

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

March 9, 2010

Mark Lewis
Mayor

Kathi Henry
City Manager

Bill Wells
Mayor Pro Tem

Morgan Foley
City Attorney

Jillian Hanson-Cox
Councilmember

Kathie Rutledge
City Clerk

Gary Kendrick
Councilmember

Rob Turner
Deputy City Manager/
Director of Public Works

Bob McClellan
Councilmember

Melissa Ayres
Director of Community
Development



AGENDA



March 9, 2010
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 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 February 23, 2010, Meetings and the Agenda of the March 9, 2010, Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - Commendation in Memory of Robert Dale Hamann
 - Recognition of Neighborhood Watch Participants
- **AGENDA CHANGES:**

*Backup Information Available
Redevelopment Agency Items Are Identified

CONSENT ITEMS: (1.1 – 1.5)

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 February 23, 2010, 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 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP (TSM) 591, 419-439 South Johnson Avenue, Engineering Job No. 2989 (Report: Deputy City Manager/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 and require the developer to maintain insurance in force until the release of all bonds for the project.

CONSENT ITEMS: (Continued)

- *1.5 FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES – TORTI GALLAS AND PARTNERS, INC.
(Report: Director of Community Development)**

RECOMMENDATION: That the Redevelopment Agency authorize the Executive Director to execute an amendment to the Agreement for Professional Services between the El Cajon Redevelopment Agency and Torti Gallas and Partners, Inc. to complete Chapter 4 of Downtown Design Guidelines for an amount not to exceed \$12,000.00.

PUBLIC COMMENT:

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2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

- *3.1 SUBSTANDARD CONDITIONS AT 545 BALLANTYNE STREET
(Report: Building Official/Fire Marshal)
(Continued from December 15, 2009 and January 12, 2010)**

RECOMMENDATION: That the City Council

- Continue the Public Hearing and receive testimony;
- Receive verbal progress report from Building Official/Fire Marshal;
- Close the Public Hearing; and
- Direct staff to (1) file a Notice of Restriction against the property; (2) begin accrual of civil penalties starting March 10, 2010; (3) direct staff to monitor the progress of repairs/demolition, and (4) direct staff to bring this case back to Council for final resolution and determination of staff time, administrative fees and civil penalties at the resolution of this case.

PUBLIC HEARINGS: (Continued)

***3.2 RESOLUTION: SUBSTANDARD CONDITIONS AND SUMMARY ABATEMENT AT 504 MILLAR AVENUE (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Deem appropriate the Building Official/Fire Marshal's actions in this case;
- Direct staff to file a Notice of Restriction against the property;
- Direct staff to monitor the condition of the property and take action as appropriate with regard to keeping the structure secure;
- Assess staff time, administrative costs, and the costs of boarding the structure;
- Authorize staff to record a Release of Notice of Restriction once fees have been paid in this case and the building is under responsible ownership; and
- Adopt the next RESOLUTION in order pursuant to the recommendations listed above.

4. ADMINISTRATIVE REPORTS:

***4.1 GENERAL PLAN ANNUAL REPORT FOR REPORTING YEAR 2009 (JANUARY 1 – DECEMBER 31, 2009) (Report: Director of Community Development)**

RECOMMENDATION: That the City Council accept this annual progress report required by the State Legislature and direct the Planning Staff to forward the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

5. COMMISSION REPORTS: None

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 LAFCO Bulletin – February – March 2010**

***6.2 SANDAG Public Safety Committee Agenda – February 19, 2010**

***6.3 SANDAG Board of Directors Agenda – February 26, 2010**

***6.4 Local Agency Formation Commission Agenda – March 1, 2010**

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**

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**

9.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***9.1 Council Activities Report**

10.

COUNCILMEMBER BOB McCLELLAN

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

***10.1 Council Activities Report**

11. LEGISLATIVE REPORT

11.1 League of California Cities Legislative Bulletins dated February 19 and 26, 2010 – *City Advocate Weekly

12. GENERAL INFORMATION ITEMS FOR DISCUSSION

13. ORDINANCES: FIRST READING

- *13.1 INTRODUCTION AND FIRST READING OF AN ORDINANCE REPEALING SECTION 9.80.050 OF CHAPTER 9.80 OF TITLE 9 OF THE EL CAJON MUNICIPAL CODE, AND ADDING A NEW SECTION 9.80.050 TO CHAPTER 9.80 OF TITLE 9 OF THE EL CAJON MUNICIPAL CODE PERTAINING TO JUVENILE CURFEW**

RECOMMENDATION: That the City Council

- Make a MOTION, and second to introduce the Ordinance;
- Discussion;
- Vote; and
- If approved, the Mayor requests the City Clerk to recite the title

An Ordinance repealing Section 9.80.050 of Chapter 9.80 of Title 9 of the El Cajon Municipal Code, and adding a new section 9.80.050 to Chapter 9.80 of Title 9 of the El Cajon Municipal Code pertaining to Juvenile Curfew

14. ORDINANCES: SECOND READING AND ADOPTION

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

- *14.1 SPECIFIC PLAN NO. 514**

An Ordinance approving Specific Plan No. 514 to expand the depth of commercial development and commercial zoning beyond the commercial designation on the General Plan Map; APNs 492-643-12, 492-643-13 and 492-643-14; General Plan Designation: Low Density Residential

- **MOTION to adopt Ordinance approving Specific Plan No. 514**

- *14.2 ZONE RECLASSIFICATION NO. 2296**

An Ordinance rezoning property from the R-3-R (Multi-Family Restricted) Zone to the C-2 (General Commercial) Zone, APNs 492-643-12, 492-643-13 and 492-643-14, General Plan Designation: Low Density Residential (LR) – Zone Reclassification No. 2296

- **MOTION to adopt Ordinance approving Zone Reclassification No. 2296**

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

***14.3 ZONING ORDINANCE AMENDMENT NO. 415 – WATER EFFICIENT LANDSCAPING**

An Ordinance amending Title 17 of the El Cajon Municipal Code to add Section 17.64.253 and Chapter 17.94 Pertaining to Water Efficient Landscaping – Zoning Ordinance Amendment No. 415

- **MOTION to adopt Zoning Ordinance Amendment No. 415**

15. CLOSED SESSIONS:

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

15.1

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

Agency Designated Representatives:

Kathi Henry
Nancy Palm
Joan Ward
Dan Cassidy

Employee Organizations:

El Cajon Professional Firefighters International Association of Fire
Fighters Local 4603
El Cajon Police Officers Association
El Cajon Police Officers Association Management Group

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on action taken in Closed Session.

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 9th day of March, 2010, is adjourned to Tuesday, March 9, 2010, at 7:00 p.m.

GENERAL INFORMATION: None

JOINT MEETING **EL CAJON CITY COUNCIL &** **REDEVELOPMENT AGENCY**

Tuesday, March 9, 2010

7:00 p.m.

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

A G E N D A

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** City Clerk Kathie Rutledge

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

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- **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. Comments relating to items on today's docket are to be taken at the time the item is heard. 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. In addition to briefly responding to statements or questions from the public, Councilmembers may also address the City Council during this time.

*Backup Information Available
Redevelopment Agency Items Are Identified

PUBLIC HEARINGS:

- *100 RESOLUTION: AMENDMENT OF CONDITIONAL USE PERMIT NO. 1544 – Literacy First Charter School – 698 West Main Street (Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to adopt the next RESOLUTION in order approving Amendment to Conditional Use Permit No. 1544, subject to conditions.

- *101 RESOLUTIONS: DISPOSITION AND DEVELOPMENT AGREEMENT Chambers Senior Residences, L.P. (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency

- Open the Public Hearing and accept testimony both for and against the proposed Disposition and Development Agreement between the El Cajon Redevelopment Agency and Chambers Senior Residences, L.P.;
- Consider any testimony given;
- Close the Public Hearing;
- Adopt the next two RESOLUTIONS in order to approve execution of a Disposition and Development Agreement and related documents by the Executive Director with Chambers Senior Residences, L.P.;
- Authorize the Executive Director and Agency Counsel to make minor modifications to the required documents (limited to modifications that do not affect the business terms); and
- Appropriate \$3,300,000 from the Low and Moderate Income Housing Fund, Capital Improvement Project 290-LM0704 – Linda Way Infill Housing Project.

102 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 9th day of March, 2010, is adjourned to Tuesday, March 23, 2010, at 3:00 p.m.



Upcoming Events In El Cajon

City Council Meeting on March 9, 2010

“Help Keep Our City Clean”

**Please report any graffiti by calling the
GRAFFITI HOTLINE at (619) 441-5533**



Fast Facts About Graffiti From Mayor Lewis
Community paint-brush murals are rarely defaced by graffiti
and instill a sense of pride among those who live nearby.

March 9 – City Council Advisory Meeting to discuss the renovations of the East County Performing Arts Center (ECPAC). The meeting is at 1:30 p.m. at the El Cajon City Council Chambers, 200 Civic Center Way.

March 12 – The Garage Party, a free Harley Davidson fashion show at the El Cajon Harley Davidson store, 621 El Cajon Boulevard, 6:30 p.m. Please call (619) 444-1123 for more information.

March 14 – Daylight Saving Time Begins – spring forward! Move your clocks ahead one hour at 2:00 a.m. – and don't forget to change the batteries in your smoke alarms.

March 17 – El Cajon Police Promotion & Retirement Ceremony – 4:00 p.m. at the Ronald Reagan Community Center, 195 E. Douglas Avenue.

March 27 - Lend A Hand Day – This neighborhood clean up is planned for the area of Roanoke and Park Avenues, from 9:00 a.m. to 11:00 a.m. Hosted by the El Cajon Community Development Corporation. Please call (619) 401-8858 for more information or to register.

March 27 – Miss El Cajon and Miss El Cajon Teen Scholarship Pageant will be held at the East County Performing Arts Center, 210 E. Main Street. Doors open at 6:30 p.m., the pageant begins at 7:00 p.m. For more information please call (619) 938-3477.

March 28 - City of El Cajon's Annual Dance and Tumbling Recital for 2010. This year's theme: Under the Big Top! Mark your calendars for a day of amazing performances by the students in our dance and tumbling classes! For more information call (619) 441-1754.

Spring Into Fun Day Camp at Hillside Recreation Center!

Come join us the week of March 29 through April 2 from 9:00 a.m. – 3:00 p.m. for a trip “Around the World.” Our “Spring into Fun” Day Camp is an action-packed camp that will keep your children engaged during the spring break. The camp is held at Hillside Recreation Center and is designed for children ages 6-12 years old. Registration begins March 15 at Hillside Center during operational hours: Monday - Thursday: 3:00 p.m.– 6:00 p.m. and Fridays 3:00 p.m.– 9:30 p.m. Fees are \$100 all week or \$24 daily. Resident Discount: \$85 all week or \$21 daily. For more information call Hillside Center at (619) 441-1674. **For information about El Cajon Recreation Department parks, facilities, programs, classes and events please call (619) 441-1754 or go online to www.elcajonrec.org.**

