

AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.

HOURS: Monday – Thursday 10:00 a.m. – 8:00 p.m., Friday & Saturday 10:00 a.m. – 5:00 p.m., and Sunday 1:00 – 5:00 p.m.

City of El Cajon

City Council/Redevelopment Agency



Agenda

April 24, 2007

Mark Lewis

Mayor

Kathi Henry

City Manager

Bob McClellan

Mayor Pro Tem

Morgan Foley

City Attorney

Jillian Hanson-Cox

Councilmember

Kathie Rutledge

City Clerk

Gary Kendrick

Councilmember

Rob Turner

**Director of Public Works
& City Engineer**

Dick Ramos

Councilmember

Jim Griffin

**Director of Community
Development**



Upcoming Events in El Cajon:

City Council Meeting on April 24, 2007

April

April 25 – Cajon Classic Car Show – “Funny Car Frenzy” – 5:00 to 8:00pm

April 26, 27, 28, May 4 at 7pm., April 28, 29 & May 5 at 2pm – The play “Route 66” at the East County Performing Arts Center.

April 27 – **ARBOR Day Celebration** – 3pm – Prescott Promenade, Downtown Main Street – Special Celebration and demonstration.

April 28 – Lend A Hand Neighborhood Clean Up at Millar & West Palm – 9am to 11am, a project of the CDC – for additional information visit www.downtownelcajon.com

April 28 – East San Diego County “Home Buyers Fair” – Ronald Reagan Community Center - 195 East Douglas Avenue – 9:30am to 3:30pm

April 29 – Downtown El Cajon Grand Prix Bicycle Race– 7am to 5:00pm – circling the streets of East Main and Douglas Streets – Special Kids’ Race – 11:30am – age 5 to 10, Medals, free safety helmet to the first 50 entries.

May

May 4 – First Friday Event downtown El Cajon – Special Discounts by participating restaurants and businesses – first Friday movie at Prescott Promenade is “Cars” at 7pm.

Recycling Fun Facts from Mayor Lewis

In California, we reduced 247 tons of harmful air emissions from our fleet of trucks, including cutting smog-forming NOx (oxides of nitrogen) emissions by 226 tons per year – the equivalent of taking more than 28,000 passenger cars off the road by converting some of our fleets to clean burning LNG and CNG fuel efficient vehicles.



AGENDA



April 24, 2007
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 FOR EACH ITEM 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

- **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 April 10, 2007, Meetings and the Agenda of the April 24, 2007, Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - "Youth of the Year Award" Presentation by the City's Teen Coalition
 - Proclamation – "Zero Waste as a Goal" – Waste Management
 - Proclamation – "National Day of Prayer"
 - Proclamation – "Municipal Clerk's Week" – April 29 – May 5, 2007
 - Proclamation – "Building Safety Week" – May 6 – 12, 2007

- **AGENDA CHANGES:**

*Backup Information Available
Redevelopment Agency Items Are Identified

CONSENT ITEMS: (1.1 – 1.9)

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 April 10, 2007 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 ENVIRONMENTAL CONSULTING SERVICES FOR THE PUBLIC SAFETY CENTER PROJECT (Report: Assistant to the City Manager)**

RECOMMENDATION: That the City Council authorize the City Manager to execute a Professional Services Agreement and any necessary amendments with Helix Environmental Planning, Inc. for Environmental Services for the Public Safety Center Project and to terminate the agreement with Project Design Consultants.

CONSENT ITEMS: (Continued)

***1.5 LIGHTING CONTROLLER SYSTEM FOR VARIOUS PARKS (Report: Director of Recreation)**

RECOMMENDATION: That the City Council:

- 1) Appropriate Recreation Special Revenue Funds in the amount of \$30,000 from the Undesignated Fund Balance.
- 2) Establish the expenditure budget in the City Capital Improvement Program Activity/Account #501000-9060 with a transfer out from the Recreation Special Revenue Activity/Account #240000-9910 for the subject Capital Improvement.

***1.6 RESOLUTION - APPOINTING CITY ATTORNEY STAFF OF THE CITY OF EL CAJON**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to appoint the staff of the City Attorney's Office as follows:

Morgan L. Foley, City Attorney
Tamara A. Smith, Assistant City Attorney
James P. Lough, Assistant City Attorney
Jennifer M. Lyon, Assistant City Attorney
Lisa A. Foster, Assistant City Attorney
Johanna N. Canlas, Assistant City Attorney
Hilda R. Mendoza, Assistant City Attorney
Jeremy A. Jung, Assistant City Attorney
Barbara C. Luck, Staff Attorney

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

RECOMMENDATION: That the City Council

1. Authorize the City Manager to accept the Children's Initiative Grant Funds in the amount of \$10,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds.
2. Appropriate the Children's Initiative Grant Funds in the amount of \$10,000.00.

CONSENT ITEMS: (Continued)

- *1.8 RESOLUTION - AWARD OF BID 025-07, TRAFFIC SIGNAL CONTROLLERS AND EQUIPMENT (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, McCain, Inc. in the amount of \$57,870.45.

- *1.9 RESOLUTIONS - WELLS PARK RESTROOMS, ENGINEERING JOB NO. 3112/BID NUMBER 027-07 (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 June 12, 2007 for the construction of new restrooms at Wells Park.

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 El Cajon Historical Society requesting the City Co-Sponsor status for City-owned Knox House Museum Building.**
- *2.2 Letter from Air Group One requesting financial sponsorship from the City in the amount of \$10,000 for the Wings Over Gillespie Air Show scheduled for June 16 and 17, 2007.**

3. PUBLIC HEARINGS:

***3.1 RESOLUTION – AMENDMENTS TO THE EXISTING ONE YEAR ACTION PLAN AND COMBINED HOUSING ELEMENT/CONSOLIDATED PLAN:**

- 1. Adoption of Neighborhood Revitalization Strategy Area (modification of existing Combined Housing Element/Consolidated Plan)**
- 2. Modification of the Mobile Home Rehabilitation Program**

(Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Consider the adoption of the draft Neighborhood Revitalization Strategy Area**
- Consider the adoption of the proposed modifications to the Mobile Home Rehabilitation Program**
- Adopt the next RESOLUTION in order to modify the Combined Housing Element/Consolidated Plan**
- Authorize the City Manager or designee to execute all appropriate forms and documents for this modification**

***3.2 RESOLUTION - ALLOCATION OF CDBG PROGRAM INCOME AND MODIFICATION OF FY 2007-08 ALLOCATIONS (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Consider the adoption of the proposed allocations and modifications to the FY 2007-08 CDBG allocations**
- Adopt the next RESOLUTION in order to adopt these modifications**
- Authorize the City Manager or designee to execute all appropriate forms and documents for this modification**

***3.3 SUBSTANDARD CONDITIONS AT 552 MILLAR AVENUE (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Direct Staff to (1) file a notice of restriction against the property, (2) establish a date for accrual of civil penalties, and (3) direct Staff to bring this case back before Council for resolution and final determination with regard to civil penalties, staff time and administrative fees**

3. ADMINISTRATIVE REPORTS: None

4. COMMISSION REPORTS:

- *4.1 **TRAFFIC COMMISSION RECOMMENDATIONS – April 11, 2007
(Report: Secretary to the Traffic Commission)**

ITEM I – NO PARKING – 1470 East Madison Avenue – Fire Station 8

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

Along the north curblineline of Madison Avenue, beginning at a point 374 feet west of the westerly extended curblineline of Third Street, thence west a distance of 239 feet. Note: This No Parking Zone supercedes and rescinds all previous No Parking Zones within these described limits.

ITEM II – RELOCATION OF BUS STOP – EAST MADISON AVENUE – FIRE STATION 8

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

Along the north curblineline of Madison Avenue, beginning at a point 648 feet west of the westerly extended curblineline of Third Street, thence west a distance of 80 feet.

INFORMATION ITEM E – SPEED ZONE – BROCKTON STREET

RECOMMENDATION: This item is presented for information only.

5. ACTIVITIES REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments); SANDAG (Chair, Public Safety Committee); METRO Commission/Wastewater JPA; MTS (Metropolitan Transit System Board) – Alternate; LAFCO (Local Agency Formation Commission – Alternate).

- *5.1 **Metro Wastewater JPA News Brief – April, 2007**
- *5.2 **Metro Commission and Metro Wastewater JPA Meeting – April 5, 2007**

6. ACTIVITIES REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM BOB McCLELLAN

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

- *6.1 Letter from John Kalas regarding first time homebuyers program.**

Council Activities Report

COUNCILMEMBER 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.

- *6.2 Council Activities Report**

COUNCILMEMBER GARY KENDRICK

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

- *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 Bulletin dated April 13, 2007
*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 498**

An Ordinance approving Specific Plan 498 for three panhandle lots and alternative access to a fourth lot within a proposed six-lot subdivision in the R-1-6 (Residential One Family 6,000 Sq. Ft.) Zone on property located on the east side of Emerald Avenue between Tilling Way and Skyview Street, and addressed as 1415 Emerald Avenue

ORDINANCES: SECOND READING AND ADOPTION

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

***9.2 AMENDMENT OF ZONING ORDINANCE RELATING TO SIGN REGULATIONS**

An Ordinance amending the Zoning Ordinance of the City of El Cajon amending Chapters 17.04, 17.66 and 17.67 of the El Cajon Municipal Code regarding the placement of signs in the City of El Cajon

- **MOTION to adopt Ordinance amending the Zoning Ordinance.**

10. CLOSED SESSIONS:

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

- **CONFERENCE WITH LABOR NEGOTIATOR – Pursuant to Government Code Section 54957.6**

Agency Designated Representatives:

Kathi Henry
Mike Shelton
Joan Ward

Employee Organizations:

El Cajon Firefighters Association
El Cajon Fire Supervisory Unit
El Cajon Police Officers Association
El Cajon Police Officers Association Management Group
El Cajon Municipal Employees Association
El Cajon Mid-Management and Professional Engineers Association
Executive, Unrepresented and Confidential Employees

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Government Code Section 54956.8**

| <u>Property</u> | <u>Negotiating Parties</u> | <u>Agency Negotiators</u> |
|---|--|--|
| APN 492-331-08-00 301 West Renette Avenue | California Investment Bankers | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 487-292-02-00 265 / 269 Millar Avenue | John A. Hale | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 489-252-09-00 1289 East Lexington Avenue | James & Isidra Coleman | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 493-040-18-00 801 Avocado Avenue | Gaylin & Bonnie Leth | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 487-141-13-00 364 Chambers Street | Augustin G. / Antoinette M. Saucedo | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 483-181-27-00 1168 North Mollison Avenue | Hughes Woodsford, LLC | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 483-222-22-00 850 Ballantyne Street | Ballantyne Investments | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |
| APN 483-330-35-00 154 East Madison Avenue | Ed Bettencourt | Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney |

APN 487-172-02-00
377 Chambers Street

Joseph T. Martinez
Trust 07-18-02

Executive Director/City Manager
Director of Redevelopment &
Housing
General Counsel/ City Attorney

APN 488-010-23-00
166 Wells Avenue

Bobbi J. Pearson
Family 1990 Trust

Executive Director/City Manager
Director of Redevelopment &
Housing
General Counsel/ City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential purchase of property by the Agency for redevelopment purposes.

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 24th day of April 2007 is adjourned to Tuesday, April 24, 2007 at 7:00 p.m.

GENERAL INFORMATION:

The following item(s) 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 Michael Morris, Video Franchising and Broadband Deployment, State of California Public Utilities Commission advising AT&T California, Inc. filed an application for a state video franchise and it was issued.
- B. Donation of \$1,000 to the El Cajon Fire Department toward fire safety programs for the community of El Cajon from Wal-Mart, Westfield Parkway in accordance with City Council Policy B-2.
- C. Donation of \$100 received from Louissa O'Connor in Memory of Matt O'Connor for Animal Control in accordance with City Council Policy B-2.
- D. Donation of \$100 received from Laura Ciha for Animal Control in accordance with City Council Policy B-2.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, April 24, 2007
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:**

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*Backup Information Available
Redevelopment Agency Items Are Identified

PUBLIC HEARINGS:

- *100 PLANNED UNIT DEVELOPMENT 330 AND TENTATIVE PARCEL MAP 635 (Stephen Ray Development, Inc. for Moran, Moran & Beas) Northwest corner of South Johnson and Franklin Avenues (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 330

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10423** recommending approval of Planned Unit Development 330 to construct a three-unit residential development in the R-3 Zone on property located on the northwest corner of South Johnson and Franklin Avenues.

TENTATIVE PARCEL MAP 635

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10424** recommending approval of Tentative Parcel Map 635 to create a common-interest subdivision in the R-3 Zone on property located on the northwest corner of South Johnson and Franklin Avenues.

- *101 ZONE RECLASSIFICATION 2289 (Snyder) – 1101 A-B South Mollison Avenue (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 the Negative Declaration.**

ZONE RECLASSIFICATION 2289

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10422** recommending approval of Zone Reclassification 2289 to prezone property from the County of San Diego A-70 Zone to the City of El Cajon R-S-9 Zone on property addressed as 1101 A-B South Mollison Avenue.
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2289 to prezone property from the County of San Diego A-70 (Limited Agricultural) Zone to the City of El Cajon R-S-9 (Residential Suburban 9,000 Sq. Ft.) Zone on property located on the east side of South Mollison Avenue between East Chase Avenue and Ladysmith Drive, and addressed as 1101 A-B South Mollison Avenue

PUBLIC HEARINGS: (Continued)

***102 ZONE RECLASSIFICATION 2286 (Gutierrez for Flores) – 521 South Mollison Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2286

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10421 recommending approval of Zone Reclassification 2286 to rezone property from the R-1-6 Zone to the R-2 Zone on property addressed as 521 South Mollison Avenue.**
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2286 to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the R-2 (Two-Family, Medium Density) Zone on property located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 521 South Mollison Avenue

***103 PLANNED RESIDENTIAL DEVELOPMENT 60R AND TENTATIVE SUBDIVISION MAP 547R (Ballantyne Development Company, LLC) – East side of Ballantyne Street between Broadway and Cedar Street (Report: City Clerk) (Continued from April 10, 2007)**

RECOMMENDATION: That the City Council

- **Continue the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Consider the information regarding sale of possible excess property in this project contained in the Agenda Report from the Director of Community Development**

PLANNED RESIDENTIAL DEVELOPMENT 60R

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10416 recommending approval of Planned Residential Development 60R to construct a 26-unit residential development in the PRD-Low Zone on property located on the east side of Ballantyne Street between Broadway and Cedar Street.**

TENTATIVE SUBDIVISION MAP 547R

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10417 recommending approval of Tentative Subdivision Map 547R to create a 29-lot common interest subdivision in the PRD-Low Zone on property located on the east side of Ballantyne Street between Broadway and Cedar Street.**

104 ITEMS CONTINUED FROM THE 3:00 P.M. (IF ANY)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 24th day of April, 2007 is adjourned to Tuesday, May 8, 2007 at 3:00 p.m.