

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JULY 22, 2003

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, July 22, 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, July 8, 2003.

ROLL CALL

Council/Agencymembers present:	McClellan, Santos
Council/Agencymembers absent:	Ramos
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 July 8, 2003 Meetings and the Agenda of the July 22, 2003 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

Diane Hutchings, representing the Animal Shelter, introduces “**Emma**” a black and white rabbit available through the Adopt-a-Bunny program. **Mayor Lewis** announces he will pay the \$5 adoption fee each of the 8 rabbits awaiting adoption.

“Pride of El Cajon” – Outstanding Employee Award to Barbara Ramirez
City Manager Garrett presents the "Pride of El Cajon" - Quarterly Outstanding Employee Award to **Barbara Ramirez, Senior Planner, Community Development Department.**

Employee Service Awards are presented to the following:

FIVE YEAR

Douglas Baldwin, Plans Examiner
Lewis Bowsman, Jr., Public Works Equipment Operator
Darrin Forster, Police Officer
Diane Hutchings, Animal Care Attendant
Anthony Kolombatovic, Police Officer

TEN YEAR

DeWayne Guyer, Assistant Director Of Planning
Rodney Norsen, Information Technologies Manager

FIFTEEN YEAR

Kimberly Agundez, Police Services Officer
Diane McMillen, Assistant Building Inspector
Miguel Sanchez, Lead Custodian

TWENTY-FIVE YEARS

Robert Bruggema Fire Engineer
David Larson Police Officer
Michael Moore Police Lieutenant

Special recognition and appreciation is extended to two City employees who have been called to full-time service in the Armed Forces. **Jeff Mowers, Police Officer**, has completed 10 years of service with the City. **Winslow (Rick) Storey, Custodian**, has completed 15 years of service with the City. They are unable to attend today due to their military commitments. The City Council will present their certificates and gifts at a future meeting.

AGENDA CHANGES:

MOTION BY Lewis, SECOND BY Kendrick, to pull Item 6.3 as requested by Councilmember Santos.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

CONSENT ITEMS: (1.1 – 1.10)

MOTION BY LEWIS, SECOND BY Kendrick, to approve Consent Items 1.1 through 1.9, pulling Item 1.10 as requested by Chris Schaller, representing Comade, Incorporated.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the July 8, 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 SPECIAL OPERATION LICENSE – GROSSMONT COLLEGE OPEN AIR MARKETPLACE

Approve the application submitted by Ted Danz of Newport Diversified, Inc. for a swap meet operation (Grossmont College Open Air Marketplace) at Grossmont College, 8800 Grossmont College Drive, according to Conditional Use Permit 1952, as recommended by the Police and Community Development Departments and the City Manager.

1.4 LETTERS OF APPRECIATION – WALL OF FAME

Authorize the following letter to be included on the City's *Wall of Fame* and/or letters of appreciation be sent to the appropriate parties:

Letter from Congressman Duncan Hunter's Office expressing appreciation for use of the Council Chambers and complimenting Matt Lyer for his "above and beyond" assistance.

CONSENT ITEMS: (CONTINUED)

1.5 DONATION TO ANIMAL CONTROL – POLICE DEPARTMENT

Accept the donation of \$400 from Brooke Imholt.

1.6 RESOLUTION NO. 125-03: AWARD BID FOR ELECTRONIC MESSAGE MONUMENT SIGN AT THE EAST COUNTY PERFORMING ARTS CENTER (Report: Purchasing Agent)

Adopt RESOLUTION NO.125-03 and award the bid to Fluoresco Lighting – Sign Maintenance Corporation, in the amount of \$62,581.00.

1.7 RESOLUTION NO. 126-03: ADOPTION OF THE 2003 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) AND THE 2003 REGIONAL STANDARD DRAWINGS (Report: Director of Public Works)

Adopt RESOLUTION NO. 126-03, approving Adoption of the 2003 Standard Specifications for Public Works Construction (Greenbook), the 2003 Regional Supplement, and the 2003 Regional Standard Drawings as the official Standard Specifications and Standard Drawings for the City of El Cajon public improvements.

1.8 RE-APPROPRIATE ENCUMBRANCES INTO FISCAL YEAR 2003-04 BUDGET (Report: Director of Finance)

Re-appropriate year-end encumbrances into the Fiscal Year 2003-04 budget.

1.9 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP 506 – PALM COURT (Report: Director of Public Works)

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 506 for Palm Court Subdivision at 830 Broadway.

1.10 PULLED FOR DISCUSSION

CONSENT ITEMS: (CONTINUED)

1.10 RESOLUTION NO. 127-03: AWARD BID FOR LIGHT TOWERS (Report: Purchasing Agent)

Adopt RESOLUTION NO. 127-03 and rescind the award of bid to the low bidder, Comade, Inc., and award the bid to the third low bidder, Clairemont Equipment Company, in the amount of \$15,998.72, and direct staff to seek recovery of the difference from Comade, Inc.

DISCUSSION

Chris Schaller, representing Comade, Incorporated, 17915 Sky Park Circle, Suite B, Irvine, CA, speaks in opposition to the recommendation, and discusses use of metal halide lamps.

Colin Dawson, Purchasing Agent, indicates the bid specifications required high-pressure sodium lamps and an assembled product. Comade did not meet these requirements.

MOTION BY Lewis, SECOND BY McClellan, to approve Consent Item 1.10 per the Staff recommendation.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT).

PUBLIC COMMENT:

Mark Obney, accompanied by daughters Amanda and Nicole, requests donations to the East County All-Stars, 14 and Under team, for their trip to Springfield, MO, to participate in the World Series of Softball. Donations can in care of PMB 152, 1464 Graves Ave., Suite 107, El Cajon, CA 92021 or by phone at (619) 742-7389.

Linnea Richardson, 1581 East Main Street, El Cajon, CA, speaks in support of the proposed transition center.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARING:

3.1 RESIDENTIAL, COMMERCIAL AND INDUSTRIAL TRASH AND RECYCLING RATES AND FRANCHISE FEES (Report: Assistant City Manager)

RECOMMENDATION: *That the City Council*

- ❑ Open the Public Hearing and receive testimony
- ❑ Close the Public Hearing and
- ❑ Adopt RESOLUTION NO. 128-03 to approve the annual rate adjustment to the residential, commercial and industrial trash and recycling rates, and amend the franchise agreement to reflect an increase in the current franchise fees, to be effective (retroactively) July 1, 2003.

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Les Hart, representing Waste Management, speaks in support of the Item, indicating increased costs have necessitated the rate increases.

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT).

MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 128-03, to approve the annual rate adjustment to the residential, commercial and industrial trash and recycling rates, and amend the Franchise Agreement to reflect an increase in the current franchise fees, to be effective (retroactively) July 1, 2003.

Councilmember McClellan indicates he does not support an increase to the franchise fee.

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

MOTION CARRIES.

ADMINISTRATIVE REPORTS:

3.2 PROPOSED REVISION TO CITY COUNCIL POLICIES E-7, COMMUNITY CENTER USE POLICY, AND E-2, FEES AND GUIDELINES GOVERNING THE USE OF PARKS AND RECREATION FACILITIES (Report: Director of Recreation)

RECOMMENDATION: *That the City Council approve revision of City Council Policies E-7, Community Center Use Policy and E-2, Fees and Guidelines Governing the Use of Parks and Recreation Facilities as it relates to youth events.*

- **Policy E-7** proposed revision to include facility use requests for events for ages 12-20 year-olds must be hosted by educational institutions and/or must be an official school or educational function or be a city-sponsored event;
- **Policy E-2** proposed revision to include dances for ages 12-20 year-olds are prohibited unless sponsored by the City.

DISCUSSION

Mayor Lewis suggests acquiring input and suggestions from the Youth Commission concerning the problems associated with youth-related events.

Councilmember McClellan suggests a larger deposit be required to cover clean up costs, and to consider allowing rentals by religious organizations. The fees charged to Breakfast groups should be reviewed, in an effort to increase utilization of the facilities.

City Manager Garrett indicates Staff will review use of the facilities and the associated fees.

MOTION BY Lewis, SECOND BY McClellan, to refer to the Youth Commission, along with comments by Council, for evaluation and comment, and to return to the City Council.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

3.3 POLICE CHIEF'S REPORT

Police Chief Davis provides a report on activities of the Department.

DISCUSSION

Mayor Lewis suggests the reporting be provided on a quarterly basis, rather than monthly, due to the military deployment of several staff members.

ADMINISTRATIVE REPORTS: (CONTINUED)

In answer to **Mayor Lewis'** question, **Chief Davis** indicates the graffiti problem at the Ironworker's building on Chambers Street should be addressed as a community issue and Community Policing will be asked to speak with the owners of the building.

Mayor Pro Kendrick commends the Police Department for the fine job they are doing.

Discussion ensues among **Council** and **Staff** concerning skateboarders at City Hall.

Consensus of Council present agrees to have quarterly reports from the Chief of Police, rather than monthly, until the department is back in full force.

3.4 APPROVAL OF SPECIAL COUNSEL SERVICES – ADULT ENTERTAINMENT ORDINANCE (Report: City Attorney)

RECOMMENDATION: *That the City Council* authorize the City Manager to execute a Letter of Agreement for retention of the Law Office of Scott D. Bergthold, P.L.L.C. as special counsel with regard to amendment of the adult entertainment ordinance.

DISCUSSION

In answer to **Mayor Lewis'** question, **City Attorney Foley** indicates the \$5,000 is a flat fee retainer, to cover review and to provide changes. Additional charges, if necessary, are estimated be a couple hundred dollars.

MOTION BY Lewis, SECOND BY McClellan, to approve Item 3.4, according to Staff recommendation.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT).

4. COMMISSION REPORTS:

4.1 TRAFFIC COMMISSION RECOMMENDATIONS – July 9, 2003 MEETING (Report: Secretary to the Traffic Commission)

ITEM I. – PULLED FOR DISCUSSION

COMMISSION REPORTS: (CONTINUED)

ITEM II. – NO PARKING – 1263 Pioneer Way

RECOMMENDATION: *That the City Council* adopt the next RESOLUTION in order to establish/install a restricted Height Limitation Zone along the east curb of Pioneer Way beginning 299 feet north of the north curb of Vernon Way, continuing north for 55 feet.

MOTION BY Lewis , SECOND BY McClellan, to approve Item II.

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS –
ABSENT)**

ITEM 1. - EXTENSION OF GIBBONS STREET TO FANITA DRIVE

RECOMMENDATION: *That the City Council* authorize staff to initiate the process to extend (open) Gibbons Street to Fanita Drive limiting access to right turns only and approve the use of budgeted Traffic Calming funds for this project.

NOTE: These funds are recommended since this is an alternative to other types of traffic calming on Whitsett, which are not possible per the City's Traffic Calming Policy. Budgeting next fiscal year or other funding could also be considered.

DISCUSSION

Hugh Campbell, 1654 Whitsett Drive, El Cajon, CA, speaks opposing extension of Gibbons Street to Fanita Drive, and requests posting of additional 25 MPH (Miles Per Hour) speed limit signs.

Ed Krulikowski, City Traffic Engineer, indicates there are two 25 MPH signs currently posted on Whitsett, and an additional sign will be posted. The presence of a radar trailer would assist in traffic calming of this area.

MOTION BY Lewis, SECOND BY Kendrick, to approve Item I, per the Staff recommendation.

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS –
ABSENT)**

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

6. **REPORTS OF COUNCILMEMBERS**

MAYOR PRO TEM GARY KENDRICK: No report.

COUNCILMEMBER BOB McCLELLAN:

6.1 APARTMENT CONVERSIONS TO CONDOMINIUMS

RECOMMENDATION: *That the City Council consider eliminating a requirement for separate water meters for apartments being converted to condominium units.*

DISCUSSION

Councilmember McClellan speaks in support of the recommendation, citing high costs for establishing separate water meters.

MOTION BY Lewis, SECOND by Kendrick, to refer to Staff for a report at the August 12th Council Meeting, regarding pros and cons and the language for any proposed Ordinance.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT).

Councilmember McClellan suggests a press release be sent out to advise the public of an Open House for the condominium units available through the apartment conversion program.

Recess called at 4:30 p.m.
Meeting called back to order at 4:37 p.m.

COUNCILMEMBER CHARLES SANTOS:

Councilmember Santos reports on the League of California Cities Meeting attended in Monterey for Councilmembers.

REPORTS OF COUNCILMEMBERS: (CONTINUED)

6.2 SELF-CERTIFICATION POLICY FOR ENGINEERING PERMITS

RECOMMENDATION: *That the City Council* adopt a self-certification policy for engineering permits.

DISCUSSION

Councilmember Santos informs a workshop was held, attended by Staff, engineers, and representatives from the Regional Water Quality Control Board and Priest Development, to discuss the proposed policy. The following changes to the language are recommended:

- Page 2, from the top of page, under Item 4, add new Item 5 “The project is not in the hillside overlay zone”.
- Page 2 (project meets criteria), under Item 1 change “City planning department” to “Department of Community Development”.
- Page 3, revise Item 1 to read “Approved self-certification projects are valid per the City’s subdivision ordinance (the project must be constructed and accepted by field engineering staff) unless an extension is granted by the City Council, per the subdivision ordinance.
- Page 3, revise Item 5 to read “Final map review(s) by the City will not exceed thirty days, unless by mutual consent”.

City Manager Garrett suggests Staff be given the opportunity to review the changes, and a letter be obtained from Water Quality Control Board indicating concurrence with the proposed policy.

MOTION BY Lewis, SECOND BY Kendrick, to refer to staff for comment and the letter from the Regional Water Quality Control Board.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

6.3 COMMENTS AT PREVIOUS CITY COUNCIL MEETINGS

RECOMMENDATION: *That the City Council* discuss conduct and comments made at the City Council Meetings on June 24 and July 8, 2003 and take any appropriate action.

THROUGH PREVIOUS ACTION, THE ITEM WAS REMOVED FROM THE AGENDA.

COUNCILMEMBER DICK RAMOS: (Not present at the meeting).

7. LEGISLATIVE REPORT

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

MOTION BY Lewis, SECOND BY Kendrick, to write a letter for the Mayor's signature, to local legislative representatives, opposing the proposal to balance the State Budget by swapping the 1/2 cent of the 1 cent sales tax going to cities for property taxes.

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS -
ABSENT)**

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

9. ORDINANCES: FIRST READING

***RECOMMENDATION:* That the City Council introduce the Ordinance and request the City Clerk to recite the titles and waive full reading of the text.**

9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – USE OF ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICES WITHIN THE CITY (Report: Chief of Police)

First Reading of Ordinance Amending the El Cajon Municipal Code regulating riding and use of electronic personal assistive mobility devices within the City of El Cajon.

DISCUSSION

Paul Worley, 482 Horizon Lane, El Cajon, CA, representing Segway, speaks on the Segway mobility device.

Eugene Bigay, 152 Wood Street, Doylestown, PA, speaks in opposition to restrictions in the downtown area.

Discussion ensues among **Council** and **Staff** concerning the proposed restrictions and possible liability to the City.

CONSENSUS OF COUNCIL PRESENT AGREES TO REMOVE ITEM 9.1 FROM CONSIDERATION AT THIS TIME.

9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE – SWAP MEET SALES

First Reading of Ordinance amending the El Cajon Municipal Code to remove the requirement that Swap Meet vendors of new merchandise obtain a Special Operation License.

ORDINANCES: FIRST READING: (CONTINUED)

MOTION BY Lewis, SECOND BY Kendrick, 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 OF THOSE PRESENT. (RAMOS - ABSENT)

10. CLOSED SESSION:

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

MOTION BY Lewis, SECOND BY Santos, to adjourn to Closed Session, as specified on the Agenda, at 5:08 p.m.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

- **Under Government Code Section 54956.9 (a) for CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Name of Case: Citizens Concerned for El Cajon v. City of El Cajon, et al
Case No. GIE018212
- **Under Government Code Section 54957.6 for CONFERENCE WITH LABOR NEGOTIATORS**
Agency Designated Representatives: Bill Garrett, Kathi Hubert and Joan Ward
Employee Organizations: El Cajon Police Officers' Association, El Cajon Police Officers' Association Management Group

11. RECONVENE TO OPEN SESSION AT 5:29 P.M. – No action to report. Instructions were provided to the City's labor negotiators, pursuant to Government Code Section 54957.6.

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 22nd day of July 2003 is adjourned at 5:29 p.m. to Tuesday, July 22, 2003 at 7:00 p.m.

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JULY 22, 2003

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, July 22, 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, July 22, 2003 by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	McClellan, Santos
Council/Agencymembers absent:	Ramos
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 Krulikowski, City Engineer

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)

AGENDA CHANGES: None

PUBLIC COMMENT:

Teresa Stark, representing Jillian Hanson-Cox, reads a letter concerning protection and preservation of the Miss El Cajon title. **City Attorney Foley** indicates he will work with Ms. Hanson-Cox on this issue.

PUBLIC HEARINGS:

Items 100 – 103 Are One Project And The Public Hearing May Be Opened On These Items At The Same Time For Discussion And Action

**100 GENERAL PLAN AMENDMENT 2003-01 – 1055 BALLANTYNE STREET
(Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 130-03 to approve the Mitigated Negative Declaration as completed in compliance with CEQA and the State Guidelines.
- Adopt RESOLUTION NO. 131-03 to Approve, Modify or Disapprove Planning Commission Resolution No. 9801 recommending to change the General Plan Designation on property at 1055 Ballantyne Street from Low Density Residential (3/10 Dwelling Units per acre) to Low Medium Density Residential (10-18 Dwelling Units per acre).

101 ZONE RECLASSIFICATION 2225 – 1055 BALLANTYNE STREET (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 132-03 to approve the Mitigated Negative Declaration as completed in compliance with CEQA and the State Guidelines.
- Approve, Modify or Disapprove Planning Commission Resolution No. 9802 recommending approval of pre-zoning property at 1055 Ballantyne Street from the County R-S-7 and R-V-15 Zones to the City PRD Low-Medium Density Zone.

PUBLIC HEARINGS: (CONTINUED)

102 PLANNED RESIDENTIAL DEVELOPMENT 56 – 1055 BALLANTYNE STREET (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 133-03 to approve the Mitigated Negative Declaration as completed in compliance with CEQA and the State Guidelines.
- Adopt RESOLUTION NO. 134-03 to Approve, Modify or Disapprove Planning Commission Resolution No. 9803 recommending approval of a 36 unit residential development in the pending PRD low-medium zone at 1055 Ballantyne Street.

103 TENTATIVE SUBDIVISION MAP 500– 1055 BALLANTYNE STREET (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO.135-03 to approve the Mitigated Negative Declaration as completed in compliance with CEQA and the State Guidelines.
- Adopt RESOLUTION NO. 136-03 to Approve, Modify or Disapprove Planning Commission Resolution No. 9804 recommending approval of a 43-lot residential subdivision in the pending PRD Low Medium Zone at 1055 Ballantyne Street.

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Daryl R. Priest, representing Priest Development Corporation, 124 West Main Street, El Cajon, CA 92020, indicates he is present to answer any questions.

In answer to **Councilmember Santos'** question, **Mr. Priest** indicates after the map is approved, with **Director Griffin's** assistance, he will work with **Food For Less** concerning the easement issue and development of a pocket park.

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

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

PUBLIC HEARINGS: (CONTINUED)

MOTION BY Lewis, SECOND BY Santos, to adopt RESOLUTION NO. 130-03 to approve the Mitigated Negative Declaration for General Plan Amendment 2003-01.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

MOTION BY Lewis, SECOND BY Santos, adopt RESOLUTION NO. 131-03 to approve Planning Commission Resolution No. 9801 recommending to change the General Plan Designation on property at 1055 Ballantyne Street from Low Density Residential to Low Medium Density Residential.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 132-03 to approve the Mitigated Negative Declaration for Zone Reclassification 2225 as completed in compliance with CEQA and the State Guidelines.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

MOTION BY Lewis, SECOND BY McClellan, to concur with the Planning Commission and approve Zone Reclassification 2225 according to Planning Commission Resolution No. 9802.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 133-03 to approve the Mitigated Negative Declaration for Planned Residential Development 56.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

PUBLIC HEARINGS: (CONTINUED)

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 134-03 to concur with the Planning Commission and approve Planned Residential Development 56 according to Planning Commission Resolution No. 9803.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 135-03 to approve the Mitigated Negative Declaration for Tentative Subdivision Map 500.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 136-03 to concur with the Planning Commission and approve Tentative Subdivision Map 500 according to Planning Commission Resolution No. 9804.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (RAMOS - ABSENT)

104 TENTATIVE PARCEL MAP 612 – 712 BROCKTON STREET (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 137-03 to Approve, Modify or Disapprove Planning Commission Resolution No. 9805 recommending approval of tentative parcel map for a two-lot subdivision in the R-1-6 Zone at 712 Brockton Street.

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 Kendrick, to Close the Public Hearing.

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS -
ABSENT)**

MOTION BY Lewis, SECOND BY McClellan, Adopt RESOLUTION NO. 137-03 to approve Planning Commission Resolution No. 9805 recommending approval of Tentative Parcel Map 612 for a two-lot subdivision in the R-1-6 Zone at 712 Brockton Street.

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS -
ABSENT)**

ITEMS 105 AND 106 are one Project and the Public Hearing may be opened on both items for discussion and action.

105 PLANNED UNIT DEVELOPMENT 203 – 641-645 S. Second Street (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 138-03 to Approve, Modify or Disapprove Planning Commission Resolution No. 9806 recommending approval of the planned unit development to convert an existing three-unit residential development into a common-interest subdivision in the R-2-R Zone at 641-645 S. Second Street.

106 TENTATIVE PARCEL MAP 613 – 641-645 S. Second Street (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt RESOLUTION NO. 139-03 to Approve, Modify or Disapprove Planning Commission Resolution No. 9807 recommending approval of the tentative parcel map for a four-lot subdivision including one common lot in the R-2-R Zone at 641-645 S. Second Street.

PUBLIC HEARINGS: (CONTINUED)

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to be heard.

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

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS -
ABSENT)**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO.
138-03 to approve Planned Unit Development 203 according to Planning
Commission Resolution No. 9806.**

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS -
ABSENT)**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO.
139-03 to approve Tentative Parcel Map 613 according to Planning
Commission Resolution No. 9807.**

**MOTION CARRIES BY UNANIMOUS VOTE
OF THOSE PRESENT. (RAMOS -
ABSENT)**

107 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 22nd day of July
2003 at 7:23 p.m.**

**NOTE: The next meetings of the El Cajon City Council and Redevelopment
Agency will be held on Tuesday, August 12, 2003 at 3:00 p.m.**

City Clerk/Secretary