

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**MAY 27, 2003**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, May 27, 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 7:00 p.m. meeting held May 13, 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 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 May 13, 2003 Meetings and the Agenda of the May 27, 2003 Meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**PROCLAMATION: NATIONAL HOMEOWNERSHIP MONTH – JUNE 2003**

**Mayor Lewis** proclaims the month of June 2003 to be “**NATIONAL HOMEOWNERSHIP MONTH**” in the City of El Cajon. **Director of Community Development Griffin** accepts the proclamation.

**AGENDA CHANGES: None.**

**CONSENT ITEMS: (1.1 – 1.8)**

**MOTION BY Lewis, SECOND BY Santos, to approve Consent Items 1.1 - 1.8.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approve Minutes of the May 13, 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 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE PARCEL MAP 498 – TILLING WAY (Report: Director of Public Works)**

Accept the public improvements and authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement, with the developer required to maintain insurance in force until release of all bonds for the project.

**1.4 RESOLUTION NO. 88-03: HEARTLAND COMMUNICATIONS FACILITY AUTHORITY (HCFA) MEMBERSHIP ADDITIONS (Report: Fire Chief)**

Adopt RESOLUTION NO. 88-03 in order approving HCFA membership additions to include Fire Departments from the City of Coronado, the City of Imperial Beach, the City of National City and the Bonita-Sunnyside Fire Protection District.

**CONSENT ITEMS: (Continued)**

**1.5 ACCEPTANCE OF PROJECT: SILVERY LANE AND WESTWIND DRIVE SEWER REPLACEMENT (Report: Director of Public Works)**

Accept the Silvery Lane and Westwind Drive Sewer Replacement improvements and authorize the City Clerk to release the bonds in accordance with the terms of the contract and require the contractor to maintain insurance until all bonds are released.

**1.6 DONATIONS TO ANIMAL SHELTER AND PARKS DEPARTMENT**

Accept the donation of dry dog food, dog collars and dog leashes from All 4 Pets at 9710 Mission Gorge in Santee and donation to purchase 250 one gallon plants of Asiatic Jasmine groundcover from Matt Jensen of the Heartland District Boy Scouts, Troop No. 320, who will provide the labor for the planting at the East County Performing Arts Center.

**REDEVELOPMENT AGENCY ITEM**

**1.7 EXTENSION OF EXCLUSIVE RIGHT TO NEGOTIATE – NEW YORK BAKERY (Report: Redevelopment Manager)**

Grant the request for a 90-day extension to the Exclusive Right to Negotiate for parcel 488-211-04 in downtown El Cajon, with the owners, Santo and Silvana DiGrigoli, of the New York Bakery.

**1.8 RESOLUTION: INTERNATIONAL CODES**

Support the statewide adoption of the International Codes Published by the International Code Council.

**PUBLIC COMMENT: None**

**2. WRITTEN COMMUNICATIONS:**

**2.1 LETTER: SPRITES – REQUEST FOR FUNDING (Report: Assistant City Manager)**

**RECOMMENDATION:** *That the City Council approve funding in the amount of \$1000 to the Sprites of East County organization to use for supporting eligible charities.*

## WRITTEN COMMUNICATIONS: (Continued)

### DISCUSSION

In answer to **Councilmember McClellan's** question concerning funding charitable requests, **City Manager Garrett** indicates most extra activities have been reduced due to budget cutbacks, however \$5,000 is still available at this time, should Council elect to approve this request. The Rancho San Diego Library is located outside City limits and would not be eligible to receive funds.

**Councilmember McClellan** suggests a moratorium be placed on requests for charitable donations.

**Mayor Lewis** advises action cannot be taken on a moratorium at this time because the item is not on the Agenda. A request may be submitted on the next meeting's Agenda.

**MOTION BY Lewis, SECOND BY Santos, to approve the contribution.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### PROCLAMATION:

**"HONOR THE TROOPS OF THE UNITED STATES OF AMERICA DAY" – MAY 27, 2003**

**Mayor Lewis** proclaims May 27, 2003 to be "Honor The Troops of the United States of America Day". **Chief Warrant Officer Jeffrey Horton** accepts the Proclamation, on behalf of the **Beach Master Unit One**.

***RECESS CALLED AT 3:30 P.M. FOR A RECEPTION IN CITY HALL  
MEETING CALLED BACK TO ORDER AT 3:47 P.M.***

### ADMINISTRATIVE REPORTS: (3.1 – 3.5)

#### 3.1 POLICE CHIEF'S REPORT

**Police Chief Davis** reports on activities of the Department, and discusses State budget cuts to the Domestic Violence Response Team and Psychiatric Emergency Response Team programs.

In answer to questions by **Council** and **Staff**, **Chief Davis** discusses Red Light citations and new technologies being utilized for reporting crimes.

## **ADMINISTRATIVE REPORTS: (Continued)**

### **3.2 DEVELOPMENT OF CHARITABLE NON-PROFIT FOUNDATION TO SOLICIT FUNDS FOR A NEW ANIMAL CONTROL FACILITY (Report: Chief of Police)**

**RECOMMENDATION:** *That the City Council* approve the Police Department's request to develop a private non-profit 501 (c)(3) corporation to seek private party and corporate donations for the purpose of funding the construction of a new Animal Control Facility.

#### **DISCUSSION**

**City Manager Garrett** provides a summary of the Item.

**Kathy Cleveland, Department of Animal Control**, speaks in support of the proposal.

**MOTION BY Lewis, SECOND BY Santos**, to approve Item 3.2 according to Staff recommendation.

**MOTION CARRIES BY UNANIMOUS VOTE.**

(Continued from May 13, 2003 Meeting)

### **3.3 RESOLUTIONS: INSTALLATION OF TRAFFIC SIGNAL SAFETY LIGHTING SYSTEM AND ROAD IMPROVEMENTS – AVOCADO AVENUE AND SKYWOOD DRIVE/ALZEDA DRIVE AND VERNON WAY AT PIONEER WAY – PLANS AND SPECIFICATIONS AND NOTICE INVITING BIDS (Report: Director of Public Works)**

**RECOMMENDATION:** *That the City Council* adopt RESOLUTION NO. 90-03 in order to approve the Plans and Specifications and RESOLUTION NO. 91-03 for Notice Inviting Bids to be opened July 1, 2003 for the projects. (Also that the City Council establish No Parking zones as recommended in the Traffic Commission Recommendations, Item V.)

#### **DISCUSSION**

**Director of Public Works Munzenmaier** provides a summary of the Item.

**Councilmember McClellan** suggests traffic signals be placed at two congested areas: Third Avenue at Interstate 8 (I-8) and also Melody at Granite Hills Drive.

**Director Munzenmaier** suggests proceeding with the project as outlined. The intersection at Third and I-8 was previously on the priority list. However, costs and restrictions imposed by Caltrans have been the deterrent. The two intersections can be considered during the next priority determinations.

## **ADMINISTRATIVE REPORTS: (Continued)**

In answer to **Councilmember Santos'** question, **Ed Krulikowski, Traffic Engineer**, discusses the time signal review process.

**MOTION BY Lewis, SECOND BY SANTOS, to approve the Project and adopt the Resolutions.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **3.4 SUBSTANDARD CONDITIONS AT 417-431 CLAYDELLE AVENUE (Report: Building Official)**

**RECOMMENDATIONS:** *That the City Council*

- Direct staff to remove the Notice of Restriction filed against the property, and
- Adopt RESOLUTION NO. 92-03 to make a determination with respect to civil penalties, administrative fees, and staff time involved in the case.

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

**James Kutsch, 431 Claydelle Avenue, El Cajon**, indicates he is the apartment owner, and informs that rain caused significant delays while working on the property improvements.

**MOTION BY Lewis, SECOND BY Santos, to direct staff to remove the Notice of Restriction filed against the property and adopt RESOLUTION NO. 92-03 in order to make a determination with respect to civil penalties, administrative fees and staff time involved in the case (Total of \$28,462.15)**

**Ayes: Kendrick, Lewis, Ramos, Santos**  
**Noes: McClellan**

**MOTION CARRIES.**

### **3.5 TRASH AND SEWER BILLING ON PROPERTY TAX ROLLS (Report: Director of Finance)**

**RECOMMENDATION:** *That the City Council* consider the information regarding billing residential sewer bills and/or residential trash bills on the property tax rolls.

## **DISCUSSION**

**Councilmember McClellan** speaks in favor of the Recommendation.

**ADMINISTRATIVE REPORTS: (Continued)**

Discussion ensues among **Councilmembers** and **Staff** concerning budget impact, tax implications and liability to renters and/or homeowners.

**MOTION BY Lewis, SECOND BY Santos, to file the report.**

**Ayes: Kendrick, Lewis, Ramos, Santos**  
**Noes: McClellan**

**MOTION CARRIES.**

**PUBLIC HEARING: (3.6)**

**3.6 UNSAFE/SUBSTANDARD CONDITIONS AT 1037 MAXWELL AVENUE  
(Report: Building Official)**

**RECOMMENDATION:** *That The City Council*

- Open the Public Hearing and receive any testimony
- Close the Public Hearing and take appropriate action based on a verbal report given by the Building Official regarding the current status of the property.

**Dan Pavao, Building Official**, provides a summary of the Item and informs the property has been sold and there is a new owner. He recommends directing Staff to return in 30 days for determination of costs, administrative fees and civil penalties.

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

**David Langill, 13131Chrissy Lane, Lakeside, CA**, states he is the new property owner. He indicates he was not aware of the civil penalties at the time of purchase, and requests reconsideration of the penalties.

**Mayor Lewis** suggests bringing the property up to standard as quickly as possible.

Discussion ensues among **Council** and **Staff** concerning the Notice of Violations and disclosure to the purchaser.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to declare a Public Nuisance and continue for 30 days at which time civil penalties, administrative fees and status of the property will be discussed.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **4. COMMISSION REPORTS:**

##### **4.1 TRAFFIC COMMISSION RECOMMENDATIONS – May 14, 2003 (Report: Secretary to the Traffic Commission)**

###### **ITEM II. – NO PARKING – DENNSTEDT PLACE FOR GROSSMONT HIGH**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to establish “No Parking” Zones

- Along the north curb of Dennstedt Place, beginning 115 feet east of the east curb of Dennstedt Court, continuing east for 25 feet and
- Along the north curb of Dennstedt Place, beginning 372 feet east of the east curb, continuing east for 25 feet.

###### **ITEM III – NO PARKING – TAMPA AVENUE FOR FLETCHER ELEMENTARY**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to establish “No Parking” Zones:

- Along the south curb of Tampa Avenue, beginning 344 feet east of the east curb of Garfield Avenue, continuing east for 46 feet and
- Along the south curb of Tampa Avenue, beginning 186 feet east of the east curb of Garfield Avenue, continuing east for 46 feet.

###### **ITEM IV. - NO PARKING – 1430 MELODY LANE**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to establish ” No Parking” Zones:

- Along the north curb of Melody Lane, beginning 158 feet west of the west curb of Gina Avenue, continuing east for 26 feet and
- Along the north curb of Melody Lane, beginning 77 feet west of the west curb of Gina Avenue, continuing east for 26 feet.

###### **ITEM V. – NO PARKING – VERNON AND PIONEER TRAFFIC SIGNAL**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to establish the “No Parking” Zones:

- Along the east curb of Pioneer Way, beginning at the north curb of Vernon Way, continuing north for 190 feet
- Along the east curb of Pioneer Way, beginning at the south curb of Vernon Way, continuing south for 230 feet
- Along the west curb of Pioneer Way, beginning at the north curb of Vernon Way, continuing north for 215 feet and
- Along the east curb of Pioneer Way, beginning at the south curb of Vernon Way, continuing south for 250 feet.



**TRAFFIC COMMISSION RECOMMENDATIONS: (Continued)**

**MOTION BY Lewis, SECOND BY Kendrick to approve Item 4.1**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. REPORTS OF MAYOR LEWIS: No Report.**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM KENDRICK: No Report.**

**COUNCILMEMBER BOB McCLELLAN:**

He reports having attended a meeting of the Harry Griffin Park Joint Powers Authority, where he advised that the City would not be supporting the cost of maintenance for the Park. He also attended the State of East County presentation in Santee, where Supervisor Jacob spoke about what is happening in the East County.

**COUNCILMEMBER CHARLES SANTOS: No Committee Reports.**

**6.1 SOCIAL HOST ORDINANCE**

**RECOMMENDATION:** *That the City Council* adopt an Urgency Ordinance (Social Host Ordinance) that will hold adults accountable for their actions related to underage drinking at their parties.

**Councilmember Santos** provides a summary of the Item.

In answer to **Councilmember Santos'** question, **City Attorney Foley** outlines the procedures for adopting an Urgency Ordinance, and recommends bringing back an identical ordinance for a First and Second Reading.

**Brenda Simmons (El Cajon Collaborative), Cynthia Roark (President of MADD), Debbie Comstock (concerned parent), Suzanne Abbey (Rape Crisis Intervention & prevention), Priscilla Schreiber (Grossmont Union High School Trustee) and Judi Strang (Ninth District PTA)** speak in support of the Ordinance.

In answer to **Councilmember McClellan's** questions, **City Attorney Foley** speaks regarding the City's ability to prosecute misdemeanor infractions as the highest violation within the City Code. Police will determine whether an arrest would be made at the time of citation.

**REPORTS OF COUNCILMEMBERS: (Continued)**

**6.2 URGENCY ORDINANCE:**

**AMENDMENT OF EL CAJON MUNICIPAL CODE CHAPTER 9.30,  
SECTIONS 9.30.010 AND 9.30.090 – SOCIAL HOST PARTIES**

As discussed under Item 6.1 of the Agenda, adopting Urgency Ordinance to amend the El Cajon Municipal Code Chapter 9.30 concerning Social Host Parties.

**MOTION BY Santos, SECOND BY Ramos, to adopt Ordinance No. 4734 and request the City Clerk to recite the title, and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**COUNCILMEMBER DICK RAMOS: No Report.**

**7. LEGISLATIVE REPORT**

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

**No recommended action.**

**GENERAL INFORMATION ITEMS FOR DISCUSSION: None.**

**9. ORDINANCES: FIRST READING (9.1 – 9.5)**

**RECOMMENDATION:** That the City Council introduce the Ordinances and request the City Clerk recite the title and waive full reading of the text.

**9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE: DISTRIBUTION OF  
HANDBILLS (Report: City Attorney)**

In an effort to maintain the intent of Section 9.72.250, First Reading of an Ordinance repealing Section 9.72.250 and adding a new Section 9.72.250 of the El Cajon Municipal Code to allow owners of unoccupied vehicles or occupants of parked or standing vehicles, to prohibit the placement of unwanted handbills on the vehicle, which will serve the City's interest in preventing one form of illegal littering.

**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 AMENDMENT OF EL CAJON MUNICIPAL CODE – ESTABLISHING TOBACCO-FREE AND SMOKE-FREE PARKS**

First Reading of Ordinance adding a new Subdivision AA to Section 2.56.030 of Chapter 2.56, repealing Section 8.32.025 of Chapter 8.32 and adding a new Section 8.32.025 to Chapter 8.32 of the El Cajon Municipal Code establishing tobacco-free and smoke-free parks.

**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: ALCOHOL BEVERAGE POSSESSION AND CONSUMPTION**

First Reading of Ordinance repealing Section 9.22.020 and 9.22.030 of Chapter 9.22 of the El Cajon Municipal Code and adding new Sections 9.22.020 and 9.22.030 to Chapter 9.22 of the El Cajon Municipal Code regulating alcoholic beverage possession and consumption.

**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.**

**Eugene Bigay, 152 Wood Street, Doylestown, PA,** requests clarification on the Ordinance pertaining to purchase of alcoholic beverages adjacent to a park area.

**City Attorney Foley** indicates the Ordinance applies to possession for a period of time in a park area, and should exclude those who are simply transporting from the off-sale establish to their home. He will review the Ordinance to verify the exclusion.

**9.4 AMENDMENT OF EL CAJON MUNICIPAL CODE: AMENDING PARKING SPACE SIZE STANDARDS**

As a result of Public Hearing and majority action taken at the May 13, 2003 Meeting, First Reading of Ordinance repealing Subsection (a) of Section 17.64.200 of Chapter 17.64 of the El Cajon Municipal Code and adding new Subsection (a) to Section 17.64.200 of Chapter 17.64 of the El Cajon Municipal Code amending parking space size standards. (8.7 feet wide by 18.6 feet long).

**MOTION BY Lewis, SECOND BY Santos, 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)**

**9.5 AMENDMENT OF SPECIFIC PLAN 335 – 539-555 N. SECOND STREET**

As a result of Public Hearing and unanimous action taken at the March 11, 2003 Meeting, First Reading of Ordinance to approve amendment of Specific Plan 335 for joint-use parking lot in the C-2 (General Commercial) Zone at 539-555 N. Second Street.

**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.**

**ORDINANCE: 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.

**9.6 SPECIFIC PLAN 486 (BROWN) – 1420-1430 Monte Rico Drive and 1337 and 1343 Peerless Drive**

Adopting Ordinance approving Specific Plan 486 for alternative access to 6 lots including 1 vacant lot, from other than a public street in the R-1-6 Zone at 1420-1430 Monte Rico Drive and 1337 and 1343 Peerless Drive.

**INDEMNIFICATION AGREEMENT:** The developer has signed an Indemnification Agreement waiving the 30-day waiting period for the effective date of the Ordinance in order to commence construction for the project.

**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. 4735, including the Indemnification Agreement.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**10. CLOSED SESSION:**

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

- **Government Code Section 54956.9 (a) for CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION**

Name of Case: Felicia Lang, et al. v. The American Red Cross  
San Diego Superior Court Case No. GIC 79940

**CLOSED SESSION: (Continued)**

**MOTION BY Lewis, SECOND BY Ramos, to adjourn to Closed Session at 5:29 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION AT 5:35 P.M. – NO ACTION TO REPORT.**

**ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 27th day of May 2003 at 5:36 p.m. to Tuesday, May 27, 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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**MAY 27, 2003**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, May 27, 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, May 27, 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 Griffin, 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)

**Pastor Beau** provides the Invocation.

**AGENDA CHANGES: None**

**PUBLIC COMMENT: None.**

**PUBLIC HEARINGS:**

**ITEMS 100 AND 101 ARE ONE PROJECT. THE PUBLIC HEARINGS MAY BE OPENED FOR BOTH ITEMS TO DISCUSS AND TAKE ACTION**

**100 PLANNED UNIT DEVELOPMENT 201 – 188 S. LINCOLN AVENUE  
(WESTONE MANAGEMENT CONSULTANTS)**

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

- o **Open the Public Hearing and receive testimony**
- o **Close the Public Hearing**
- o **Adopt the next RESOLUTION in order to approve, modify or disapprove Planned Unit Development 201 according to Planning Commission Resolution No. 9785 to convert a 24-unit apartment complex to a common interest subdivision in the R-P Zone at 188 S. Lincoln Avenue.**

**101 TENTATIVE SUBDIVISION MAP 512 – 188 S. LINCOLN AVENUE  
(WESTONE MANAGEMENT CONSULTANTS)**

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

- o **Open the Public Hearing and receive testimony**
- o **Close the Public Hearing**
- o **Adopt the next RESOLUTION in order to approve, modify or disapprove Tentative Subdivision Map 512 according to Planning Commission Resolution No. 9786 for a one-lot subdivision in the R-P Zone at 188 S. Lincoln Avenue.**

**DISCUSSION**

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

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

**Joseph Scarlatti, 710 Camino de la Reina, San Diego, CA,** requests waiver of the Planning Commission requirement to underground the utilities.

In answer to **Mayor Lewis'** question, **City Manager Garrett** indicates Council has waived the requirement on similar projects in the past.

**Councilmember McClellan** commends **Mr. Scarlatti** for his company's efforts to increase home ownership in the City by converting apartments to condominiums.

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 adopt RESOLUTION NO. 94-03, to approve Planned Unit Development 201 according to Planning Commission Resolution No. 9785 to convert a 24-unit apartment complex to common interest subdivision at 188 S. Lincoln Avenue, waiving the undergrounding requirement.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 95-03, to approve Tentative Subdivision Map 512, according to Planning Commission Resolution No. 9786, for a one-lot subdivision in the R-P Zone at 188 S. Lincoln Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 APPEAL: CONDITIONAL USE PERMIT 1956 – TRANSITION SERVICE CENTER – 1523-1527 E. Main Street**

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

- o **Open the Public Hearing and receive testimony**
- o **Close the Public Hearing**
- o **Approve RESOLUTION NO. 96-03 in order to adopt the Negative Declaration indicating that the proposed project will not have a significant adverse effect on the environment.**
- o **Approve RESOLUTION NO. 97-03 in order to UPHOLD or DENY the appeal by Alpha Project of Planning Commission Resolution No. 9787 denying Conditional Use Permit 1956 for a Transition Service Center in the C-2 Zone at 1523-1527 E. Main Street.**

**DISCUSSION**

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

In answer to **Councilmember Santos'** question, **Director Griffin** provides clarification of the intent of the transitional housing center, as opposed to the operations of an emergency shelter.



**PUBLIC HEARINGS: (Continued)**

Discussion ensues among **Council** and **Staff** concerning observations made at the Alpha Project site in Vista, California, and the proposed Quarterly Review Process.

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

**Tony Phillips (Alpha Project), Father John Conrad (St. Alban's Church) Sue Christopher (Crisis House), and Rosemary Johnston, (Interfaith Shelter Network)** speak in support of the Transition Service Center.

***RECESS CALLED AT 8:04 P.M.  
MEETING CALLED BACK TO ORDER AT 8:12 P.M.***

**Pat Riley (Concerned Citizens for El Cajon), Matt Mikolajewski (Concerned Citizens for El Cajon), Viky Baker (Concerned Citizens for El Cajon) and Joe Garzanelli (Concerned Citizens for El Cajon)** speak in opposition to the project.

**John Gibson, Eric Knowles, and Joseph Diaz** speak in support of the project

**Larry Hall (Concerned Citizens for El Cajon), Jim Miller, and James Larson** speak in opposition to the project.

**Russ Comstock and Richard Durrell (Lifeline Ministry)** speak in support of the project.

***RECESS CALLED AT 8:55 P.M.  
MEETING CALLED BACK TO ORDER AT 9:00 P.M.***

**Harold Brown** speaks in support of the project.

**Rosalyn Hill (Granite Hills Association), Linda Hibbert and Catherine Johns** speak in opposition to the project.

**James Albright and Debbie Comstock** speak in support of the project.

**Steve Asaro (Citizens Concerned for El Cajon), Michael LaFreniere, and Earl Penny (Ha Penny Inn)** speak in opposition to the project.

**Eugene Bigay and Reverend Peter More-Kochlacs (Chapel of the Valley – United Methodist Church),** speak in support of the project.

**Catherine Metivier (Citizens Concerned for El Cajon), Cleda Rodriguez (Citizens Concerned for El Cajon), and Gordon Gardner II,** speak in opposition to the project.

**Don Davis and Karen Luton** speak in support of the project.

**PUBLIC HEARINGS: (Continued)**

**Gary Giardina, Candi Attkisson, and Janet Carlson** speak in opposition to the project.

**Connye Smalley and James B. Sparks** speak in support of the project.

**Chuck Merino (El Cajon Police Officers' Association), Gary Heinz, Delphine White, Dave Gerber, Ken Rodriguez, and Tim Hall (Concerned Citizens of El Cajon)** speak in opposition to the project.

***RECESS CALLED AT 9:55 P.M.  
MEETING CALLED BACK TO ORDER AT 10:07 p.m.***

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**Mayor Lewis** announces Public Hearing is now Closed.

**Councilmember McClellan** indicates he has reviewed the Minutes from the Planning Commission meeting and spent several hours visiting the Alpha Project site in Vista. He was impressed with the program, the organization and the environment for the participants. A similarly well-run facility in El Cajon will help take people off the streets and get them back into the mainstream.

**Councilmember Ramos** speaks in opposition, citing low demographics, redevelopment efforts, the abundance of social service programs currently available in the city and high crime statistics in the El Cajon Valley. There are other properties available for this project in other areas of the County.

**Councilmember Santos** speaks in support of the project, and reports observations from his visit to the Casa Rafael project, as well as several surrounding residences and businesses. The proposed project will not end nor solve all the problems, but will help and not hurt the situation.

**Mayor Pro Tem Kendrick** indicates he has reviewed testimony and has spoken with many people concerning their views on the project. He reads statements from a sheriff and Councilman from Vista, indicating positive feedback from the Alpha Project. Based upon evidence presented this evening and what he has learned from current Alpha Project sites, he supports the project, with periodic reviews.

**PUBLIC HEARINGS: (Continued)**

**Mayor Lewis** indicates efforts have been made to address the homeless issue in El Cajon over the past 14 years. He reads Minutes from the December 18, 1990 and March 5, 1992 Council Meetings, excerpts from the Goals 2000 report, and survey results conducted by SANDAG in 2001, concerning the need to address the homeless issue.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY Santos, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY Santos, to adopt RESOLUTION NO. 96-03, to approve the Negative Declaration.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to uphold the appeal and approve Conditional Use Permit 1956 for a Transition Service Center at 1523 – 1527 E. Main Street, with conditions as outlined in the Planning Department staff report, with 6-month reviews to be conducted. (Resolution to be adopted June 10, 2003).**

**Ayes: Kendrick, Lewis, McClellan, Santos**  
**Noes: Ramos**

**MOTION CARRIES.**

**103 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 27th day of May 27, 2003 at 10:50 P.M.**

**NOTE: The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, June 10, 2003 at 3:00 p.m. and 7:00 p.m.**

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City Clerk/Secretary