

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

OCTOBER 26, 2010

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, October 26, 2010, was called to order by Mayor/Chair Mark Lewis at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint meeting held at 3:00 p.m. on October 26, 2010.

ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Kendrick, McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Wells
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, City Clerk/Secretary Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Turner, Deputy City Manager/Director of Public Works Ayres, Director of Community Development

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis 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 October 12, 2010, meetings and the Agenda of the October 26, 2010, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS: None

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.10)

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Consent Items 1.1 to 1.8 and 1.10, pulling Item 1.9 as requested by HANSON-COX and MCCLELLAN.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the October 12, 2010, meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

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

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

1.4 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 598 – 1380 El Cajon Boulevard, Engineering Job No. 3008 (Report: Deputy City Manager/Director of Public Works)

Approve the Final Subdivision Map for Tentative Subdivision Map (TSM) 598 at 1380 El Cajon Boulevard.

1.5 RESOLUTION: ANNUAL ADJUSTMENT OF TRANSNET FUNDS (Report: Deputy City Manager/Director of Public Works)

Adopt RESOLUTION NO.129-10 to authorize TransNet intra-fund project transfers for fiscal year ending June 30, 2010.

CONSENT ITEMS: (Continued)

**1.6 RESOLUTION: AWARD OF BID NO. 013-11, POLICE VEHICLES
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 130-10 and award the bid to the lowest responsive bidders, Hoblit Motors for four Ford Crown Victorias, in the amount of \$98,825.95, and City Chevrolet for one Chevrolet Tahoe, in the amount of \$29,989.43.

1.7 REQUEST FOR THIRD ONE-YEAR TIME EXTENSION, SUBDIVISION AGREEMENT FOR TENTATIVE SUBDIVISION MAP (TSM) 602 – 1362 East Main Street, Engineering Job No. 3018 (Report: Deputy City Manager/ Director of Public Works)

Grant a third one-year time extension to the Subdivision Agreement approved by the City Council on October 24, 2006, for TSM 602, Final Map No. 15465, and authorize the City Manager to execute an amendment to the Subdivision Agreement in such form as approved by the City Attorney, establishing the new expiration date as October 24, 2011.

**1.8 RESOLUTION: AWARD OF BID NO. 011-11, TACTICAL BODY ARMOR
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 131-10 and award the bid to the lowest responsive bidder, Mine Safety Appliances Company, in the amount of \$43,606.75.

PULLED FOR DISCUSSION:

1.9 REVISED CLASSIFICATION SPECIFICATIONS FOR PLANNING MANAGER AND SENIOR PLANNER (Report: Director of Human Resources)

RECOMMENDATION: That the City Council approve the revised classification specifications for Planning Manager and Senior Planner.

1.10 SPECIAL OPERATION LICENSE – BEST BUY #184 - 149 Fletcher Parkway

Approve the application for a Special Operation License as submitted by Kevin Winneroski allowing Best Buy #184 located at 149 Fletcher Parkway to extend its support for end-of-life options for consumer electronics beyond recycling and offering customers a trade-in option for select working electronics that still have resale value.

CONSENT ITEMS PULLED FOR DISCUSSION:

1.9 REVISED CLASSIFICATION SPECIFICATIONS FOR PLANNING MANAGER AND SENIOR PLANNER (Report: Director of Human Resources)

RECOMMENDATION: That the City Council approve the revised classification specifications for Planning Manager and Senior Planner.

DISCUSSION

Councilmember McClellan states he meant to pull Item 1.8, rather Item 1.9. He asks if the City will need to pay sales tax for the tactical body armor referenced in Item 1.8.

City Manager Henry will confirm whether or not sales tax will be paid and will report back to **Councilmember McClellan**.

In response to the question by **Councilmember Hanson-Cox**, **City Manager Henry** indicates the Planning Manager will be paid at the same pay scale as a Principal Planner.

No further comments are made.

MOTION BY LEWIS, SECOND BY HANSON-COX, to Approve Item 1.9

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Kristen Taquino, Board Member for Fletcher Hills Little League, requests funding or resources for repairs needed to the playing field, including fencing and concrete work.

As the ball field lies outside the City limits, **Councilmembers** suggest the speaker contact local churches and service organizations such as Kiwanis, Rotary and Elks clubs, local Fire Department unions, and casinos for possible donations or assistance.

Ray Lutz, candidate for 52nd Congressional District, offers suggestions to increase tax revenue for El Cajon, and inquires about the status of the East County Performing Arts Center (ECPAC).

PUBLIC COMMENT: (Continued)

Mayor Lewis thanks the speaker for the suggestions regarding tax revenues. He adds that ECPAC will remain, and informs that various repairs are pending for ECPAC. In the meantime, the City has had to focus on other priority issues such as construction of the public safety facility.

Monica Zech, Public Information Officer, reminds motorists to drive with caution as “trick-or-treaters” will be out in our neighborhoods this Halloween, and to set clocks back one hour as the time change is effective at 12:00 a.m. on Sunday, November 7th.

Mayor Lewis speaks about a new billboard on Main Street promoting the El Cajon Tagger Tip Line, a program sponsored by the City of El Cajon, the El Cajon CDC, Crime Stoppers and the El Cajon Police Department. Rewards of up to \$2,000.00 may be offered for information leading to an arrest of graffiti vandals in El Cajon.

Councilmember Hanson-Cox comments on a graffiti tracker program, a collaborative effort between the County of San Diego, local cities, and companies, which will track tagging information on a regional basis.

Councilmember McClellan speaks about a book entitled “Log Cabin of the White House”, written by James Garfield, 20th President of the United States.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

3.1 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES (Report: Deputy City Manager/Director of Public Works)

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Adopt the next RESOLUTION in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills and authorizing the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

ITEM 3.1 (Continued)

DISCUSSION

Mayor Lewis acknowledges receipt of a letter from the resident at 433 Avenida Abajo requesting to make payments on an overdue refuse account.

The Public Hearing is now Open.

Ying Uhlenkamp, property owner of 1009 Bostonia Street, indicates the tenant residing at the subject property has not needed to use the trash service, as she brings her trash to a business owned by a family member.

In response to questions by **Mrs. Uhlenkamp**, **Mayor Lewis** indicates the property owner is responsible for paying the trash bill, however, there may be an exemption offered by Waste Management for commercial business owners within the City.

Shayleen Case, the tenant at 1009 Bostonia Street, responds to questions by **Council** concerning the trash being disposed of at her father-in-law's place of business.

Mayor Lewis suggests that Ms. Case contact Waste Management directly, to inquire about the possibility of an exemption or waiver.

No further comments are made.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 132-10 certifying the list of property owners as delinquent in the payment of their mandatory trash service bills, removing the account for 433 Avenida Abajo from the list, and authorizing the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

MOTION CARRIES BY UNANIMOUS VOTE.

**3.2 RESOLUTION: DELINQUENT SEWER SERVICE CHARGES
(Report: Finance Department)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Adopt the next RESOLUTION in order certifying the charges and levying the assessments on the next regular tax bill and authorizing the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

DISCUSSION

The Public Hearing is now Open.

No one comes forward to speak.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO.133-10 certifying the charges and levying the assessments on the next regular tax bill and authorizing the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

MOTION CARRIES BY UNANIMOUS VOTE.

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS: None

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6. ACTIVITIES REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments); SANDAG (Chair, Public Safety Committee); SANDAG (Quality of Life Ad Hoc Steering Committee); LAFCO (Local Agency Formation Commission).

6.1 SANDAG Board of Directors Policy Agenda – October 8, 2010

REPORT AS STATED.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

MAYOR PRO TEM BILL WELLS

METRO Commission/Wastewater JPA; East County Economic Development Council; Heartland Fire Training JPA - Alternate.

7.1 Council Activities Report

REPORT AS STATED.

8.

COUNCILMEMBER JILLIAN HANSON-COX

SANDAG (San Diego Association of Governments - Alternate); SANDAG (Public Safety Committee – Alternate); MTS (Metropolitan Transit System Board – Alternate); League of California Cities, San Diego Division; East San Diego County Gang Task Force.

8.1 Council Activities Report

REPORT AS STATED.

8.2 City of El Cajon's 100th Anniversary Celebration in Year 2012

DISCUSSION

Councilmember Hanson-Cox requests to remove the Item from the Agenda at this time.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

9.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

9.1 Council Activities Report

REPORT AS STATED.

10.

COUNCILMEMBER BOB McCLELLAN

Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate; MTS (Metropolitan Transit System Board).

10.1 No Report

11. LEGISLATIVE REPORT

11.1 League of California Cities Legislative Bulletin dated October 8 and 15, 2010 – *City Advocate Weekly*

Councilmember Hanson-Cox distributes a report outlining actions taken at the League of California Cities Conference.

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

15. CLOSED SESSION

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

15.1

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

Agency Designated Representatives:

Kathi Henry
Nancy Palm
Joan Ward

Employee Organization:

El Cajon Professional Firefighters International Association of Fire
Fighters Local 4603

MOTION BY LEWIS, SECOND BY HANSON-COX, to Adjourn to Closed Session at 4:13 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 4:27P.M.

Pursuant to Item 15.1, **City Attorney Foley** reports direction was given to the City's Labor Negotiators and no additional action was taken.

Adjournment: **Mayor Lewis** adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this this 26th day of October, 2010 at 4:28 p.m., to Tuesday, October 26, 2010, at 7:00 p.m.

KATHIE J. RUTLEDGE, CMC
City Clerk/Secretary

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

OCTOBER 26, 2010

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, October 26, 2010, was called to order by Mayor/Chair Mark Lewis at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, October 26, 2010, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Kendrick, McClellan,
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Wells
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, City Clerk/Secretary Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Turner, Deputy City Manager/Director of Public Works Ayres, Director of Community Development

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: None

PUBLIC COMMENT: None

PUBLIC HEARINGS:

**100 PLANNED UNIT DEVELOPMENT 336 AND TENTATIVE SUBDIVISION
MAP 648 (Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Adopt the next RESOLUTION in order approving Planned Unit Development No. 336, subject to conditions; and
- Adopt the next RESOLUTION in order approving Tentative Subdivision Map No. 648, subject to conditions.

DISCUSSION

Director of Community Development Ayres provides a summary of the Item.

The Public Hearing is now Open.

Paula Quint, a property owner residing near the project site, speaks in support of the proposal.

Eric Walters expresses concerns about potential drainage issues on properties adjacent to the subject property.

Staff responds to questions by **Council** regarding drainage problems for the surrounding properties and the proposed conditions of approval, including soils studies and mitigation measures by the developer.

Larry Walsh, representing Walsh Engineering, indicates they will be doing a detailed hydrology and soils report, and have met with neighbors on the western border of the project to discuss the present and potential drainage problems.

Connie Smith owns property adjacent to the subject site and would like to be sure her home will not be impacted with drainage problems from the proposed project.

Randall McManus, the applicant, concurs with comments by **Mr. Walsh** and **Mayor Lewis**, with respect to mitigating drainage problems on the two neighboring properties.

Councilmember McClellan suggests the developer consider installation of French drains.

ITEM 100 (Continued)

No further comments are offered.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 134-10 approving Planned Unit Development No. 336, subject to conditions; and Adopt RESOLUTION NO. 135-10 approving Tentative Subdivision Map No. 648, subject to conditions.

MOTION CARRIES BY UNANIMOUS VOTE.

101 ZONE RECLASSIFICATION 2303 – 136 and 146 West Washington Avenue (Report: Director of Community Development)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to approve Zoning Reclassification No. 2303 rezoning 136 and 146 West Washington Avenue from the C-N Zone to the RS-6 Zone; and
- If approved, the Mayor requests the City Clerk to recite the title.

An ordinance rezoning two parcels from the C-N Zone to the RS-6 Zone, General Plan Designation: Low Medium Density Residential (LMR) (APNs: 488-282-07 and 488-282-08)

DISCUSSION

The Public Hearing is now Open.

John Johnson speaks in support of the Item. He indicates that he will be unable to refinance his home unless the zoning change is approved.

In response to questions by **Councilmember Hanson-Cox, Director of Community Development Ayres** provides a history of the zoning for these properties.

ITEM 101 (Continued)

Robert Hamman submits to **Council** a document listing the reasons for his objection to the proposed rezoning, and states that a business was previously operated from one of the subject properties.

Councilmembers and **Staff** comment on the testimony from the speaker.

Bill Corkery indicates his mother lives at the property at 146 West Washington, He explains that if the home were more than 60% destroyed, they would be unable to rebuild under the current zoning.

Discussion ensues among **Council** and **Staff** concerning legal, non-conforming uses and the need to bring the zoning for the subject properties into compliance with the General Plan.

No further comments are offered.

MOTION BY LEWIS, SECOND BY KENDRICK, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Zoning Reclassification No. 2303 rezoning 136 and 146 West Washington Avenue from the C-N Zone to the RS-6 Zone.

MOTION CARRIES BY UNANIMOUS VOTE.

The **City Clerk** recites the title of the ordinance for a first reading.

102 APPEAL OF PLANNING COMMISSION DECISION TO UPHOLD COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION TO DENY FINDING OF PUBLIC NECESSITY AND CONVENIENCE FOR OFF-SALE BEER AND WINE AT 215 NORTH SECOND STREET – WALGREENS (Report: Director of Community Development)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Move to adopt the next RESOLUTION in order DENYING the appeal and upholding the Community Development Director's determination that the public necessity and convenience would not be served by the issuance of a Type 20 (off-sale beer and wine) license for the retail establishment at 215 North Second Street.

ITEM 102 (Continued)

DISCUSSION

Mayor Lewis states the appellant has requested a continuance of the Item to the December 14, 2010 meeting, and asks if anyone present wishes to speak on this Item.

No one comes forward to speak.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Continue Item 102 to 7:00 p.m. on December 14, 2010.

MOTION CARRIES BY UNANIMOUS VOTE.

103 APPEAL OF PLANNING COMMISSION DECISION TO DENY AN AMENDMENT OF CONDITIONAL USE PERMIT NO. 1805 FOR OFF-SALE BEER AND WINE – 596 North Mollison Avenue, Suite 102 (Report: Director of Community Development)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Move to adopt the next RESOLUTION in order DENYING the appeal and an amendment to Conditional Use Permit No. 1805 to allow off-sale beer and wine in conjunction with an existing convenience market at 596 North Mollison Avenue.

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

William Winship Jr., an attorney representing the appellant, requests a continuance of the Item to the December 14, 2010 meeting, as he needs more time to prepare for the hearing.

No one else comes forward to speak.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Continue Item 103 to 7:00 p.m. on December 14, 2010.

MOTION CARRIES BY UNANIMOUS VOTE.

104 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING: None

ADJOURNMENT: **Mayor Lewis** adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 26th day of October, 2010 at 7:56 p.m., to Tuesday, November 9, 2010, at 3:00 p.m.

KATHIE J. RUTLEDGE, CMC
City Clerk/Secretary