “Trunk or Treat,” offering candy and treats from the trunks of their parked vehicles.** Businesses and cars will be decorated in a Halloween theme, and everyone is encouraged to come in costume. The fun event is presented by the El Cajon Community Development Corporation.

October 27th – Freaky Friday Movie Casper at Prescott Promenade – 7-9pm

October 31st – Happy Halloween!



AGENDA

October 10, 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 26, 2006 Meetings and the Agenda of the October 10, 2006 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - Presentation – “Suggestion Award” to Craig Groll
 - Animal Shelter Open House – October 21, 2006
 - Proclamation - “Red Ribbon Week” – October 23-31, 2006
- **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 September 26, 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 AWARD OF BID 010-07 – BMW POLICE MOTORCYCLES (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, BMW Motorcycles of North County, in the amount of \$68,957.35.

***1.5 AWARD OF BID 012-07 – PHOTOGRAPHIC SUPPLIES (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidders, Focus Camera, Inc. in the amount of \$1,998.62, Buffalo Imaging, Inc., in the amount of \$3,996.64, HPI International, Inc., in the amount of \$12,862.16, and Imaging Products International in the amount of \$856.70.

CONSENT ITEMS: (Continued)

***1.6 SPECIAL OPERATION LICENSE – WORLDBLINK IND., LLC**

RECOMMENDATION: That the City Council approve the application as submitted by Worldlink Ind., LLC for a Special Operation License for fully clothed oilless chair massage, foot massage and table massage business at 415 Parkway Plaza Suite K21.

***1.7 AWARD OF BID 007-07 – CURB RAMPS AT VARIOUS LOCATIONS IN THE CITY OF EL CAJON, PROJECT NO. 13 (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to appropriate the required funds and award the bid to the low bidder, New Century Construction, Inc., in the amount of \$82,750.00.

***1.8 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP (TSM) 513/PUD 202 – 1006 BOSTONIA STREET, ENGINEERING JOB NO. 2853 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the public improvements for Tentative Subdivision Map (TSM) 513.

***1.9 THE CHILDREN'S INITIATIVE GRANT FUNDS (Report: Chief of Police)**

RECOMMENDATION: That the City Council authorize the City Manager to accept Children's Initiative Grant Funds in the amount of \$20,000 and to execute any grant documents and agreements necessary for the receipt and use of these funds, appropriate the Children's Initiative Grant Funds in the full amount of \$20,000, and award a contract to Harmonium, Inc. for supplemental juvenile diversion services for the period October 1, 2006, through September 30, 2007.

***1.10 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 559 – 299 Wisconsin Avenue, Engineering Job No. 2936 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a one year time extension for TSM 559 and set the new expiration date to be November 9, 2007, in accordance with Municipal Code Section 16.12.110.

CONSENT ITEMS: (Continued)

- *1.11 HOLD HARMLESS AGREEMENT FOR 1080 EAST WASHINGTON AVENUE, ENGINEERING FILE 2044
(Report: Director of Public Works)**

RECOMMENDATION: That the City Council authorize the execution of a Hold Harmless Agreement to allow the property owner at 1080 East Washington Avenue access into the City's drainage channel in order to maintain a small remainder parcel that was separated when the channel was constructed in 1980.

- *1.12 FLETCHER HILLS RECREATION CENTER ROOF REPLACEMENT, ENGINEERING JOB NO. FM 3111/BID NO. 014-07
(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 November 14, 2006, for the roof replacement at Fletcher Hills Recreation Center.

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) - Continued from September 26, 2006**

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.

WRITTEN COMMUNICATIONS: (Continued)

***2.2 LETTER - LAUREL M. MORELLO, D.D.S**

Letter from Laurel M. Morello, D.D.S. requesting a change of public hearing date scheduled for Conditional Use Permit 2031 to expand an existing office building with a reduction in parking in the O-P (Office Professional) Zone at 226 Avocado Avenue earlier than November 14, 2006. This item was presented to the City Council on September 12, 2006, and was continued at the request of the applicant to November 14, 2006, at 7:00 p.m.

3. PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

***3.1 VACANCIES AND TERM EXPIRATIONS ON CITY COMMISSIONS AND PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE (Report: City Clerk)**

RECOMMENDATION: That the Mayor and City Council establish a schedule for applications/interviews of candidates to serve on the Public Safety Facility Financing Oversight Committee and City Commissions, or reappoint a commissioner, if appropriate.

***3.2 DOWNTOWN BANNER REPLACEMENT PROJECT – PHASE 2 (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency authorize the expenditure of \$9,245.00 for Phase 2 of the Downtown Banner Replacement Project.

4. COMMISSION REPORTS: None

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 22, 2006**

***5.2 SANDAG Board Actions – September 22, 2006**

REPORTS OF MAYOR LEWIS: (Continued)

***5.3 Metropolitan Transit System Board of Directors Meeting -
September 28, 2006**

***5.4 Metro Commission and Metro Wastewater JPA Meeting – August 31, 2006**

***5.5 Metro Commission and Metro Wastewater JPA – October 5, 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

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 Bulletins dated September 22
and September 29, 2006 - *Priority Focus***

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING

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

***9.1 ZONE RECLASSIFICATION 2259**

An Ordinance approving Zone Reclassification 2259 to prezone property from the County RR-1 to the City R-E-20 Zone on property located on the north side of Valley View Boulevard between Fernbrook Court and Sunnyside Avenue, and addressed as 1984 Valley View Boulevard.

***9.2 ZONE RECLASSIFICATION 2268**

An Ordinance approving Zone Reclassification 2268 to rezone property from the R-P (Residential Professional) and R-2 (Two-Family) Zones to the PRD (Planned Residential Development) Low-Medium Density Zone rather than the PRD-Medium Density Zone requested on property located at the northwest corner of East Washington Avenue and Anza Street, and addressed as 960 and 990 East Washington Avenue.

ORDINANCES: SECOND READING AND ADOPTION

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

***9.3 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.

- **MOTION to adopt Ordinance approving Zone Reclassification 2258.**
-

***9.4 PROCEDURE FOR PROCESSING MINOR CONDITIONAL USE PERMITS**

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.

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

- MOTION to adopt Ordinance amending procedure for processing minor conditional use permits.

10. CLOSED SESSION:

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
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 the potential sale and development of Agency owned property.

11. RECONVENE TO OPEN SESSION:

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

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 10th day of October 2006 is adjourned to Tuesday, October 10, 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. 10367 – A resolution of intention to initiate Zone Reclassification 2284 to consider rezoning the properties located at 855 and 892 East Madison Avenue, 505 North Mollison Avenue and an unaddressed property (APN 487-171-33 & -34) from the R-P Zone to the O-P Zone.

Resolution No. 10368 – A resolution of intention to initiate Zone Reclassification 2285 to consider rezoning the properties located at 123 Chamberlain Avenue, 553 South Magnolia Avenue, 205 and 239 Van Houten Avenue, 983 and 1109 East Washington Avenue, and 237, 255, 905, 933, 961 and 999 West Washington Avenue from the R-P Zone to the R-2 Zone, R-3 Zone, R-1-6 Zone and the O-P Zone.

Resolution No. 10375 – Granting Conditional Use Permit 2035 for a massage establishment in the C-R Zone at 415 Parkway Plaza.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, October 10, 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 AMENDMENT OF ZONING ORDINANCE REGARDING THE ADDITION OF AN HISTORIC PRESERVATION ORDINANCE (Report: City Clerk)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Consider and make the indicated corrections/clarifications suggested by the Director of Community Development in his Agenda Report dated October 3, 2006, to Exhibit "A" of Planning Commission Resolution No. 10364**
- **Close the Public Hearing**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10364 recommending approval of Amendment of Zoning Ordinance regarding the addition of an Historic Preservation Ordinance, in accordance with Exhibit "A", as revised.**
- **If approved, direct staff to prepare an Ordinance for first reading on October 24, 2006.**

***101 PLANNED UNIT DEVELOPMENT 324 AND TENTATIVE SUBDIVISION MAP 638 (Liberty Mutual Trust – Philip Chodur) – 1377 Oakdale Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 324

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10362 recommending approval of Planned Unit Development 324 to convert an existing 18-unit apartment complex into a common interest development in the R-3 Zone at 1377 Oakdale Avenue.**

TENTATIVE SUBDIVISION MAP 638

Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10363 recommending approval of Tentative Subdivision Map 638 for a one-lot subdivision map in the R-3 Zone at 1377 Oakdale Avenue.

102 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 10th day of October 2006 is adjourned to Tuesday, October 24, 2006 at 3:00 p.m.