

AGENDA

REGULAR MEETING OF THE SAN JACINTO CITY COUNCIL

AUGUST 7, 2008, 7:00 p.m.

2045 South San Jacinto Avenue
San Jacinto Unified School District Board Room, San Jacinto, CA 92583

1. ORGANIZATION

- 1.1 Call to Order
- 1.2 Roll Call
- 1.3 Invocation
- 1.4 Pledge of Allegiance
- 1.5 Special Presentations
 - 1.5.1 Business Spotlights of the Month - RPS Video and Charo Chicken / Assistant City Manager
 - 1.5.2 Award 4th of July Parade winners with trophies
 - 1.5.3 Presentation to former City Treasurer Jim Potts

2. PUBLIC COMMENTS:

Now is the time for the public to address the Council on any subject within the jurisdiction of the City Council not listed on the agenda. A limitation of three (3) minutes shall be set for each person desiring to address the City Council.

- 2.1 City Manager's Report of previous month's public comments

3. CONSENT CALENDAR

The matters listed under Consent Calendar are considered routine and will be enacted by one motion by City Council Members in the form listed. There will be no separate discussion on these items prior to the motion unless members of the City Council, staff or the public requests a specified item be removed and/or discussed. If an item is pulled, it will be heard at the end of number '5. Staff Reports.'

- 3.1 Warrants and Disbursements June 2008 / **Review and Approve** / Interim Finance Director
- 3.2 July 3, 2008 Minutes – Regular Meeting / **Approve** / City Clerk

- 3.3 July 7, 2008 Minutes – Special Meeting / **Approve** / City Clerk
- 3.4 Treasurer’s Report at June 30, 2008 / **Received and File** / Interim Finance Director
- 3.5 Continuation of the Proclamation of the Local State of Emergency due to high and damaging winds / **Approve** / City Attorney
- 3.6 Ordinance No. 08-12 / An Ordinance to increase the city’s employees retirement plan to 2.7% at 55 for single highest year effective September 8, 2008 / **Approve** second reading and **adopt** Ordinance No. 08-12 / **and by further motion** read by title only:
An Ordinance of the City of San Jacinto Authorizing an Amendment to the Contract Between the City of San Jacinto and the Board of Administration of the California Public Employees’ Retirement System
/ Human Resource Coordinator
- 3.7 Resignation of Jim Potts as City Treasurer / **Accept** / City Clerk
- 3.8 Final Map 35888-1 / **Approve** Final Parcel Map 35888-1 for recordation; **authorize** mayor to execute map; and authorize city clerk to release map for recordation / City Engineer
- 3.9 San Jacinto Unified School District (SJUSD) waterline upgrade on Ramona Boulevard / **Approve** reimbursement to SJUSD for cost of upsizing the replacement waterline in front of Mountain View High School / City Engineer
- 3.10 Sallee Park Parking Lot Rehabilitation / **Approve** creation of a new capital improvement project “Sallee Park Parking Lot Rehabilitation; and **Allocate** \$150,000 from the Car Pool Mitigation Fee Fund #75 / City Engineer
- 3.11 Resolution No. ___ / A Resolution recognizing the Green Valley Initiative as a means to becoming a center of green technology / **Approve and Adopt** / Assistant City Manager
- 3.12 Resolution No. ___ / A Resolution opposing efforts by state government to “borrow” or seize local tax funds, redevelopment tax increment and transportation sales tax funds to finance state operations / **Approve and Adopt** / Assistant City Manager
- 3.13 Tentative Tract Map 30814 / **Approve** third extension of time (from June 24, 2008) to June 24, 2009 / Planning Director
- 3.14 Conditional Use Permit 4-08 and Staff Review 4-07 / Applicant: KP & Associates, Dan Allenbach Architect, 41951 Remington Avenue, Suite

110, Temecula, CA 92590 / **Ratify** CUP 4-08 and **approve** Staff Review 4-07 subject to Conditions of Approval / Planning Director

3.15 Conditional Use Permit 1-08 and Tentative Parcel Map 35888 / Applicant: KZ Holdings, 19752 MacArthur Boulevard, Suite 250, Irvine, CA 92612 / Planning Director

- A) **Adopt** Mitigated Negative Declaration; and
- B) **Ratify** CUP 1-08 subject to Conditions of Approval
- C) **Approve** Tentative Parcel Map 35888 subject to Conditions of Approval

3.16 Final Map Tract 30884 (Carolino Construction) / **Approve** final tract map 30884 for recordation / Authorize the mayor to execute map 30884 / **Authorize** city manager to execute the subdivision agreement subject to an updated subdivision agreement / **Authorize** city clerk to release the map for recordation / City Engineer

3.17 Professional Services Agreement – The Festival Specific Plan Environmental Impact Report between the City of San Jacinto and Dudek Engineering + Environmental / Approve in the amount of \$125,551 for the Festival Specific Plan , an 86-acre specific plan proposed on the north side of Ramona Expressway, east of State Highway 79, northern area of the city and authorize city manager to execute agreement / Planning Director

3.18 Reimbursement Agreement / **Approve** reimbursement agreement with Developers Diversified Realty in the amount of \$214,551 for processing The Festival Specific Plan, an 86-acre specific proposed for the northern area of the city / Planning Director

3.19 Ramona Humane Society (RHS) Voucher Program / Approve participation in the program in the amount of \$5,000 / Assistant City Manager

3.20 Award to City of San Jacinto of SB 821 funds by RCTC / **Approve** the acceptance of the \$100,000 of FY 2008/2009 SB 821 Bicycle and Pedestrian Facilities Program funds / City Engineer

4. PUBLIC HEARING

4.1 Public Hearing to consider the adoption of increases in the rates for the city's residential and commercial solid waste collection fees / Assistant City Manager

- a) Public Hearing - call to the public – questions, comments, protests or objections

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- b) Resolution No. ___ / A Resolution to increase solid waste and recycling rates / **Approve and Adopt**
- c) **Approve** retroactive billing back to July 1, 2008
- 4.2 A) Community Facilities District 2008-1 (Parkside) (CFD 2008-1) / **Approve and Adopt**
- i) Resolution No. ___ / A Resolution to approve the funding and acquisition agreement
- ii) Resolution No. ___ / A Resolution establishing CFD 2008-1 (Parkside) of the City of San Jacinto (“Resolution of Formation”)
- iii) Resolution No. ___ / A Resolution determining the necessity for the CFD to incur a bonded indebtedness in an aggregate principal amount not to exceed \$3,500,000 and calling a special election on the bonded indebtedness
- iiii) Resolution No. ___ / A Resolution calling Special Elections for the CFD for August 7, 2008, on the levy of special taxes and establishing an appropriations limit for the district
- B) Public Hearing – if a majority of protests does not exist canvass the ballot and **Approve and Adopt** Resolution No. ___ / A Resolution declaring the results of the election
- C) Ordinance No. 08-17 / **Approve** introduction and first reading of Ordinance 08-17 and **by further motion** read by title only:
An Ordinance of the City Council of the City of San Jacinto, California, Levying Special Taxes within Community Facilities District No. 2008-1 (Parkside) of the City of San Jacinto
- 4.3 Ordinance No. 08-14 (Group Homes) Zoning Ordinance Amendment 01-08 / **Approve** introduction and first reading of Ordinance No 08-14 **and by further motion** read by title only:
An Ordinance of the City Council of the City of San Jacinto, California, Approving and Amendments to Article 2 and Article 4 of the Zoning Ordinance; Amending the Definition of a “Group Home” and Adding New Definitions of an “Organizational House” and a “Residential Care Facility for the Elderly” to Article 2; Amending Article 4.03 Section 6, Regarding Conditionally Permitted Uses; and Amending Table 4.03 of Article 4 Concerning Permitted and Conditionally Permitted High Intensity Residential Uses
/ Planning Director
- 4.4 Change of Zone 5-07, and Tentative Tract Map No 33080; a proposal to construct an 18-lot large lot residential development located at the southwest corner of Young Street and Ramona Boulevard. The project is currently located in the Two-family Residential (R-2) zone and is proposing to use the rural residential development standards / Planning Director

Applicant: Brian Johnson
Pelican Homes
33971 Selva Road, Suite 135
Dana Point, CA 92629

- a) **Adopt** the Mitigated Negative Declaration;
- b) **Introduce** and approve first reading of Ordinance No. 08-15 **and by further motion** read by title only:
An Ordinance of the City council of the City of San Jacinto, California, Approving a Change of Zone from Two-Family residential (R-2) to Residential Agriculture Accessory Business (RAAB), at the Southwest Corner of Ramona Boulevard and Young Street in the City of San Jacinto, County of Riverside (Change of Zone 5-07); based upon the Planning Commission's recommendation; and
- c) **Approve and Adopt** Resolution No. __ / A Resolution approving Tentative Tract 33080 subject to the attached Conditions of Approval

- 4.5 Change of Zone 1-07, and Staff Review 10-06 is to construct a 7,793 square foot retail center located at the northeast corner of State and Brinton Street. The 0.61 acre project site is also the subject of a zone change, which if approved would change the zone from R-1 (Single-Family Residential) to C-2 (General Commercial) and be consistent with the General Plan designation of Community Commercial (CC).

Applicant: Magdaleno Jordan
25371 Howard Drive
Hemet, CA 92544

- a) **Introduce** and approve first reading of Ordinance No. 08-16 **and by further motion** read by title only:
An Ordinance of the City Council of the City of San Jacinto, California, approving a Change of Zone from One-Family Residential (R-1) to General Commercial (C-2) at the Northeast Corner of State and Brinton Streets in the City of San Jacinto, County of Riverside (Change of Zone 1-07); based upon the Planning Commission's recommendation; and
- b) **Approve and Adopt** Resolution No. __ / A resolution approving Staff Review 10-06 subject to the Conditions of Approval.
/ Planning Director

- 4.6 Resolution No. __ / A Resolution confirming a diagram and assessment and levying the assessment for Landscaping, Lighting and Park District No. 1 (LLPD No. 1) for Fiscal Year 2008-2009 / **Approve and Adopt** / City Attorney and Assessment Engineer

5. STAFF REPORTS

At the end of the scheduled City Department items, anyone wishing to discuss a consent calendar item should come forward upon invitation of the Mayor; state their name, address, and the consent calendar item number pulled. Speakers should limit comments to three (3) minutes.

- 5.1 City Treasurer Office Vacancy / Consider appointing a qualified resident to fill the vacancy / City Attorney
- 5.2 2008 Downtown Sidewalk Project / **Award** contract to low bidder based on the August 5, 2008, bid opening / **Authorize** city manager to execute public works contract / **Direct** city clerk to reject all other bids / City Engineer
- 5.3 Entryway Sign Program / **Approve** concept and **direct** staff as to the preferred design(s) and preferred location(s) for Phase 1 implementation / Public Works Director
- 5.4 Resolution No. ___ / A Resolution finding that the use of twenty percent (20%) housing funds generated in the San Jacinto Redevelopment Project Area outside the Project Area will be of benefit to the Project Area / **Approve and Adopt** / Redevelopment Operations Manager
- 5.5 Project No. 05-104 Plans and Specifications for the Francisco Estudillo Mansion Restoration / **Approve** and **authorize** city clerk to advertise for bids / Redevelopment Operations Manager

6. MAYOR / COUNCIL MEMBER REPORTS / DISCUSSIONS

- 6.1 Agency and/or subcommittee agendas / **Receive and File** / City Clerk

7. CLOSED SESSION

- 7.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pamela Lee v. City of San Jacinto
District Court of Appeals Case Number E043820; Riverside County Court
Case Number RIC 458029
- 7.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9: (one
(1) case)

8. ADJOURNMENT

If you challenge any action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council (c/o the City Clerk) at, or prior to, the public hearing.

CHALLENGE TO LAND USE DECISIONS: Any person seeking to challenge a decision regarding land use made by the City Council as a result of a proceeding in which by law a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that action 90 days following the date on which the decision of the City Council becomes final as provided in Code of Civil Procedure Section 1094.6. Please refer to Code of Civil Procedure Section 1094.6 to determine how to calculate when a decision becomes final.

It is the intention of the City of San Jacinto to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact City Hall at (951) 537-6358, at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

DOCUMENTS RELATED TO OPEN SESSION AGENDAS (SB 343) -- Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the public counter located in the Administration Building of City Hall, 595 S San Jacinto Avenue, San Jacinto, California, 92583.

I, Dorothy L. Chouinard, City Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this 1st day of August, 2008, as required by law.

Dorothy L. Chouinard, City Clerk