

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

APRIL 8, 2003

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, April 8, 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.

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 Munzenmaier, Director of Public Works 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 March 25, 2003 Meetings and the Agenda of the April 8, 2003 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS

“Lions, Tigers and Bears”

Bobbi Brinks, representing Lions, Tigers and Bears, a non-profit organization caring for rescued and unwanted wild animals, introduces Sitara and Tabu, 5 month-old Bengal tiger cubs.

PRESENTATIONS: (Continued)

Emergency Preparedness Month – April 2003

Mayor Lewis declares the month of April 2003 to be **Emergency Preparedness Month**. **Gary Buccholz** of the **Fire Department**, accepts the Proclamation.

National Public Safety Telecommunicators Week – April 13-19, 2003

Mayor Lewis declares the week of April 13-19, 2003, to be **National Public Safety Telecommunicators' Week**. **Lieutenant Fred Morrison** of the **Police Department**, accepts the Proclamation.

AGENDA CHANGES:

MOTION BY Lewis, SECOND BY McClellan, to approve the amended Agenda, deleting Item 2.3 at the request of the letter writer.

MOTION CARRIES BY UNANIMOUS VOTE.

City Manager Garrett advises he must disqualify from responding to any questions regarding Consent Item 1.9.

CONSENT ITEMS: (1.1 – 1.9)

MOTION BY Lewis, SECOND BY Ramos, to approve Consent Items 1.1 - 1.8, pulling Item 1.9 as requested by the public.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL MEETINGS:

Approve Minutes of the March 25, 2003 Meetings of the El Cajon City Council.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 RESOLUTION NO. 65-03: APPROVAL OF NATIONAL CITY JOINING METRO WASTEWATER JOINT POWERS AUTHORITY (Report: Director of Public Works)

Approve National City joining the METRO Wastewater Joint Powers Agency (JPA) and adopt RESOLUTION NO. 65-03, authorizing the execution of the Second Amendment to the METRO Wastewater JPA Agreement.

CONSENT ITEMS: (Continued)

1.4 GRANT OF EASEMENT FOR PUBLIC SEWER PURPOSES AT 307 ALDWYCH ROAD – TYRONE STREET SEWER REPLACEMENT (Report: Director of Public Works)

Accept the Grant of Easement for public sewer purposes.

1.5 CAPITAL ASSET MANAGEMENT POLICY (Report: Accounting Operations Manager)

Adopt the revision to City Council Policy E-6, Capital Asset Management Policy (formerly titled Capital Property Inventory Policy).

1.6 RESOLUTION NO. 66-03: AWARD BID FOR TYRONE STREET SEWER REPLACEMENT (Report: Purchasing Agent)

Adopt RESOLUTION NO. 66-03, and award the bid to Kana Pipeline Inc. in the amount of \$179,360.00.

1.7 RESOLUTION NO. 67-03: AWARD BID FOR BLACKTHORNE CANYON SEWER REHABILITATION (Report: Purchasing Agent)

Adopt RESOLUTION NO. 67-03, to award the bid to Rheeline Inc., in the amount of \$73,750.00.

1.8 LETTERS OF APPRECIATION – WALL OF FAME

RECOMMENDATION: *That the City Council 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 Stephen Goble commending Alfredo Canizalez in the Public Works Department.

E-mail from Jan Oliver expressing appreciation for the yellow ribbons on both sides of Main Street.

Memorandum from Public Works Department on an episode that was handled with City Operations staff working together (Bill Brockman, Randy Rizzetto from Public Works, Parks Department Crew, as well as the Police Department).

1.9 PULLED FOR DISCUSSION.

CONSENT ITEMS: (Continued)

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**1.9 ACCEPT PRIVATE SEWER MAINS AND STORM DRAINS IN FLETCHER HIGHLANDS
MAP NO. 10960 (Report: Director of Public Works)**

RECOMMENDATION: *That the City Council* accept Fletcher Highlands private sewers and storm drains into the City's system along with easements for sewer and storm drain purposes over the private streets.

DISCUSSION

Rod Smith, representing, the Fletcher Highlands Homeowners Association, thanks Council for consideration of the Item.

MOTION BY Lewis, SECOND BY Santos to approve Item 1.9.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, advises that she was the person responsible for the yellow ribbons tied to trees around town, and requests public support and prayers for the troops.

Richard Thruston, representing Crystal Cleaners, invites all to the 40th year celebration of his business – Crystal Cleaners, 360 N. Magnolia this Friday, April 11th from 11:00 a.m. to 1:00 p.m.

Janet Carlson, 1500 Delight Street, El Cajon, CA, speaks requesting that people in Olive Hills be notified about any issues to do with the proposed Homeless Shelter on E. Main Street. **Director of Community Development Griffin** informs a Conditional Use Permit application has been received and a Planning Commission Public Hearing is scheduled for May 5, 2003 at 7:00 p.m.

2. WRITTEN COMMUNICATIONS:

**2.1 REQUEST FOR RECONSIDERATION – PLANNED UNIT DEVELOPMENT (PUD) 190 –
TENTATIVE SUBDIVISION MAP (TSM) 499 – 1000 ESTES STREET (Report: City
Clerk)**

RECOMMENDATION: *That the City Council* determine whether or not to allow reconsideration of PUD 190 and TSM 499 at 1000 Estes Street.

WRITTEN COMMUNICATIONS: (Continued)

DISCUSSION

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

Councilmembers and **Staff** discuss the necessity to reconvert the 3 unauthorized units and the option for the developer to obtain a bond.

Joseph Scarlatti, representing P.C.F. Properties, 710 Camino de la Reina, San Diego, CA, clarifies the term of the restrictive covenant would be no more than three and one-half years, and requests a list of bonding companies.

MOTION BY Lewis, SECOND BY Ramos, to deny for reconsideration.

MOTION CARRIES BY UNANIMOUS VOTE.

2.2 PROPOSED RESOLUTION: EAST COUNTY PERFORMING ARTS CENTER

RECOMMENDATION: *That the City Council consider adopting the proposed Resolution as submitted by Councilman Dick Ramos.*

DISCUSSION

Councilmember Ramos requests approval to forego the promissory note until July 1, 2005 and to allow the Arts Center Foundation to actively seek additional funds, including naming rights.

In answer to **Councilmember Santos'** question, **City Manager Garrett** informs the payment status is current, and all payments have been made within 30 days.

In answer to **Councilmember Ramos'** question, **City Manager Garrett** clarifies that improvements to the facility totaled approximately \$1,000,000, of which the City forgave approximately \$300,000. Repayment of the remaining \$700,000 was spread over a 5-year period.

Mayor Lewis requests the Foundation continue their fundraising efforts and reminds selection of a new name is subject to approval by Council.

Dick Zellner, President and CEO of the Arts Center Foundation, speaks in support of the proposal.

Maggie Watkins, 3025 Via Viejas Oeste, Alpine, Chair, Arts Center Foundation, requests the support and backing of the City to continue for a couple more months. In response to **Mayor Lewis'** question, **Ms. Watkins** remarks the Foundation hopes to resolve the naming issue within the next six months.

WRITTEN COMMUNICATIONS: (Continued)

MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 68-03, to extend the payment of \$196,883.42 for 6 months.

MOTION CARRIES BY UNANIMOUS VOTE.

2.3 LETTER: JOHN GIBSON – WAIVER OF PROCESSING FEES – ALPHA PROJECT

A request to waive processing fees for the conditional use permit and environmental review in the total amount of \$3,930 for the Alpha Project homeless proposal on Main Street discussed at the March 25, 2003 Meeting, and that the Municipal Code be amended to allow for waiver of building permit fees, plan check fees etc. when a project is of “compelling benefit to the City.”

Item pulled from the Agenda at the request of the letter writer.

3. ADMINISTRATIVE REPORTS:

3.1 DRAFT CITY COUNCIL POLICY – LOCAL PREFERENCE FOR BIDDERS (Report: Assistant City Manager)

RECOMMENDATION: *That the City Council approve the draft Policy providing for a direct preference to local businesses contracting with the City to provide equipment and supplies.*

MOTION BY Lewis, SECOND BY McClellan, to approve the draft Policy providing for a direct preference to local businesses contracting with the City to provide equipment and supplies.

MOTION CARRIES BY UNANIMOUS VOTE.

3.2 PROPOSAL FOR WELLS PARK (Report: Director of Recreation)

RECOMMENDATION: *That the City Council give staff authorization to proceed to research the viability of creating a community “dog park” at the southwest boundary of Wells Park.*

DISCUSSION

In response to **Councilmember Ramos’** question, **City Manager Garrett** advises a self-policing policy will be in effect, with each individual responsible for clean up of the area.

WRITTEN COMMUNICATIONS: (Continued)

In response to **Councilmember Ramos'** question, **City Manager Garrett** informs funding will come from a Non-General fund.

MOTION BY Lewis, SECOND BY Ramos, to approve Item 3.1

MOTION CARRIES BY UNANIMOUS VOTE.

Recess called at 4:42 p.m.
Meeting called back to order at 4:47 p.m.

4. COMMISSION REPORT:

4.1 SUBSTANDARD CONDITIONS AT 1037 MAXWELL AVENUE (Report: Building Official)

RECOMMENDATION: *That the City Council (1) affirm as correct the actions of the Building Official, and (2) set the date for the next Public Hearing on May 27, 2003 at 3:00 p.m.*

DISCUSSION

Dan Pavao, Building Official, provides a summary of the Item.

Councilmember McClellan requests cooperation between the local agencies to bring matters such as this to the City's attention.

MOTION BY Lewis, SECOND BY Kendrick, to affirm the actions taken by the Building Official and set the date for the Public Hearing on May 27, 2003 at 3:00 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

5. REPORTS OF MAYOR LEWIS

5.1 PRESENTATION: SANDAG – HOUSING TRUST FUNDS

To gauge interest in housing trust funds, SANDAG would like to make a brief presentation on housing trust funds at this meeting.

DISCUSSION

Rebecca Davis, representing the San Diego Association of Governments, gives a presentation regarding Housing Trust Funds.

No action taken.

5.2 PROPOSED NAME CHANGE FOR EAST COUNTY PERFORMING ARTS CENTER

RECOMMENDATION: *That the City Council* consider changing the name of East County Performing Arts to El Cajon Performing Arts Center, to more accurately reflect its location and major contributor.

DISCUSSION

Mayor Lewis suggests in light of action taken under Item 2.2, continuance of the Item to January 2004.

Dick Zellner, representing the Arts Center Foundation, Claire Carpenter, representing the El Cajon Community Development Corporation, and Jane Walstrom, representing St. Madeleine Sophie's Center, speak in support of continuing the Item until January 2004.

MOTION BY Lewis, SECOND BY McClellan, to continue the Item to January 13, 2004.

MOTION CARRIES BY UNANIMOUS VOTE.

5.3 SUPPORT THE TROOPS RALLY – APRIL 13, 2003

RECOMMENDATION: *That the City Council* discuss for possible action hosting a "Support the Troops" Rally on Sunday, April 13, 2003 at 11:00 a.m. on East Main Street in front of the East County Performing Arts Center, in cooperation with KOGO Radio, who is coordinating numerous rallies throughout the County.

DISCUSSION

Lisa Mills, 1191 E. Lexington, El Cajon, CA, speaks in support of the rally.

MOTION BY Lewis, SECOND BY McClellan, that City Council support the rally.

MOTION CARRIES BY UNANIMOUS VOTE.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK: No report.

COUNCILMEMBER BOB McCLELLAN: No report.

COUNCILMEMBER CHARLES SANTOS speaks regarding a League of California Cities meeting attended.

REPORTS OF COUNCILMEMBERS (Continued)

6.1 COST RECOVERY – EMERGENCY RESPONSE – 552 S. MAGNOLIA AVENUE

RECOMMENDATION: *That the City Council reconsider the action taken on December 17, 2002 regarding Mr. James Hassett and eliminate or modify the charges imposed.*

DISCUSSION

James Hassett, 594 S. Magnolia, El Cajon, CA, requests modification of the fees and the payment plan.

City Manager Garrett suggests the applicant schedule an appointment to discuss payment options.

MOTION BY Lewis, SECOND BY Santos, to reconsider the Item at the April 22, 2003 City Council Meeting.

MOTION CARRIES BY UNANIMOUS VOTE.

COUNCILMEMBER DICK RAMOS: No report.

7. LEGISLATIVE REPORT

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

No action recommended.

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None.

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.*

9.1 ZONE RECLASSIFICATION 2222 – NORTH SIDE OF EL CAJON BOULEVARD BETWEEN MILLAR AND SOUTH MARSHALL AVENUES

As a result of Public Hearing and action taken at the January 8, 2002 meeting, First Reading of Ordinance to rezone property on the North side of El Cajon Boulevard between Millar and South Marshall Avenues from the R-3 Zone to the C-2 Zone.

MOTION BY Lewis, SECOND BY Ramos, that the City Council request the City Clerk to recite the title and waive first reading of the text.

MOTION CARRIES BY UNANIMOUS VOTE.

ORDINANCES: SECOND READING AND ADOPTION

RECOMMENDATION: That the City Council request the City Clerk to recite the titles, waive full reading of the text and adopt the Ordinances.

9.2 AMENDMENT OF SPECIFIC PLAN 19 – WALMART AT PARKWAY PLAZA

Adopting Ordinance No. 4729 approving amendment of Specific Plan 19 to show a two-level, 160,057 square foot fifth anchor store, 17,783 square foot of additional mall shops and revisions to the parking calculations in the C-R (Regional Commercial) Zone on property located on the south side of Fletcher Parkway between State Route 67 and North Johnson Avenue – Westfield Shopping Town Shopping Center.

MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4729.

MOTION CARRIES BY UNANIMOUS VOTE.

9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – SPEED LIMIT ON HACIENDA DRIVE

Adopting Ordinance No. 4730 to establish a 30 MPH zone on Hacienda Drive from Fletcher Parkway to Windmill View Road and a 35 MPH zone from Windmill View Road to Swallow Drive.

DISCUSSION

Susie Turner, 1128 Hacienda Drive, El Cajon, CA, recommends the speed limits on Hacienda Drive be further reduced, and would like to be informed of upcoming meetings pertaining to this matter.

In response to **Councilmember Ramos'** question, **Director of Public Works Munzenmaier** informs speed limits are set by the 85th percentile.

MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4730.

MOTION CARRIES BY UNANIMOUS VOTE.

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 Party</u>	<u>Agency Negotiators</u>
APN #493-172-11 1037 Maxwell Avenue	Marcine E. Barham	City Manager/Executive Director Redevelopment Manager City Attorney/General Counsel

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for purchase of the property.

MOTION BY Lewis, SECOND BY McClellan, to adjourn to Closed Session at 5:32 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

11. RECONVENE TO OPEN SESSION at 5:46 p.m. - No action to report.

Adjournment: Mayor Lewis adjourned Regular Joint Meeting of the City Council/Redevelopment Agency held this 8th day of April 2003 at 5:47 p.m. to Tuesday, April 8, 2003 at 7:00 p.m.

City Clerk/Secretary

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

APRIL 8, 2003

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, April 8, 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 Regular Joint Meeting held at 3:00 p.m., Tuesday, April 8, 2003, by order of the City Council and Redevelopment Agency.

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 Munzenmaier, Director of Public Works 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: None.

PUBLIC HEARINGS:

100 CONTINUED FROM MARCH 25, 2003 MEETING:

AMENDMENT OF EL CAJON MUNICIPAL CODE: SELF CERTIFICATION PROGRAM (Report: Director of Public Works)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt the amendments to the Municipal Code adding the provision for self certification for engineering permits and the Council Policy after careful consideration of the statements made by the San Diego Regional Quality Control Board in their letter dated March 17, 2003.

DISCUSSION

Councilmember Santos recommends postponing action on the Item until a definitive ruling is received from State Regional Water Quality Control Board.

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to be heard.

MOTION BY Lewis, SECOND BY Santos, to close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Santos, SECOND BY Kendrick to send back to staff for a report after further research with the Water Quality Board.

MOTION CARRIES BY UNANIMOUS VOTE.

CONTINUED FROM MARCH 25, 2003 MEETING:

101 SPECIFIC PLAN 492 – 1588 N. Marshall Avenue (Toro Agricultural Irrigation) (Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Refer to the City Attorney for an Ordinance to approve Specific Plan 492 to allow two silos at a height of 47 feet in the M Zone at 1588 N. Marshall Avenue, upon completion of specific conditions outlined in Corrected Planning Commission Resolution No. 9768.

PUBLIC HEARINGS: (Continued)

DISCUSSION

Director of Community Development Griffin advises a Corrected Planning Commission Resolution No. 9768 has been provided, which reflects a height change to 47 feet for the silos.

Mayor Lewis announces the Public Hearing is now Open.

Edward Higgins, representing Toro Agricultural Irrigation, 1588 North Marshall Avenue, El Cajon, CA, informs the actual height of the silos will be 49.4 feet.

Councilmember Ramos remarks Federal Aviation Association (FAA) approval is required and the FAA application needs to reflect the actual height of the silos.

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 refer to the City Attorney for an Ordinance to approve Specific Plan 492 to allow two silos at a height of no more than 50 feet at 1588 N. Marshall Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

102 TENTATIVE PARCEL MAP 610 – Wiesendanger – 838 North Third Street (Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 69-03, in order to approve, modify or disapprove Tentative Parcel Map 610 to subdivide property into two parcels in the R-2-R Zone at 838 North Third Street according to Planning Commission Resolution No. 9774.

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to be heard.

Public Hearings: (Continued)

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. 69-03, to approve Tentative Parcel Map 610 to subdivide property into two parcels in the R-2-R Zone at 838 North Third Street according to Planning Commission Resolution No. 9774.

MOTION CARRIES BY UNANIMOUS VOTE.

Items 103 And 104 Are One Project And The Public Hearings May Be Opened On Both Items For Discussion And Action At This Time.

103 PLANNED UNIT DEVELOPMENT 200 – 620-646 E. Lexington Avenue (Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 70-03, in order to approve, modify or disapprove Planning Commission Resolution No. 9775 recommending approval of Planned Unit Development 200 to convert a 32-unit apartment complex to a common interest subdivision in the R-4 Zone at 620-646 E. Lexington Avenue.

104 TENTATIVE SUBDIVISION MAP 511 – 620-646 E. Lexington Avenue (Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 71-03, in order to approve, modify or disapprove Planning Commission Resolution No. 9776 recommending approval of Tentative Subdivision Map 511 for a one-lot subdivision, 32-unit common interest development in the R-4 Zone at 620-646 E. Lexington Avenue.

DISCUSSION

Director of Community Development Griffin provides a summary of the Items.

Mayor Lewis announces the Public Hearing is now Open.

Christopher Christensen, representing the applicant, CC-Palermo, LLC, announces he is here to answer questions, and informs the swimming pool will be restored.

Public Hearings: (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 Kendrick, to adopt RESOLUTION NO. 70-03, to approve Planning Commission Resolution No. 9775, recommending approval of Planned Unit Development 200 to convert a 32-unit apartment complex to a common interest subdivision in the R-4 Zone at 620-646 E. Lexington Avenue, requiring the pool either have holes punched in the bottom or that it be restored to be in compliance as a swimming pool.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 71-03, to approve Planning Commission Resolution No. 9776, recommending approval of Tentative Subdivision Map 511 for a one-lot subdivision, 32-unit common interest development in the R-4 Zone at 620-646 E. Lexington Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

105 AMENDMENT OF SPECIFIC PLAN 238 – CAL-AMERICAN CORPORATION FOR W. P. PROPERTIES – 803-890 JACKMAN STREET (Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Refer to the City Attorney for an Ordinance to approve Amendment of Specific Plan 238 to allow expansion of an existing commercial building (existing Michael's retail building) in the C-R Zone at 803-890 Jackman Street according to Planning Commission Resolution No. 9777 upon completion of conditions.

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Thomas Adam, representing Cal-American Corporation, requests Items 5 and 6 of Planning Commission Resolution 9777 be incorporated into the building permit.

No further comments are offered.

Public Hearings: (Continued)

MOTION BY Lewis, SECOND BY Santos, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to refer to the City Attorney for an Ordinance to approve Amendment of Specific Plan 238 to allow expansion of an existing commercial building at 803-890 Jackman Street according to Planning Commission Resolution No. 9777, requiring conditions 5 and 6 to be completed prior to final inspection.

MOTION CARRIES BY UNANIMOUS VOTE.

106 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 8th day of April 2003 at 7:43 p.m.

NOTE: The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, April 22, 2003 at 3:00 p.m.

City Clerk/Secretary