

City of El Cajon

City Council/Redevelopment Agency



Agenda



November 28, 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



Upcoming Events In El Cajon:

City Council Meeting on November 28, 2006

November

November 29 – East County Intergenerational Games – at the Boys & Girls Club of East County, 1171 E. Madison Ave. 9:00am to 1:00pm.

December

December 1 – Movies In The Park- Holiday Films, hosted by the CDC – The Polar Express – 7:00pm to 9:00pm at the Prescott Promenade.

December 6 – Cajon Classic Cruise – Parade of Lights Holiday Show – E. Main Street will be closed for this event from 5:00pm to 8:00pm.

December 8 – Traditions of Christmas at the East County Performing Arts Center 7pm through December 23 – visit www.ecpaclive.com for more details.

December 8 - Movies In The Park- Holiday Films, hosted by the CDC – Christmas With The Kranks – 7:00pm to 9:00pm at the Prescott Promenade.

December 15 - Movies In The Park- Holiday Films, hosted by the CDC – How The Grinch Stole Christmas! – 7:00pm to 9:00pm at the Prescott Promenade.

December 16 – El Cajon Community Toy Drive – Toys For Tots Event – 333 Wells Avenue – 11:00am to 4:00pm – Bring a new unwrapped toy!

December 27 – Senior Associated Artists – East County Performing Arts Center

Happy & Safe Holidays!



AGENDA

November 28, 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 November 14, 2006 Meetings and the Agenda of the November 28, 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 – 1.14)

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 November 14, 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 2006 LAW ENFORCEMENT TERRORISM PREVENTION PROGRAM (LETTP) GRANT (Report: Chief of Police)**

RECOMMENDATION: That the City Council take the following actions:

- Authorize the City Manager to accept the 2006 Law Enforcement Terrorism Prevention Program (LETTP) Grant Funds in the amount of \$45,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds;
 - Appropriate the LETTP Grant Funds in the amount of \$45,000 for the purchase of communications equipment, primarily radios.
-

CONSENT ITEMS: (Continued)

***1.5 SPECIAL OPERATION LICENSE – NINEVEH JEWELRY, INC.**

RECOMMENDATION: That the City Council approve the application as submitted by Mahin L. Naief and Nora M. Naief for a Special Operation License for a business located at 471 Broadway for the sale of new and used gold, silver, diamonds, watches and jewelry.

***1.6 STATE HOMELAND SECURITY GRANT FUNDING (Report: Fire Chief)**

RECOMMENDATION: That the City Council take the following actions:

- Authorize the City Manager or her designee to accept the State Homeland Security Grant Program funds in the amount of \$46,500 and to execute any grant documents and agreements necessary for the receipt and use of these funds;
 - Appropriate the State Homeland Security Grant Program funds in the amount of \$46,500.
-

***1.7 ACCEPTANCE OF REPLACEMENT OF SIDEWALKS AT VARIOUS LOCATIONS, ENGINEERING JOB NO. 3029 (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 FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR OVERLAND, PACIFIC & CUTLER, INC. – LINDA WAY IN-FILL HOUSING PROJECT (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency approve the execution of an agreement by the Executive Director amending the Professional Services Agreement (“PSA”) with Overland, Pacific and Cutler, Inc. (“OPC”) to provide additional relocation services for the Linda Way In-Fill Housing Project.

***1.9 REQUEST TO SCHEDULE PUBLIC HEARING FOR TENTATIVE PARCEL MAP (TPM) 634 (Gilmore for Gilmore) – 1984 Valley View Boulevard (Report: City Clerk)**

RECOMMENDATION: That the City Council set the public hearing on Tentative Parcel Map 634 for December 19, 2006, at 7:00 p.m.

CONSENT ITEMS: (Continued)

- *1.10 RESOLUTION – AWARD BID NO. 014-07 FOR FLETCHER HILLS RECREATION CENTER ROOF REPLACEMENT (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Chambers, Inc., dba: Roof Construction, in the amount of \$26,580.

- *1.11 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council declare the listed property surplus and authorize disposal in accordance with policy.

- *1.12 COMMUNITY TOY DRIVE (Report: City Manager)**

RECOMMENDATION: That the City Council recognize Stoney's Community Toy Drive as an official community event.

- *1.13 RESOLUTION – AWARD OF BID 015-07, HILLSIDE PARK AND TUTTLE PARK IMPROVEMENTS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Palm Engineering Construction Company, Inc., in the amount of \$162,000.

- *1.14 URBAN AREA SECURITY INITIATIVE GRANT FUNDING (Report: Fire Chief)**

RECOMMENDATION: That the City Council take the following actions:

- Authorize the City Manager or her designee to accept the Urban Area Security Initiative Grant Program funds in the amount of \$59,000 and to execute any grant documents and agreements necessary for the receipt and use of these funds;
 - Appropriate the Urban Area Security Initiative Grant Program funds in the amount of \$59,000.
-

PUBLIC COMMENT:

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2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

- *3.1 SUBSTANDARD CONDITIONS AT 146 WEST WASHINGTON AVENUE
(Report: Building Official/Fire Marshal)

RECOMMENDATION: That the City Council

- Open the Public Hearing, consider any testimony
 - Close the Public Hearing
 - Deem appropriate the Building Official/Fire Marshal's actions in this case.
 - Direct staff to (1) contract with a hazardous waste removal company to clear the property of all trash and human waste, (2) work with family members to establish a storage facility for boxed materials, (3) contract with a plumbing company to clear stopped drains within the dwelling, (4) bill the property owner for services, administrative fees, and staff time related to this case, with any unpaid balance not paid within 90 days to be placed as a tax lien against the property.
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3. ADMINISTRATIVE HEARING:

- *3.2 CADDYSHACK APPEAL OF DENIAL OF SPECIAL OPERATION
LICENSE (Continued from November 14, 2006)
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3. ADMINISTRATIVE REPORTS:

- *3.3 RESOLUTION – OWNER PARTICIPATION AGREEMENT (OPA) WITH
MOSSY NISSAN (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the Redevelopment Agency appropriate \$283,900.30 from unappropriated reserves to the Redevelopment Capital Fund, Owner's Participation Agreement account, and authorize the final payment to conclude this OPA.

ADMINISTRATIVE REPORTS: (Continued)

***3.4 RESOLUTIONS – ACQUISITION OF PROPERTY (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency adopt the next three RESOLUTIONS in order to acquire three (3) parcels on Rea Avenue, in downtown El Cajon.

***3.5 GENERAL CONSTRUCTION APPEALS BOARD (Report: Director of Community Development)**

RECOMMENDATION: That the City Council refer the initiation of an Amendment of the Municipal Code (Chapter 15.72) to the staff to allow the City Council to serve as the General Construction Appeals Board (GCAB).

4. COMMISSION REPORTS:

***4.1 TRAFFIC COMMISSION RECOMMENDATIONS – November 8, 2006 (Report: Secretary to Traffic Commission)**

ITEM I – NEW BUS STOPS – VARIOUS LOCATIONS

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish the following new No Parking Zones for the requested bus stops:

1. Along the south curblineline of Lexington Avenue, beginning at a point 24 feet west of the westerly extended curblineline of Gina Avenue, thence westerly a distance of 56 feet.
2. Along the east curblineline of Third Street, beginning at a point 35 feet south of the southerly extended curblineline of Melody Lane, thence south a distance of 100 feet.
3. Along the east curblineline of Fourth Street, beginning at a point 35 feet north of the northerly extended curblineline of Granite Hills Drive, thence north a distance of 81 feet.
4. Along the north curblineline of Madison Avenue, beginning at a point 150 feet west of the westerly extended curblineline of Terra Lane, thence westerly a distance of 82 feet.
5. Along the north curblineline of Madison Avenue, beginning at a point 100 feet east of the easterly extended curblineline of Third Avenue, thence easterly a distance of 60 feet.
6. Along the easterly curblineline of East Main Street, beginning at a point 92 feet north of the northerly extended curblineline of Broadway, thence northerly a distance of 79 feet.

COMMISSION REPORTS - 4.1 (Continued)

7. Along the westerly curblineline of East Main Street, beginning at a point 120 feet south of the southerly extended curblineline of Broadway, thence southerly a distance of 21 feet.
8. Along the easterly curblineline of Jamacha Road, beginning at a point 64 feet north of the northerly extended curblineline of Washington Avenue, thence northerly a distance of 55 feet.
9. Along the easterly curblineline of Jamacha Road, beginning at a point 165 feet north of the northerly extended curblineline of Dorothy Street, thence northerly a distance of 92 feet.

ITEM II – TWO-HOUR PARKING – 822 ALVEDA AVENUE

RECOMMENDATION: This item is presented for information only at this time.

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 Metro Wastewater JPA News Brief – November, 2006**
 - *5.2 Metropolitan Transit System Special Meeting – November 16, 2006**
 - *5.3 SANDAG Public Safety Committee Agenda – November 17, 2006**
 - *5.4 SANDAG Board of Directors Agenda – November 17, 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 Council Activities 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 No Report

7. LEGISLATIVE REPORT

***7.1** League of California Cities Legislative Bulletins dated November 9 and November 17, 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 SPECIFIC PLAN 511**

An Ordinance approving Specific Plan 511 for interconnecting access between structures on adjacent, separately owned properties in lieu of a lot consolidation in the C-2 (General Commercial) Zone on property located on the southeast corner of East Main Street and Avocado Avenue, and addressed as 421 and 423 East Main Street.

ORDINANCES: SECOND READING AND ADOPTION

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

***9.2 ZONE RECLASSIFICATION 2284**

An Ordinance approving Zone Reclassification 2284 to rezone properties addressed as 855 and 892 East Madison Avenue, 505 North Mollison Avenue, and a parking lot on Wisconsin Avenue, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

- MOTION to adopt Ordinance approving Zone Reclassification 2284.
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***9.3 ZONE RECLASSIFICATION 2285**

An Ordinance approving Zone Reclassification 2285 to rezone properties addressed as 123 Chamberlain Avenue, 553 South Magnolia Avenue, 237, 255, 905, 933, 961 and 999 West Washington Avenue, 983 and 1109 East Washington Avenue, and 205 and 239 Van Houten Avenue, from the R-P (Residential Professional) Zone to the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone, R-2 (Two-Family Residential) Zone, R-3 (Multiple Family) Zone and O-P (Office Professional) Zone.

- MOTION to adopt Ordinance approving Zone Reclassification 2285.
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10. CLOSED SESSIONS: None

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 28th day of November 2006 is adjourned to Tuesday, November 28, 2006 at 7:00 p.m.

GENERAL INFORMATION: None

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, November 28, 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: None

INTERVIEWS AND APPOINTMENTS

***100 INTERVIEWS FOR AND APPOINTMENTS TO COMMISSIONS
(Report: City Clerk)**

RECOMMENDATION: That the City Council conduct interviews for positions on City Commissions and appoint applicants to serve appropriate terms.

The Applications submitted by the deadline of November 13, 2006 are provided. Applicants reside within the city limits of El Cajon or reside at an El Cajon address where appropriate.

**COMMISSION ON AGING & DISABILITIES – Appoint two Commissioners
Two four-year terms to expire January, 2011**

**TED KAGAN
YSIDRO MARTINEZ
TRICIA MATTINGLY
CHRISTOPHER RAIBOURNE
ELY STREICHER**

**CONSTRUCTION APPEALS BOARD – Appoint two Commissioners
Two three-year terms to expire May, 2011**

No Applications Received

**PARKS AND RECREATION – Appoint three Commissioners
One term to expire January, 2009
Two four-year terms to expire January, 2011**

**DAVID ACHENBACH
JAIMEE HARAUGHTY
JAMES RUE
RANDALL SCHEPPMANN
DOUGLAS THIGPEN
WENDIE WIGGINTON**

INTERVIEWS AND APPOINTMENTS (Continued)

PERSONNEL COMMISSION – Appoint one Commissioner

One four-year term to expire January, 2011

No Applications Received

PLANNING COMMISSION – Appoint two Commissioners

Two four-year terms to expire January, 2011

ANTHONY AMBROSE

ERIC LARDY

TANI MEANS

WILLIAM WELLS

PUBLIC SAFETY FACILITIES FINANCING OVERSIGHT COMMITTEE – Appoint five Members

One term to expire January, 2009

Four four-year terms to expire January, 2011

JAMES RUE

RODGETS SMITH

MARIO TILARO

WENDIE WIGGINTON

RELOCATION APPEALS BOARD - Appoint two Members

No Term Limits

No Applications Received

TRAFFIC COMMISSION – Appoint one Commissioner

One Four-year term to expire January, 2011

ERIC LARDY

RICHARD NASIF

OATH OF OFFICE ADMINISTERED TO NEWLY APPOINTED COMMISSIONERS

101 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 28th day of November 2006 is adjourned to Tuesday, December 19, 2006 at 2:00 p.m.