



**JOINT MEETING  
EL CAJON CITY COUNCIL  
and  
REDEVELOPMENT AGENCY  
Tuesday, August 27, 2002 - 3:00 p.m.  
Council Chambers  
200 East Main Street  
El Cajon, California**

Photo by Bob Griswold

**TABLE OF CONTENTS**

<u>ITEM NO.</u>	<u>3:00 P.M. MEETING</u>	<u>PAGE NO.</u>
	Presentations .....	None
1.1	Minutes of Previous Meeting .....	2
1.2 – 1.14	Consent Items .....	2 - 5
	Public Comment .....	5
2.1	Written Communications .....	5
3.1 – 3.3	Administrative Reports .....	6
4.1 – 4.2	Commission Reports.....	6 - 7
5.	Reports of Mayor Lewis.....	7
6.	Reports of Council Members .....	7
7.1	Legislative Report.....	8
8.	General Information Items Added to the Agenda.	8
9.1 – 9.3	Ordinances.....	8
10.	Closed Session.....	9
11.	Reconvene from Closed Session .....	9
A – B	General Information.....	10

**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 August 13, 2002 Meetings and the Agenda of the August 27, 2002 Meeting in accordance to State Law and Council/Agency Policy.

**AGENDA CHANGES:**

**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 MEETINGS**

***RECOMMENDATION:*** That the City Council approve Minutes of the August 13, 2002 Meetings of the El Cajon City Council and Redevelopment Agency.

**1.2 WARRANTS**

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

**\*1.3 CONSTRUCTION OF ALLEY IMPROVEMENTS NORTH OF EAST MAIN STREET, MAGNOLIA AVENUE TO SULZFELD WAY (Report: Director of Public Works)**

***RECOMMENDATION:*** That the City Council accept the Project and authorize the City Clerk to release the bonds according to the terms of the contract.

**CONSENT ITEMS: (Continued)**

**\*1.4 NOTICE OF COMPLETION AND ACCEPTANCE – RESTROOM PARTITION REPLACEMENT – 10 RESTROOMS IN CITY HALL (Report: Purchasing Agent)**

**RECOMMENDATION:** *That the City Council* accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds according to the agreement for the project.

**\*1.5 RESOLUTION: AWARD BID FOR ROAD MAINTENANCE MATERIALS (Report: Purchasing Agent)**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to award portions of the bid to Superior Ready Mix Concrete L.P. in the amount of \$61,264.93, and Bud's Trucking in the amount of \$8,512.25.

**\*1.6 RESOLUTIONS: CITY OF EL CAJON/REDEVELOPMENT AGENCY INVESTMENT POLICIES (Report: Director of Finance/Treasurer)**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTIONS in order

1. Adopting City of El Cajon Investment Policy and Delegating Investment Authority to the Director of Finance, and
2. Adopting El Cajon Redevelopment Agency Investment Policy and Delegating Investment Authority to the Agency Treasurer.

**\*1.7 REVISED CLASSIFICATION SPECIFICATION: FIELD ENGINEERING SUPERVISOR TO TECHNICAL ENGINEERING SUPERVISOR (Report: Principal Human Resources Analyst)**

**RECOMMENDATION:** *That the City Council* approve the revised class specification for Technical Engineering Supervisor.

**\*1.8 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP 495 – CORNERSTONE COMMUNITY PROJECT - 1958 E. Main Street**

**RECOMMENDATION:** *That the City Council* approve the Subdivision Agreement and Final Map for TSM 495 for Cornerstone Community Project for a nine-lot subdivision including one common lot in the PRD-Low Zone at 1958 E. Main Street.

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

**\*1.9 RESOLUTION: DRAINAGE EASEMENT ON 1802 PEPPER VILLA DRIVE  
(Report: Director of Public Works)**

**RECOMMENDATION:** *That the City Council* approve the next RESOLUTION in order to accept the southerly 6 foot portion of the 10 foot wide drainage easement on Lot 15, 1802 Pepper Villa Drive, which was dedicated to the public but rejected on Map 2982, Pepper Drive Villas, filed April 27, 1953.

**\*1.10 RESOLUTION: LEASE AGREEMENT – MEALS ON WHEELS – 165 E. PARK  
(Report: Director of Community Development)**

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

1. Consider renewal of the Lease Agreement for Meals on Wheels Greater San Diego, Inc. at 165 E. Park for a period of five years with a two year option to renew.
2. Adopt the next RESOLUTION in order.
3. Authorize the City Manager or designee to execute the appropriate documents.

**\*1.11 RESOLUTION: WAIVER OF BIDDING REQUIREMENTS FOR  
PURCHASE OF MOTOROLA RADIO EQUIPMENT MAINTENANCE  
(Report: Purchasing Agent)**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to waive the bidding requirements and contract with Motorola Inc. for maintenance of Motorola radio equipment for the Police Department radio system.

**\*1.12 RESOLUTION: LETTERS OF AGREEMENT AMENDING MEMORANDA  
OF UNDERSTANDING – MUNICIPAL EMPLOYEES' ASSOCIATION,  
PROFESSIONAL ENGINEERS' ASSOCIATION AND MID-MANAGEMENT  
ASSOCIATION**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to approve Letters of Agreement amending the Comprehensive Memoranda of Understanding between the City of El Cajon and the El Cajon Municipal Employees' Association, El Cajon Professional Engineers' Association, and El Cajon Mid-Management Association for the period July 1, 2001 through June 30, 2005, in accordance with Government Code Section 3500 (Meyers-Milas-Brown Act).

## CONSENT ITEMS: (Continued)

- \*1.13 RESOLUTION: RETIREMENT BENEFITS FOR EXECUTIVE MANAGEMENT, UNREPRESENTED MANAGEMENT, CONFIDENTIAL, AND PART-TIME EMPLOYEES**

***RECOMMENDATION:*** That the City Council adopt the next RESOLUTION in order to approve changes in retirement benefits for Executive Management, Unrepresented Management, Confidential, and Part-Time employees for the period July 1, 2001 through June 30, 2005.

- \*1.14 DENIAL OF SPECIAL OPERATION LICENSE - TOWING APPLICATION FOR MAJIC PAYLESS TOWING INC. – 1402 PIONEER (Report: Chief of Police)**

***RECOMMENDATION:*** That the City Council deny the application for Majic Payless Towing Inc. at 1402 Pioneer to be added to the police department's towing list.

## 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 FROM DARYL PRIEST – EXTENSION OF TENTATIVE SUBDIVISION MAP 488 – McNEIL RANCH – 1933-57 GRANITE HILLS DRIVE (Report: Director of Public Works)**

***RECOMMENDATION:*** That the City Council grant a second one-year extension of time for TSM 488 (expiration date of the first one-year time extension is October 26, 2002) and set the expiration date to be October 26, 2003, in accordance with Municipal Code Section 16.12.110.

### **3. ADMINISTRATIVE REPORTS:**

#### **\*3.1 POLICE CHIEF'S REPORT**

Report on activities of the department.

#### **\*3.2 AUTHORIZATION TO HIRE TWO POLICE SERVICES OFFICERS (Report: City Manager)**

**RECOMMENDATION:** *That the City Council* authorize the City Manager to hire two Police Services Officers whose primary responsibilities would be to ensure the enforcement of laws within the City parks.

#### **\*3.3 SUBSTANDARD CONDITIONS AT 419 EL CAJON BOULEVARD (Report: Building Official)**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to commence accruing civil penalties at the rate of \$50 dollars per day per violation as of August 13, 2002.

### **4. COMMISSION REPORTS:**

#### **\*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – AUGUST 14, 2002 (Report: Secretary to the Traffic Commission)**

##### **ITEM I. – DISABLED PARKING – MAIN STREET**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION establishing disabled parking spaces on Main Street as follows:

- 1) Along the north curb of Main Street, beginning 101 feet east of the east curb of Magnolia, continuing east for 12 feet to a point of termination.
- 2) Along the north curb of Main Street beginning 71 feet east of the east curb of Sulzfeld Way, continuing east for 12 feet to a point of termination.
- 3) Along the south curb of Main Street beginning 240 feet east of the east curb of Magnolia Avenue, continuing 12 feet to a point of termination.
- 4) Along the south curb of Main Street beginning 777 feet east of the east curb of Magnolia Avenue, continuing east for 15 feet to a point of termination.
- 5) Along the south curb of Main Street beginning 936 feet east of the east curb of Magnolia Avenue, continuing east for 13 feet to a point of termination.
- 6) Along the south curb of Main Street beginning 82 feet west of the west curb of Sunshine Avenue, continuing west for 12 feet to a point of termination.



#### **4. COMMISSION REPORTS (Continued):**

**\*4.2 NON-PUBLIC HEARING ITEM: CONDITIONAL USE PERMIT 1846 –  
EXPANSION OF AN EXISTING MOTOCROSS FACILITY – DFS  
ENTERPRISES FOR COUNTY OF SAN DIEGO - 1900 Wing Avenue**

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

- Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution 9677 granting amendment of Conditional Use Permit 1846 for expansion of an existing motocross facility in the M Zone at 1900 Wing Avenue.

#### **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.

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

**MAYOR PRO TEM GARY KENDRICK**

Council Workshop Schedule

**COUNCILMEMBER BOB McCLELLAN**

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.

**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.

## **7. LEGISLATIVE REPORT**

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

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

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

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

### **\*9.1 ZONE RECLASSIFICATION 2224 – 772, 790-798 East Washington Avenue**

As a result of Public Hearing and action taken at the June 25, 2002 City Council Meeting, First Reading of Ordinance rezoning property at 772 and 790-798 East Washington Avenue from the R-P, R-3, C-1 and C-2 Zones to the O-P Zone.

### **\*9.2 AMENDMENT OF SPECIFIC PLAN 243 - 880 ARNELE AVENUE**

As a result of Public Hearing and action taken at the May 28, 2002 City Council Meeting, First Reading of Ordinance to increase building height of an existing building from 35 feet to 50 feet to accommodate building face signage in the C-R Zone at 880 Arnele Avenue.

## **ORDINANCES: 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.

### **\*9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – SIGN REGULATIONS**

Adopting Ordinance to amend the El Cajon Municipal Code, Zoning Ordinance, Chapter 17.66 – General Provisions – Sign Regulations.



**10. CLOSED SESSION:**

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

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

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN #488-040-05	Priest Development	City Manager/Executive Director
Agency owned property		Redevelopment Manager
At the Northwest corner of Park And Ballantyne		City Attorney/General Counsel

**Under Negotiation:** The Agency/Council to provide instructions to its negotiator 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 Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 27th day of August, 2002 is adjourned.*

*There is no Evening Meeting.*

*The next meeting of the El Cajon City Council/Redevelopment Agency will be held on Tuesday, September 10, 2002 at 3:00 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. PLANNING COMMISSION RESOLUTIONS**

**No. 9664** – Resolution of Intention to consider Amendment of the Commercial Zones Sections of the Zoning Ordinance concerning religious activities and religious facilities.

**No. 9667** – Denying Amendment of Specific Plan 32 for consideration of location, design and number of, as well as access to the trash storage and disposal facilities that serve the tenants of the shopping center in the C-1, C-1-H Zones at 1255 Avocado Avenue.

**No. 9674** – Denying Revocation of Conditional Use Permit 1748 for the sale of used motor vehicles and minor auto repair in the C-2 Zone at 624 El Cajon Boulevard.

**No. 9676** – Granting Amendment of Conditional Use Permit 1814 for an increase in enrollment of an existing private K-12 school in conjunction with an existing church from 30 to 49 students, with no new construction, in the R-S-9-H Zone at 750 Medford Street.

**No. 9679** – Granting Conditional Use Permit 1928 for an unmanned wireless telecommunications facility and related equipment in the R-1-6 Zone at 8000 Grossmont College Drive – Grossmont Community College.

**No. 9680** – Granting Conditional Use Permit 1929 for a sports academy consisting of indoor batting cages and pitching tunnel in the M Zone at 900 Vernon Way.

### **\*B. YOUTH COMMISSION TEEN SURVEY RESULTS**

Report submitted as information only.