



Photo by Bob Griswold

# JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY

**Tuesday, February 12, 2002 - 3:00 p.m.**  
Council Chambers  
200 East Main Street  
El Cajon, California

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**PLEASE NOTE: *If You Wish to Address the City Council, Please Complete a Speaker Card and Give It to the City Clerk. When Your Item Is Heard, Your Name Will Be Called at Which Time You Would Come to the Podium and Give Your Name and Address.***

\*Backup Information Available  
Redevelopment Agency Items Are Identified



# AGENDA



**CALL TO ORDER:** Mayor Mark Lewis

**ROLL CALL:** City Clerk Marilynn Linn

## **PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the January 22, 2002 Meetings and the Agenda of the February 12, 2002 Meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS:**

**Commendation: Dennis Wahl for service on the Traffic Commission**  
**Proclamation: "PATRIOTISM WEEK" – February 18-24, 2002**

## **MINUTES OF MEETINGS:**

***RECOMMENDATION:*** That the City Council approve the Minutes of the January 22, 2002 Meetings.

## **AGENDA CHANGES:**

## **CONSENT ITEMS: (1.1 – 1.18)**

**Consent Items are routine matters enacted by one motion according to the *RECOMMENDATION* listed below. A Council Member or person in attendance may request discussion of a *Consent Item* at this time.**

### **1.1 WARRANTS**

***RECOMMENDATION:*** That the City Council approve payment of Warrants as submitted by the Finance Department.

### **\*1.2 LETTERS OF APPRECIATION/WALL OF FAME**

***RECOMMENDATION:*** That the City Council authorize the following letters to be included on the City's *Wall of Fame* and/or letters of appreciation be sent to the appropriate parties.

Letter from Santee Explorer Academy complimenting Jennifer Busskohl, Human Resources Analyst, and Tracy Cavender, Secretary, for providing an overview of the City's hiring procedures.

Letter from Joyce Stevens expressing appreciation for the Housing Rehabilitation Loan Program and a special thank you to Fred Mason for his help.

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

- \*1.3 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP 492 AND PLANNED UNIT DEVELOPMENT 186 – 687 EAST CAMDEN AVENUE (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council accept the public improvements and authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement, with the developer maintaining insurance until release of all bonds for the project.

- \*1.4 ACCEPTING CONTRIBUTION OF TWO PINE TREES (Report: Director of Parks)**

**RECOMMENDATION:** That the City Council accept the donation of two pine trees from Florentino Ramos, according to City Council Policy B-2.

### **REDEVELOPMENT AGENCY ITEM:**

- \*1.5 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AND CONSENT TO RECORDING DEEDS AND GRANTS (Report: City Attorney)**

**RECOMMENDATION:** That the Redevelopment Agency adopt the next RESOLUTION in order to authorize the Executive Director to accept grants and deeds and to consent to the recording thereof.

- \*1.6 ACCEPTANCE OF RESURFACING PROJECT 54 – VARIOUS STREETS (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council accept the Resurfacing Project 54, Various Streets Improvements and release bonds according to the terms of the contract.

- \*1.7 RESOLUTION: CITY ATTORNEY STAFF MEMBERS (Report: City Attorney)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order appointing staff members for the City Attorney's Office.

- \*1.8 ARCHITECTURAL SERVICES – FIRE STATION NO. 9 – 1301 North Marshall Avenue (Report: Operations Manager)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to award a Professional Services Contract to Nicoloff & Associates for architectural services (plans and construction observation) associated with the interior renovation of Fire Station No. 9. at 1301 North Marshall Avenue.

**CONSENT ITEMS: (Continued)**

**\*1.9 RESOLUTION: AWARD BID FOR TURF SPRAYER (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to PBM Supply & Manufacturing, Inc. in the amount of \$17,117.10.

**\*1.10 RESOLUTION: AWARD BID FOR TRUCK MOUNTED RODDING MACHINE (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to West Coast Safety Supply Company, Inc. in the amount of \$75,717.91.

**\*1.11 RESOLUTION: AWARD BID FOR CARPETING (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to Sid's Carpet Barn Inc. in the amount of \$81,490.00.

**\*1.12 CITY RECORD STORAGE (Report: City Clerk)**

**RECOMMENDATION:** That the City Council approve utilizing \$11,000 of funds in the Contingency Account 11500 for storage of records off-site with Iron Mountain Records Management, Inc.

**\*1.13 ACCEPTANCE OF MAIN STREET DIAGONAL PARKING – DOUGLAS AVENUE TO CLAYDELLE AVENUE (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council accept the Main Street Diagonal Parking Project improvements and release the bonds according to the terms of the contract.

**\*1.14 RESOLUTION: AWARD BID FOR VEHICLE SAFETY EQUIPMENT (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award portions of the bid to Pursuit Technology, Inc. in the amount of \$16,676.47, Hi-Standard Automotive in the amount of \$14,784.97 and Adamson Industries (Costa Mesa) in the amount of \$5,602.18.

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

**\*1.15 RESOLUTION: AWARD BID FOR ALLEY IMPROVEMENTS – SULZFELD TO MAGNOLIA (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to Nicholas Grant Corporation dba Daley, in the amount of \$69,185.00.

**\*1.16 ADOPTION OF THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (JURMP) (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the Jurisdictional Urban Runoff Management Program (JURMP) and direct staff to implement the program for compliance with Regional Water Quality Control Board (RWQCB) Order No. 2001-01.

**\*1.17 CHANGE ORDER TO CHATHAM STREET SEWER INTERCEPTOR AND WESTWIND DRIVE SEWER MAIN REPLACEMENT (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council approve a change order for extra work performed by the contractor for the Chatham Street Sewer Interceptor and Westwind Drive Sewer Main Replacement Project in the amount of \$3,924.06.

**\*1.18 CLASSIFICATION SPECIFICATION AND SIDE LETTER OF AGREEMENT – PUBLIC WORKS CREW LEADER (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council

- Approve the revised class specification for Public Works Crew Leader
- Approve the Side Letter of Agreement between the City and the El Cajon Municipal Employees Association which allocates the salary of Public Works Crew Leader to Range 74.4
- Clarify the language in the Memorandum of Understanding so that only those Equipment Operators who operate street sweepers at night receive the premium pay.

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## **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: CAJON VALLEY JAMBOREE (May 17-19, 2002) – REQUEST TO BE DESIGNATED A COMMUNITY EVENT**

Letter from Patrick Dimla, Cajon Valley Jamboree Chairperson, requests

- (1) the Jamboree be designated as a community event and
- (2) permission to place advertising banners around the city in locations similar to the locations used by the Mother Goose Parade Committee.

### **\*2.2 LETTER: APPEAL OF STAFF RECOMMENDATION – ADULT RESIDENTIAL CARE FACILITY AT 1894 JASMINE STREET**

Natalia Stantcheva appeals the staff recommendation for denial of a license for an Adult Residential Care Facility at 1894 Jasmine Street due to another facility within 300 feet at 1701 Manfred Court in El Cajon.

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## **3. ADMINISTRATIVE REPORTS:**

### **\*3.1 TRAFFIC COMMISSION APPLICATIONS (Report: City Clerk)**

**RECOMMENDATION:** That the City Council consider applications submitted for the vacancy on the Traffic Commission for a term to expire January 31, 2004 and conduct interviews at the February 26 Council Meeting at 3:00 p.m.

### **\*3.2 SIDEWALK DINING (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council request the City Clerk to recite the title, waive full reading of the text and have first reading of the Ordinance for sidewalk dining within the public right-of-way.

## **ORDINANCE: FIRST READING**

### **AMENDMENT OF EL CAJON MUNICIPAL CODE - CHAPTER 12.09 – REGULATING SIDEWALK DINING**

First Reading of Ordinance to Add Chapter 12.09 to Title 12 of the El Cajon Municipal Code regulating sidewalk dining.

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

### **REDEVELOPMENT AGENCY ITEM:**

#### **\*3.3 CURRENT LOW AND MODERATE INCOME HOUSING SET ASIDE FUNDS (Report: Redevelopment Manager and Directory of Community Development)**

**RECOMMENDATION:** That the Redevelopment Agency commit \$200,000 of the current unprogrammed ECRA Housing Set-Aside Funds to the First Time Homebuyer Program that is administered by the Community Development Department. Staff is preparing a Request for Proposals for \$2,000,000 of unprogrammed Set-Aside Funds for either Condo Conversion or Multi-Family Rehab projects. Staff anticipates returning to the Agency Board for project approval by the first meeting in May.

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#### **4. COMMISSION REPORTS: None**

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### **5. REPORTS OF MAYOR MARK LEWIS**

El Cajon-San Diego County Civic Center Authority Commission; SANDAG (San Diego Association of Governments) Regional Transportation (alternate); Heartland Communications Facility Authority Commission; Heartland Fire Training Authority Commission.

#### **\*5.1 OPERATION THIN MINT – GIRL SCOUTS**

**RECOMMENDATION:** That the City Council consider a public announcement effort for information only.

#### **\*5.2 LETTER: EL CAJON FIRE FIGHTERS – BUDGET FOR JULY FOURTH FIREWORKS**

Rob Bruggema, Fireworks Chair for the El Cajon Fire Fighters, requests an increase of \$5,000 for the July Fourth Fireworks Celebration this year.

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### **6. REPORTS OF COUNCILMEMBERS**

#### **MAYOR PRO TEM W.E. “BOB” McCLELLAN**

Council Workshop Schedule; ADAPT (Alcohol and Drug Abuse Prevention Task Force); Harry Griffen Park Joint Steering Committee; alternate for Heartland Fire Training Authority Commission and Heartland Communications Facility Authority Commission; State Routes 67/125 Corridor Study Committee, alternate.

## **REPORTS OF COUNCILMEMBERS: (Continued)**

### **COUNCILMEMBER CHARLES SANTOS**

MTDB (Metropolitan Transit Development Board); East County Economic Development Council; Helix Water District City Representative; Chamber of Commerce Business/Economic Development Committee; State Routes 67/125 Corridor Study Committee.

### **COUNCILMEMBER DICK RAMOS**

SANDAG (San Diego Association of Governments) Board of Directors, Regional Transportation, Regional Housing Task Force; METRO (Metropolitan Wastewater Disposal System); AFFORD (Agencies for Fair and Objective Rate Decision); ARJIS (Automated Regional Justice Information System); LAFCO (Local Agency Formation Commission) Advisory Committee.

#### **\*6.1 EL CAJON CITY COUNCIL AND COMMISSIONS ETHICS POLICY**

**RECOMMENDATION:** That the City Council adopt the Ethics Policy for the El Cajon City Council and Commissions as presented.

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## **7. LEGISLATIVE REPORT**

#### **\*7.1 League of California Cities Legislative Bulletin - *Priority Focus***

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## **8. GENERAL INFORMATION ITEMS FOR DISCUSSION (If Any)**

## **9. ORDINANCE: SECOND READING AND ADOPTION**

**RECOMMENDATION:** That the City Council request the City Clerk to recite the title, waive full reading of the text and adopt the Ordinance.

#### **\*9.1 ZONE RECLASSIFICATION 2221 – 1050 NORTH THIRD STREET**

Adopting Ordinance to rezone property at 1050 North Third Street from the R-1-6-H Zone to the PRD-Low Zone.



**10. CLOSED SESSION:**

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

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

Name of Case: Brennan v. City of El Cajon et al  
Case No. 724985

**And Under Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR:**

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiator</u>
APN #488-040-05	Priest Development Corporation	City Manager
Agency owned property		Redevelopment Manager
at the Northwest corner of		City Attorney
Park and Ballantyne		

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 - ANNOUNCE ACTION IF APPROPRIATE**

**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 12th day of February, 2002 is adjourned to Tuesday, February 12, 2002 at 7:00 p.m.

## **GENERAL INFORMATION:**

The following items are informational and are not discussed unless the Council/Agency brings the item(s) forward for discussion under Item No. 8 of the agenda.

**\*A. 2001 R.E.C. (Recreation Enhances our Community) CAMPAIGN ANNUAL REPORT (Director of Recreation)**

Submitted for information only.

**\*B. SANDAG BOARD ACTIONS – JANUARY 25, 2002**

Newsletter containing actions of the San Diego Association of Governments Board at their January 25, 2002 Meeting.

**\*C. PLANNING COMMISSION RESOLUTIONS**

No. 9597 – Resolution of Intention to initiate the consideration of an amendment of Conditional Use Permit 508 for a church at 514 S. Third Street in the R-1-6 Zone.

No. 9601 – Resolution of Intention to initiate the consideration of the revocation of Conditional Use Permit 1748 for used car sales at 624 El Cajon Boulevard in the C-2 Zone.

No. 9602 – Granting Amendment of Conditional Use Permit 1473 to renew the Conditional Use Permit for on-sale beer and wine in conjunction with a restaurant in the C-1 Zone at 1255 Avocado Avenue.

**\*D. QUARTERLY TREASURER'S REPORT**

The Director of Finance submits the December 31, 2001 Treasurer's Report.



# JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY Tuesday, February 12, 2002 – 7:00 p.m.

COUNCIL CHAMBERS  
200 East Main Street  
El Cajon, California

# AGENDA



**CALL TO ORDER:** Mayor Mark Lewis

**ROLL CALL:** City Clerk Marilynn Linn

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**AGENDA CHANGES:**

\* Backup Information Available  
Redevelopment Agency Items Identified

**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.

**PUBLIC HEARINGS:**

**100 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and HOME ALLOCATIONS and REALLOCATION OF PREVIOUS YEARS CDBG AND HOME FUNDS (Report: Director of Community Development)**

***RECOMMENDATION:*** That the City Council

- Open the Public Hearing
- Accept and review testimony
- Close the Public Hearing and
- Allocate funds to projects and programs that will be funded from the FY 2002-03 CDBG and HOME Programs AND also take action on the requested reallocation of the use of funds allocated to the Recreation Department.

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

**101**            **CONDITIONAL USE PERMIT 1902 – Mitich for Doctor Family Trust – 237 E. Main - alcohol free public dance club with reduced parking in the C-2 Zone**

**RECOMMENDATION:** That the City Council open the Public Hearing and continue to **March 12, 2002** due to re-noticing the Public Hearing at the Planning Commission to February 25, 2002.

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### **ITEMS 102 AND 103 ARE ONE PROJECT AND THE PUBLIC HEARING MAY BE OPENED ON BOTH ITEMS FOR DISCUSSION AND ACTION**

**\*102**            **AMENDMENT OF SPECIFIC PLAN 325 – (Lyons, Warren & Assoc., Inc. for Farida Bros., Inc) 250-260 E. Chase Avenue and vacant property adjacent to the east - *Jack in the Box* (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. 9603 recommending approval of Amendment to Specific Plan 325 for the addition of a drive-through restaurant to an existing two-story office development in the O-P and C-1 Zones at 250-260 E. Chase Avenue and the vacant property adjacent to the east.
- (If approving the amendment, refer to the City Attorney for an Ordinance upon completion of conditions imposed by the Planning Commission and City Council).

**\*103**            **CONDITIONAL USE PERMIT 1892 – (Lyons, Warren & Assoc., Inc. for Farida Bros., Inc) – *Jack in the Box* at 250-260 E. Chase Avenue and vacant property to the east (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, modify or disapprove Planning Commission Resolution No. 9604 granting Conditional Use Permit for a fast food restaurant with drive-through facilities in the C-1 Zone at 250-260 E. Chase Avenue and vacant property to the east.
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## **104 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING**

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 12th day of February, 2002 is adjourned to **Tuesday, February 26, 2002 at 3:00 p.m.**