

# JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**FEBRUARY 25, 2003**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, February 25, 2003 was called to order by Mayor/Chair Mark Lewis at 3:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 7:00 p.m., Tuesday, February 11, 2003.

#### **ROLL CALL**

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Odiorne, City Engineer Griffin, 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 February 11, 2003 Meetings and the Agenda of the February 25, 2003 Meetings in accordance to State Law and Council/Agency Policy.

#### **PRESENTATIONS:**

##### **Adopt a Puppy from El Cajon Animal Shelter**

**Kathy Cleveland, representing the El Cajon Animal Shelter,** speaks regarding pets available for adoption through the animal shelter, and introduces "Bear", a shepherd mix available for adoption.

**Proclamation – San Diego State University (SDSU) Month, March 2003**

**Mayor Lewis** proclaims the month of March 2003, to be SDSU Month in the City of El Cajon. **Stephen Collins, SDSU Manager of Government and Community Relations**, receives the proclamation.

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY Lewis, SECOND BY Santos, to approve Consent Items 1.1 – 1.10.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL MEETINGS:**

Approve Minutes of the February 11, 2003 Meetings of the El Cajon City Council/ Redevelopment Agency.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.3 LETTERS OF APPRECIATION – WALL OF FAME**

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 The Planning & Zoning Resource Corporation in Oklahoma City, Oklahoma, expresses appreciation for Noah Alvey of the Planning Department for completing a request in a timely manner.

Letter from Robert L. Krebs, Esq., of E3 Development Solutions, compliments Tony Shute of the Planning Department for diligently processing use permits with a commitment to creative solutions for developers while adhering to the El Cajon Municipal Code and the General Plan.

Letter from the El Cajon Senior Softball Association compliments Bill Garrett, City Manager, for his interest and support of the Senior softball program, as well as Director of Recreation, Lori Beliveau and Recreation Directors, Gary Hamdorf, Dan Duffy, Susie Lowe and staff, as well as Steve Patterson, Manny Sandoval, Wayne Peterson and their crews who keep the softball fields in good condition.

Dave Knopp received the Professional Merit Award and Tracey Best received the Full-Time Professional Award at the District XII California Parks and Recreation Society Awards and Installation Banquet on February 7, 2003.

Letter from Preston Bradshaw, Jr. compliments the level of expertise demonstrated and quality of service provided by City Clerk staff, Maisha Landers and Pat Mapes.

**CONSENT ITEMS: (Continued)**

**1.4 DONATIONS TO ANIMAL SHELTER (Report: Animal Control Services Manager)**

Accept the donations to the animal shelter according to Council Policy B-2.

**1.5 PLAZA AND AMPHITHEATER USE REQUEST (Report: Recreation Services Manager)**

Approve the request of the El Cajon Community Development Corporation to conduct a fund-raising event, "A Toast to Music," which includes wine tasting; requiring a signed Hold Harmless Agreement, an ABC License and uniformed security personnel to be present at the event.

**1.6 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)**

Declare the listed property surplus and authorize disposal in accordance with policy.

**1.7 RESOLUTIONS: – TYRONE SEWER REPLACEMENT PROJECT (Report: Director of Public Works)**

Adopt RESOLUTION NO. 34-03, to approve Plans and Specifications and RESOLUTION NO. 35-03, to direct a Notice Inviting Sealed Bids to be opened on March 25, 2003, for the construction of the Tyrone Street Sewer Replacement Project.

**1.8 RESOLUTIONS: – BLACKTHORNE CANYON SEWER REHABILITATION PROJECT (Report: Director of Public Works)**

Adopt RESOLUTION NO. 36-03, to approve Plans and Specifications and RESOLUTION NO. 37-03, to direct a Notice Inviting Sealed Bids to be opened on March 25, 2003, for the construction of the Blackthorne Canyon Sewer Rehabilitation Project.

**1.9 SPECIAL OPERATION LICENSE – THE BEST THRIFT STORE**

Approve the application submitted by Diep Ngoc Ly for second hand business at 490 E. Main Street, as recommended by the Police and Community Development Departments and the City Manager.

**1.10 SPECIAL OPERATION LICENSE - ULTIMATE CHAMPION OF TIRES**

Approve the application submitted by Alejandro Ramos for new and used tires and repair at 445 W. Main Street as recommended by the Police and Community Development Departments and the City Manager.

**PUBLIC COMMENT:** None.

**2. WRITTEN COMMUNICATIONS:**

**2.1 REAL PROPERTY AT 597 TAMARISK WAY (Report: Building Official)**

**RECOMMENDATION:** *That the City Council* (1) direct staff to remove the Notices of Restriction filed against the property in September, 1994 and (2) consider the disposition of civil penalties totaling \$45,000.

**DISCUSSION**

**City Attorney Foley** provides a summary of the item.

**Steven Haskett**, representing the estate of **Henrietta Carmen**, reports the property is in compliance and requests a reduction of fines, as well as removal of the Notices of Restriction.

**MOTION BY Lewis, SECOND BY Ramos, to deny request and file letter.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. PUBLIC HEARINGS:**

**3.1 DELINQUENT REFUSE COLLECTION CHARGES (Report: Assistant City Manager)**

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

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 38-03, certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
- Authorize 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.

**Councilmember McClellan** disqualifies himself from Items 3.1 and 3.2 due to potential conflict of interest and leaves the Chambers.

**DISCUSSION**

**City Attorney Foley** provides an overview the item.

**Mayor Lewis** announces the Public Hearing is now open. **City Clerk Linn** informs there are no speaker cards regarding this item.

**PUBLIC HEARINGS: (Continued)**

**MOTION BY Lewis, SECOND BY Ramos, to close Public Hearing.**

**AYES:** Kendrick, Lewis, Ramos, Santos  
**NOES:** None  
**DISQUALIFIED:** McClellan

**MOTION CARRIES.**

**MOTION BY Lewis, SECOND BY Ramos to adopt RESOLUTION NO. 38-03, certifying the list of property owners as delinquent in the payment of their mandatory trash service bills, and authorize 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.**

**AYES:** Kendrick, Lewis, Ramos, Santos  
**NOES:** None  
**DISQUALIFIED:** McClellan

**MOTION CARRIES.**

**3.2 DELINQUENT SEWER SERVICE CHARGES (Report: Director of Finance)**

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

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 39-03, confirming the charges and levying the assessments on the next regular tax bill; and
- Authorize 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.

**Mayor Lewis** announces the Public Hearing is now open.

**DISCUSSION**

**Andrzej Szmidt, 876 Pamela Lane, El Cajon, CA 92020**, requests an adjustment to his account, based on meter readings he has obtained.

**City Manager Garrett** suggests **Mr. Szmidt** make an appointment to discuss his account and to present the meter readings for staff review.

**PUBLIC HEARINGS: (Continued)**

**MOTION BY Lewis, SECOND BY Ramos, to close Public Hearing.**

**AYES: Kendrick, Lewis, Ramos, Santos**  
**NOES: None**  
**DISQUALIFIED: McClellan**

**MOTION CARRIES.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 39-03, confirming the charges and levying the assessments on the next regular tax bill; and authorize 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, with the understanding that the City Manager has authority to make an adjustment concerning property at 876 Pamela Lane, if appropriate.**

**AYES: Kendrick, Lewis, Ramos, Santos**  
**NOES: None**  
**DISQUALIFIED: McClellan**

**MOTION CARRIES.**

**3. ADMINISTRATIVE REPORTS:**

**REDEVELOPMENT ITEM:**

**3.3 LOW AND MODERATE INCOME HOUSING PLAN (Continued from February 11, 2003 Meeting) (Report: Redevelopment Manager)**

***RECOMMENDATION:* That the Redevelopment Agency approve the Low and Moderate Income Housing Project Funding Guidelines and Guide to Development of Affordable Housing.**

**DISCUSSION**

**John Kalas, 5185 Comache Dr. #P, La Mesa, CA, representing Homestart LLC, speaks requesting changes to the guidelines.**

**Councilmembers and Staff** discuss possible modifications to the following areas:

- Information on successfully completed affordable housing projects
- Requirement of tax returns
- Personal guarantees and performance bonds
- Cap on profits

**REDEVELOPMENT ITEM: (Continued)**

**Joel Kriger and Tom Wright** speak in opposition of the requirement for personal guarantees.

**City Manager Garrett** suggests a tentative vote be taken on the modifications being discussed.

**MOTION BY McClellan, SECOND BY Santos, to tentatively vote to require that the developer(s) provide information about any successfully completed affordable housing projects.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY McClellan, SECOND BY Ramos, to tentatively vote to require what commercial lending institutions would require of the developer for a similar project.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY McClellan, SECOND BY Lewis, to tentatively vote that the LLC guarantee be sufficient rather than a personal guarantee.**

**AYES: Lewis, McClellan**  
**NOES: Ramos, Santos, Kendrick,**

**MOTION DOES NOT CARRY.**

**MOTION BY McClellan, SECOND BY Santos, to take a tentative vote to require a guarantee or a Performance Bond.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY McClellan, SECOND BY Kendrick, to take a tentative vote to not place a cap on profits, except as allowed by State and/or Federal law.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to approve all previously successful tentative votes.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**Recess called at 4:46 P.M.**  
**Meeting called back to order at 4:50 P.M.**

**3.4 SELF-CERTIFICATION PROGRAM AND COUNCIL POLICY (Report: City Attorney)**

**RECOMMENDATION:** *That the City Council direct staff to proceed with the development of an Ordinance and City Council Policy to implement the proposed Self-Certification Program.*

**DISCUSSION**

**City Attorney Foley** informs a reply has not yet been received from the Regional Water Quality Control Board, and requests Council direction to set the public hearing.

**MOTION BY Lewis, SECOND BY Santos, to direct staff to proceed with the development of the Ordinance and City Council Policy and set the Public Hearing for March 25, 2003.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.5 PROPOSED FEE ADJUSTMENTS (Report: City Manager)**

**RECOMMENDATION:** *That the City Council review and approve the list of proposed fee adjustments by adopting RESOLUTION NO. 40-03, amending fees for service.*

**DISCUSSION**

**Councilmembers** and **Staff** discuss the proposed increases and fees for projects currently in process.

**Councilmember Ramos** supports fee increases, however, would prefer a time limit on how long a project can be "in the pipeline".

**MOTION BY Lewis, SECOND BY Santos, to accept the list of proposed fee adjustments and adopt RESOLUTION NO. 40-03, to amend the fees for service, with the understanding that any plans in process by March 1 shall be charged the previous fees throughout the project.**

**AYES:** Kendrick, Lewis, McClellan, Santos  
**NOES:** Ramos

**MOTION CARRIES.**



**REDEVELOPMENT AGENCY ITEM:**

**3.6 ALTERNATIVE APPLICANT QUALIFYING CRITERIA FOR FIRST-TIME HOMEBUYER PROGRAM (Report: Redevelopment Manager)**

**RECOMMENDATION:** *That the Redevelopment Agency consider adoption of a regulation that will allow the agency to:*

1. Review and approve or deny applications for assistance when the “affordable housing cost” of the applicant is less than 28 per cent as required by Health & Safety Code Section 50052.5(b)(4), for moderate-income households.
2. Adopt the U.S. Department of Housing and Urban Development (HUD) Housing Quality Standards, in lieu of Health & Safety Code Section 50052.5(h), that ensure the greatest consistency in determining the “family size appropriate to the unit.”
3. Adopt RESOLUTION NO. ECRA-353.

**MOTION BY Lewis, SECOND BY Ramos, to approve the staff recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4. COMMISSION REPORTS:**

**4.1 TRAFFIC COMMISSION RECOMMENDATIONS – FEBRUARY 12, 2003 (Report: Secretary to Traffic Commission)**

**MOTION BY Lewis, SECOND BY McClellan, to approve Items I, IV and V, pulling Item III for discussion as requested by the public.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ITEM I. ANNUAL SCHOOL REVIEW**

**RECOMMENDATION:** *That the City Council accept and file the Annual School Review Report.*

**ITEM III. Pulled for Discussion.**

**ITEM IV. OAKDALE AVENUE – SPEED ZONE REVIEW**

**RECOMMENDATION:** *That the City Council approve a reduced speed limit of 30 MPH on Oakdale between N. Second Street and E. Main Street based on the residential density as described in Section 627 of the California Vehicle Code.*

**ITEM V. SPEED ZONE – GREENFIELD DRIVE**

**RECOMMENDATION:** *That the City Council have First Reading of the Ordinance to establish Greenfield Drive as a 35 MPH speed limit between E. Main Street and the City Limit (east of Bermuda).*

**COMMISSION REPORTS: (Continued)**

**ORDINANCE: 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.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**AMENDMENT OF EL CAJON MUNICIPAL CODE – SPEED ZONE ON GREENFIELD DRIVE**

First Reading of Ordinance to amend the El Cajon Municipal Code to establish Greenfield Drive as a 35 MPH speed limit between E. Main Street and the City Limit (east of Bermuda).

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**ITEM III. TRAFFIC CALMING REVIEW – WESTWIND DRIVE**

**RECOMMENDATION:** *That the City Council* adopt RESOLUTION NO. 41-03, to establish all-way stop controls at the intersection of Westwind at Chatham.

**DISCUSSION**

**Laurie Penwell, 2201 Chatham Street, El Cajon, CA,** speaks in support of the Traffic Commission recommendation.

**MOTION BY Lewis, SECOND BY Ramos to approve Item III.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**TRAFFIC COMMISSION STIPEND**

**RECOMMENDATION:** *That the City Council* eliminate the Traffic Commission monthly stipend of \$50 per Commissioner attending one meeting a month until the City is in better fiscal condition.

**MOTION BY Lewis, SECOND BY McClellan, to suspend the monthly stipend until the City is in better financial condition.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. REPORTS OF MAYOR LEWIS:** None.

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM KENDRICK:** None

**COUNCILMEMBER BOB McCLELLAN:** None.

**COUNCILMEMBER CHARLES SANTOS:** None.

**COUNCILMEMBER DICK RAMOS:** None

**7. LEGISLATIVE REPORT (Councilmember Ramos):** No action to be taken.

**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 Ordinances and request the City Clerk to recite the titles and waive full reading of the texts.

**9.1 ZONE RECLASSIFICATION 2230 – 338 SOUTH ORANGE AVENUE**

As a result of Public Hearing and action taken at the February 11, 2003 meeting, First Reading of Ordinance to rezone property at 338 South Orange Avenue from the R-1-6 Zone to the R-2 Zone.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ORDINANCES: FIRST READING (Continued)**

**9.2 SPECIFIC PLAN 488 – 450 EAST CHASE AVENUE**

As a result of Public Hearing and action taken at the July 23, 2003 meeting, First Reading of Ordinance approving Specific Plan 488 for a 50-foot high freestanding wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – SPECTATORS AT SPEED CONTESTS (Report: Chief of Police)**

First reading of Ordinance amending Title 9 of the El Cajon Municipal Code to add new Division titled: Spectators Prohibited by Illegal Speed Contest or Exhibitions of Speed.

**City Attorney Foley** requests a correction be made to the Ordinance, to add provisions in the penalty sections to allow the prosecuting attorney to file these cases as infractions.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text, making it a misdemeanor to be a spectator at an illegal street race.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**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.

**9.4 SPECIFIC PLAN 491 – 1595 E. Main Street**

Adopting Ordinance approving Specific Plan 491 for a 60 foot high monopole as part of a wireless communications site in the C-2 Zone at 1595 E. Main Street.

**MOTION BY Lewis, SECOND BY Santos, to request the City Clerk to recite the title, waive full reading of the text and adopt the Ordinance.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADJOURNMENT: Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 25th day of February 2003 at 5:31 p.m. to Tuesday, February 25, 2003 at 7:00 p.m.**

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City Clerk/Secretary

# JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**FEBRUARY 25, 2003**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, February 25, 2003 was called to order by Mayor/Chair Mark Lewis at 7:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, February 25, 2003.

#### ROLL CALL

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Odiorne, City Engineer Griffin, 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).

**AGENDA CHANGES:** None

#### PUBLIC COMMENT:

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA**, speaks regarding her husband being recalled to the military as of February 14, 2003. She will be doing her Walk for Children's Hospital in September of 2003.

**Commission Interview**

**GENERAL CONSTRUCTION APPEALS BOARD – INTERVIEW FOR ELECTRICAL CONTRACTOR DESIGNATION**

**RECOMMENDATION:** *That the City Council* conduct interviews and appoint an applicant to the General Construction Appeals Board, Electrical Contractor designation, for a term to expire May 15, 2005.

The following individual submitted an application by the deadline of February 20, 2003:  
R. Duane Chevalier

**MOTION BY Lewis, SECOND BY Santos, to appoint R. Duane Chevalier to the General Construction Appeals Board, Electrical Contractor designation, for a term to expire May 15, 2005.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS:**

***ITEMS 100 & 101 ARE ONE PROJECT - THE PUBLIC HEARING MAY BE OPENED FOR BOTH ITEMS.***

**100 PLANNED UNIT DEVELOPMENT 197 – 1160 E. Lexington Avenue (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 Planned Unit Development 197 to convert a 24-unit apartment complex to a common interest subdivision in the R-3 (Multiple Family) Zone at 1160 E. Lexington Avenue according to Planning Commission Resolution No. 9753.

**101 TENTATIVE SUBDIVISION MAP 508– 1160 E. Lexington Avenue (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 Tentative Subdivision Map 508 for a One-Lot subdivision in the R-3 (Multiple Family) Zone at 1160 E. Lexington Avenue, according to Planning Commission Resolution No. 9754.

**PUBLIC HEARINGS: (Continued)**

**DISCUSSION**

**Director of Community Development Griffin** provides an overview of the items and offers copies of the First Time Homebuyer Program to the residents of the apartment complex and to the public.

**Mayor Lewis** announces the Public Hearing is now open.

**Joseph Scarlitti, 294 Chambers Street #44, El Cajon, CA,** announces he is here to answer questions regarding these projects.

**MOTION BY Lewis, SECOND BY Ramos, to close Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 42-03, to approve Planned Unit Development 197 to convert a 24-unit apartment complex to a common interest subdivision in the R-3 (Multiple Family) Zone at 1160 E. Lexington Avenue according to Planning Commission Resolution No. 9753.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 43-03, to approve Tentative Subdivision Map 508 for a One-Lot subdivision in the R-3 (Multiple Family) Zone at 1160 E. Lexington Avenue, according to Planning Commission Resolution No. 9754.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

***ITEMS 102 & 103 ARE ONE PROJECT- THE PUBLIC HEARING  
MAY BE OPENED FOR BOTH ITEMS***

**102 PLANNED UNIT DEVELOPMENT 198 – 451 Ballantyne Street  
(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 Planned Unit Development 198 to convert a 114-unit apartment complex to a common interest subdivision in the R-4 (Multiple Family, High Density) Zone at 451 Ballantyne Street according to Planning Commission Resolution No. 9755.**



**Public Hearings: (Continued)**

**103 TENTATIVE SUBDIVISION MAP 509– 451 Ballantyne Street  
(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 Tentative Subdivision Map 509 for a One-Lot subdivision in the R-4 (Multiple Family, High Density Residential) Zone at 451 Ballantyne Street, according to Planning Commission Resolution No. 9756.**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of these items.

**Mayor Lewis** announces the Public Hearing is now open.

**Joseph Scarlatti, 294 Chambers Street #44, El Cajon, CA**, speaks requesting a waiver of the requirement to underground utilities on Madison Avenue.

In response to **Mayor Lewis'** question, **City Engineer Odiorne** estimates a cost of between \$200.00 to \$250.00 per linear foot, to underground utilities.

In response to **Councilmember Ramos'** question, **City Attorney Foley** indicates staff will look into the appropriateness of a lien contract.

**Mayor Lewis** recommends continuing Items 102 and 103 for two weeks, so that staff can research a lien contract, and requests the speaker work with staff to provide information regarding cost of undergrounding utilities and a projection of the cost increase.

**MOTION BY Lewis, SECOND BY Ramos, to continue Items 102 and 103 for 2 weeks.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 TENTATIVE SUBDIVISION MAP 510– West side of Avocado Avenue between  
Horizon Hills Drive and Dewitt Court (Report: City Clerk)**

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

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt RESOLUTION NO. 44-03, to approve the Negative Declaration.**
- Adopt RESOLUTION NO. 45-03, to approve Tentative Subdivision Map 510 for a 5-lot subdivision in the R-S-14 (Residential Suburban 14,000 sq. ft.) Zone, according to Planning Commission Resolution No. 9757.**

**Public Hearings: (Continued)**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the item.

**Mayor Lewis** announces the Public Hearing is now open.

**Fran Marchesini, 15336 Lyons Valley Road, Jamul, CA,** declines to speak.

**Larry Marchesini, 15336 Lyons Valley Road, Jamul, CA,** speaks concerning view obstruction, and informs that several large trees will be removed at the project site.

**Larry Davis, 1891 El Jardin Ct. El Cajon, CA,** speaks regarding his neighbors' concerns about view impact and density in their neighborhood.

**Rosemary Gibson Shelton, 1885 El Jardin Ct, El Cajon, CA,** speaks regarding obstruction of views and suggests split-level plans be utilized.

**Larry Walsh, 1076 Broadway, El Cajon, CA,** advises he is the engineer for the project, and is present to answer questions.

**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. 44-03, to approve the Negative Declaration.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 45-03, to approve Tentative Subdivision 510 for a 5-lot subdivision on the West side of Avocado between Horizon Hills Drive and Dewitt Court.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**Mayor Lewis** requests recommendations from the Traffic Commission, regarding speed of traffic and view distance for cars turning onto Avocado Avenue.

**105 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 25th day of February 2003 at 8:05 p.m.

**NOTE:** The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, March 11, 2003 at 3:00 p.m.

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City Clerk/Secretary