

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

NOVEMBER 18, 2003

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, November 18, 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 Gallagher, Staff 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 October 28, 2003 Meetings and the Agenda of the November 18, 2003 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

- **National Bible Week – November 23-30, 2003**

Mayor Lewis proclaims the week of Nov. 23-30, 2003 as National Bible Week in the City of El Cajon. **Dr. Tom Thompson, representing Shadow Mountain Church,** receives the Proclamation.

- **God Bless America Week – November 23 – 29, 2003** – No one was present to accept the Proclamation.
- **County Department of Environmental Health "Food for the Holidays" (food handling safety tips)**

Laura Costello, representing the Department of Environmental Health speaks about food safety and health inspections.

- **Kathy Cleveland, Animal Control Officer,** brings a puppy and speaks about the non-profit foundation being formed to build a new Animal Shelter in El Cajon.

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.10)

MOTION BY Lewis, SECOND BY Santos, to approve Items 1.1 – 1.10, except Item 1.3 as requested for discussion by Councilmember Ramos, and Item 1.7 as requested for discussion by Councilmember McClellan.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS:

Approve Minutes of the October 28, 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 PULLED FOR DISCUSSION

CONSENT ITEMS: (CONTINUED)

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 Katherine Torres expressing appreciation for the El Cajon City Grant Program for home improvement and City employees Fred Mason and Elaine Ruff.

**1.5 RESOLUTION NO. 207-03: AWARD BID FOR TRAFFIC SIGNAL MODIFICATIONS
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 207-03 to award the bid to Lekos Electric Inc., in the amount of \$108,500.00.

**1.6 RESOLUTION NO. 208-03: AWARD BID FOR FIRE STATION NO. 9 REMODEL (RE-BID)
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 208-03 and relieve the low bidder, and award the bid to the second low bidder, CDM Construction Inc. in the amount of \$147,485.00.

REDEVELOPMENT AGENCY ITEM:

1.7 PULLED FOR DISCUSSION.

1.8 WALL OF FAME – LETTERS OF APPRECIATION

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 Pete Tereschuck, President-General Manager of San Diego Trolley, Inc., expresses appreciation for the assistance of the El Cajon Fire Department to the multi-agency emergency response drill, "Operation Weld." Specifically mentioned were Vern Strey, Gary Buchholtz, Jim Hemphill and Phil Show.

**1.9 RESOLUTION NO. 209-03: AWARD BID FOR REPLACEMENT OF SIDEWALKS AT
VARIOUS LOCATIONS (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 209-03 and award the bid to Star Paving, Inc., in the amount of \$119,989.75.

REDEVELOPMENT AGENCY ITEM:

**1.10 NY BAKERY – 3rd EXTENSION OF EXCLUSIVE RIGHT TO NEGOTIATE (Report:
Redevelopment Manager)**

Agree to a one hundred eighty (180) day 3rd extension of the Exclusive Right to Negotiate.

CONSENT ITEMS: (CONTINUED)

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1.3 STATE COPS PROGRAM FUNDING – FY 2003-2004 EXPENDITURE PLAN (Report: Chief of Police)

Accept the State FY 2003-2004 Citizens Options for Public Safety (COPS) Program Grant in the amount of \$144,480.00 and approve use of the funds to support the Police Department's on-going emergency communications system upgrade project.

DISCUSSION

In answer to **Councilmember Ramos'** question, **Police Chief Davis** clarifies funds have been approved over the last several years towards the emergency communications system upgrade project, which will help the safety of citizens, and greatly improve communication with Fire and other Police agencies.

MOTION BY Lewis, SECOND BY Santos, to approve Item 1.3

MOTION CARRIES BY UNANIMOUS VOTE.

REDEVELOPMENT AGENCY ITEM:

1.7 FIRST TIME HOMEBUYER PROGRAM – REQUEST FOR ADDITIONAL FUNDING (Report: Redevelopment Manager)

Authorize an additional allocation of One Million Dollars (\$1,000,000.00) to the First Time Homebuyer Program.

DISCUSSION

In answer to **Councilmember McClellan's** question, **Redevelopment Manager Cooksy** indicates the funds will be provided as loans to first time homebuyers, at a reduced interest rate.

City Manager Garrett informs that 47% of the first time homebuyers monies used in the last year have gone to people purchasing condo-conversions.

MOTION BY Lewis, SECOND BY McClellan, to approve Item 1.7

MOTION CARRIES BY UNANIMOUS VOTE.

Mayor Lewis informs of a Home Rebuilding class to be held at the Foothills Adult Center from 6:00 – 9:00 p.m. on November 20, 2003, and the 10th Annual Midnight Madness event at Motoworld on November 21st and 22nd.

PUBLIC COMMENT

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, speaks regarding what she is thankful for and quotes her role model, Mother Teresa.

Bryan Benedan, 1527 E. Main Street, El Cajon, CA, speaks regarding his experience with addiction and his becoming a Christian.

John Gibson, 1000 Pioneer Way, El Cajon, CA, speaks regarding The Fabulous 7. The previous speaker is staying at their facility.

2. WRITTEN COMMUNICATIONS:

2.1 REQUEST FOR PRESENTATION: SDG&E – PROPOSED ENERGY RESOURCE PLAN

Stuart Wells, Public Affairs Manager for SDG&E, requests to make a 10-15 minute presentation on the proposed energy resource plan.

POWER POINT PRESENTATION BY LAD LORENZ - NO ACTION TAKEN.

3. ADMINISTRATIVE REPORTS

3.1 ADDITIONAL BROADCASTS OF AMERICAN HERITAGE VIDEOS (Report: City Manager)

RECOMMENDATION: That the **City Council** consider if it wishes to increase the number of broadcasts of the America's Godly Heritage videos and, if so, appropriate \$2800 for the remainder of the fiscal year from the unappropriated General Fund Reserve.

DISCUSSION

Councilmember McClellan speaks in support of the recommendation.

Councilmember Ramos expresses concerns of religious promotion by airing the videos, and supports separation of State and church.

Discussion ensues among **Council** and **Staff** concerning:

- Potential liability for lawsuits
- Historical value of the videos
- Budget concerns

MOTION BY McClellan, SECOND BY Lewis, to approve the recommendation for \$2800 from the General Fund Reserve for the rest of the fiscal year.

AYES: Kendrick, Lewis, McClellan, Santos

NOES: Ramos.

MOTION CARRIES.

ADMINISTRATIVE REPORTS: (Continued)

3.2 TENANT RELOCATION ASSISTANCE – CONDOMINIUM CONVERSIONS POLICY AND ORDINANCE (Report: City Attorney)

RECOMMENDATION: That the **City Council** review the draft ordinance and policy providing for tenant relocation assistance and procedures for the payment of such assistance.

DISCUSSION

Staff Attorney Gallagher provides clarification of the recommendation.

Councilmember Ramos indicates he would like staff to find out if relocation assistance has been paid to Ms. Armbruster, a former tenant at 1386 E. Madison Avenue (La Quinta Apartments).

Joseph Scarlatti, 710 Camino de la Reina, San Diego, CA, indicates the proposed policy does not reflect his understanding of the suggestions made at the last Council meeting, and expresses concerns of paying the relocation assistance twice.

Discussion ensues among **Council** and **Staff** concerning:

- Timing of payment for relocation assistance
- Definition of “eligible” tenants

Chris Christiansen, 4527 Third Street, La Mesa, CA, speaks concerning governing laws, and references the Subdivision Map Act.

MOTION BY Kendrick, SECOND BY McClellan, to Continue the Item, with a change in Paragraph B to reflect a tenant in good standing, when the 60 day notice to evict is given, is eligible for relocation assistance equal to 30 days rent.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARING AND ORDINANCE FIRST READING:

4.1 MANDATORY TRASH SERVICE FOR COMMERCIAL BUSINESSES (Report: Assistant City Manager)

RECOMMENDATION: That the **City Council**

- **Open the Public Hearing and receive any testimony.**
- **Closed the Public Hearing.**
- **Introduce the Ordinance for First Reading and request the City Clerk to recite the title and waive full reading of the text to add mandatory service and minimum service levels for commercial businesses.**

PUBLIC HEARING AND ORDINANCE FIRST READING: (4.1 Continued)

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Les Hart, representing Waste Management, indicates he is in basic agreement with the proposed Ordinance, with the exception of the limitation in number of gallons, or size of dumpsters, for larger residential properties.

Discussion ensues among **Council** and **Staff** concerning:

- Shared service by businesses in a common complex (strip mall)
- Sizes of dumpsters
- Utilizing lot acreage to determine appropriate size of dumpsters

MOTION BY Lewis, SECOND BY McClellan, to Continue the Public Hearing to Dec. 16th, and to have Mr. Hart work with City Staff regarding language revisions.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS:

4.2 CITY PROCLAMATION DESIGN (Report: Arts and Culture Commission)

RECOMMENDATION: That the **City Council** accept the design developed by Commissioners and created by Commissioner Burnham for the City Proclamation.

DISCUSSION

Nancy Lewis, Vice Chair, Arts and Culture Commission, along with **Commissioners Tom Black** and **Star Bales**, presents the proclamation design.

Councilmembers comment on the outstanding artwork and discuss the following:

- Possibly increasing the size of the proclamation to accommodate text
- Allowing more space for text
- Using the crème colored paper versus white paper
- Awarding the newly designed proclamation to 2 young singers for their performances last year

MOTION BY Lewis, SECOND BY Ramos, to approve the design for the Proclamation with the final version to reflect changes as discussed at this meeting, and letters of appreciation sent to the Commissioners, especially Phebe Burnham, the artist that drew the pictures.

MOTION CARRIES BY UNANIMOUS VOTE.

5. REPORTS OF MAYOR LEWIS

5.1 LETTER: SAN DIEGO COALITION FOR THE HOMELESS – HOLIDAY EVENT FOR CHILDREN

Letter from Sandra A. Maynes, Secretary for the Board of Directors of the San Diego Coalition for the Homeless, requests community assistance with the 24th annual winter holiday party for homeless and impoverished children on December 17, 2003.

DISCUSSION

Sandra Maynes, representing San Diego Coalition for the Homeless, speaks concerning the annual winter holiday party, to benefit the County's homeless children. Donations of toys, candy, drinks, wrapping paper, and cash are needed. For information please call 447-2200.

NO ACTION TAKEN.

5.2 SANDAG BULLETIN RE: FRAMEWORK FOR THE *TransNet Extension* ORDINANCE AND EXPENDITURE PLAN

Information concerning the proposed ballot measure for the November 4, 2004 Election to extend the existing ½ cent local transportation sales tax for 30 years.

DISCUSSION

Mayor Lewis provides a summary of the Item.

Discussion ensues among **Council** and **Staff** concerning:

- Allowing more money for freeway construction
- Population projections over the next 20-30 years

NO ACTION TAKEN. ANY COMMENTS OR QUESTIONS CONCERNING THIS SALES TAX WILL BE INCLUDED IN A LETTER PREPARED BY THE CITY MANAGER TO SANDAG.

5.3 LETTER: GILLESPIE FIELD DEVELOPMENT COUNCIL – INSURANCE FOR UNDERGROUND STORAGE TANK CLEAN-UP PLAN AND SEWER PERMIT

The Gillespie Field Development Council recommends that the City of El Cajon allow the use of Hargrave Environmental Consulting, Inc.'s environmental insurance coverage on behalf of San Diego Aircraft so that a sewer permit can be issued to complete the latter stages of their underground storage tank clean-up plan.

DISCUSSION

Bob Parker, representing Gillespie Field Development Council, speaks in support of the request.

REPORTS OF MAYOR LEWIS: (5.3 Continued)

In response to **Councilmember Ramos'** question, **Staff Attorney Gallagher** indicates Council Policy D-3, which has specific insurance requirements for businesses doing business in El Cajon, does not cover the topic of pollution insurance in particularity. The policy would not need to be changed in order to accept this coverage. Should Council agree to accept the coverage, the urging from the City Attorney's office would be to require the same insurance coverage should the consultant change.

MOTION BY Ramos, SECOND BY McClellan, to allow use of Hargrave Environmental Consulting, Inc.'s environmental insurance coverage for the underground storage tank clean-up, with the appropriate language in the Hold Harmless Agreement requiring equivalent insurance coverage from future consultants if applicable, be kept in full force.

MOTION CARRIES BY UNANIMOUS VOTE.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK:

MAYOR PRO TEM GARY KENDRICK requests clarification on the policy by which a Councilmember may request information.

City Manager Garrett indicates the Mayor and Council have the authority to request information, with requests going through the City Manager's office, and the information being distributed to all the Councilmembers. If the information takes less than 1 hour to put together, it can be done at the request of one Councilmember. If it will take longer than 1 hour to put together, or if it causes problems or conflicts with the policy, it should then be placed on the Agenda.

COUNCILMEMBER BOB McCLELLAN:

Councilmember McClellan speaks of the WalMart groundbreaking event this morning and the anticipated opening in November 2004.

COUNCILMEMBER CHARLES SANTOS: None

COUNCILMEMBER DICK RAMOS: None

7. LEGISLATIVE REPORT

Councilmember Ramos reports the Legislature had been in Recess, however, they are to be called into a special session.

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

NO RECOMMENDED ACTION.

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

9. **ORDINANCE: 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 text.

9.1 ZONE RECLASSIFICATION 2226 – LYNNWOOD WEST MOBILEHOME PARK – WASHINGTON AVENUE BETWEEN SOUTH SECOND STREET AND LELAND PLACE

As a result of Public Hearing and action taken at the August 13, 2003 Meeting, First Reading of Ordinance rezoning subject property from the R-1-6 and R-S-9 Zones to the R-2-MH Zone and from the R-2-MH Zone to the R-3-R-MH Zone.

MOTION BY Lewis, SECOND BY McClellan, 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.

9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE (Chapter 9.34) – VEHICLE ABATEMENT FOR NUISANCE (Report: City Attorney)

According to the recommendation from the City Attorney, first reading of Ordinance to amend the El Cajon Municipal Code to authorize seizure and forfeiture of nuisance vehicles used to solicit prostitution or purchase controlled substances.

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.

9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ELIMINATING SEPARATE WATER METERS IN THE CONVERSION OF AN EXISTING DEVELOPMENT INTO A COMMON INTEREST SUBDIVISION

Adopting Ordinance No. 4756, amending Subdivision D of Section 17.54.290 of Chapter 17.54 of the El Cajon Municipal Code eliminating the requirement for separate water meters in the conversion of an existing development into a common interest subdivision.

ORDINANCE: SECOND READING AND ADOPTION (9.3 Continued)

Chris Christensen indicates he supports the Item.

MOTION BY Lewis, SECOND BY McClellan, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4756.

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

MOTION CARRIES.

10. CLOSED SESSION:

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

- **Under Government Code Section 54957.6 – CONFERENCE WITH LABOR NEGOTIATOR**

Agency Designated Representatives

Bill Garrett, City Manager
Kathi Hubert, Assistant City Manager
Joan Ward, Director, Human Resources

Employee Organizations

El Cajon Firefighters' Association
El Cajon Fire Captains Unit

MOTION BY Lewis, SECOND BY McClellan, to adjourn to Closed Session at 5:22 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

- 11. RECONVENE TO OPEN SESSION AT 5:31 P.M. – Staff Attorney Gallagher** advised that the Council gave direction to the Agency Designated Representatives concerning the employee organizations.

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 18th day of November 2003 is adjourned at 5:32 p.m. to Tuesday, November 18, 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

NOVEMBER 18, 2003

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, November 18, 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, November 18, 2003 by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	
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 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

CONTINUED PUBLIC HEARINGS: (From October 14, 2003 Meeting)

100 PLANNED UNIT DEVELOPMENT 211 and TENTATIVE SUBDIVISION MAP 521 – 300 Roanoke Road (CC-Monterra, LLC for Roanoke, a California Limited Partnership) (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearings** and receive testimony
- **Close the Public Hearings**

PLANNED UNIT DEVELOPMENT 211

- **Adopt RESOLUTION NO. 210-03 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9850** to convert an existing 16-unit apartment complex to a 16-unit common interest development in the R-4 Zone at 300 Roanoke Road.

TENTATIVE SUBDIVISION MAP 521

- **Adopt RESOLUTION NO. 211-03 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9851** for a one-lot subdivision map at 300 Roanoke Road.
- **Approve the Indemnification Agreement, waiving the 30 day waiting period for the effective date of the Ordinance concerning water meters adopted at the 3:00 p.m. Meeting.**

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Corbett Kerr, representing Davlin Communities, 300 Roanoke, El Cajon, CA, requests modifications to conditions outlined in Planning Commission Resolution 9850, concerning replacement of roofing, windows, heating and air conditioning units, water heaters and kitchen appliances.

Discussion ensues among **Council** and **Staff** concerning:

- Future repairs and liability to the homeowners' association
- The responsibility to provide a good housing product for the public
- The benefits of energy efficiency provided by meeting the specified conditions

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Santos, to Adopt RESOLUTION NO. 210-03 in order to Approve Planning Commission Resolution No. 9850, for a one-lot subdivision map at 300 Roanoke Road and Adopt RESOLUTION NO. 211-03 in order to Approve Planning Commission Resolution No. 9851 for a one-lot subdivision at 300 Roanoke Road.

MOTION CARRIES BY UNANIMOUS VOTE.

CONTINUED PUBLIC HEARINGS: (100 – Continued)

MOTION BY Lewis, SECOND BY Ramos, to approve the Indemnification Agreement.

MOTION CARRIES BY UNANIMOUS VOTE.

101 PLANNED UNIT DEVELOPMENT 205 and TENTATIVE SUBDIVISION MAP 516 – 908 S. Sunshine Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearings** and receive testimony.
- **Close the Public Hearings.**

PLANNED UNIT DEVELOPMENT 205

- **Adopt RESOLUTION NO. 212-03 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9829** recommending approval of **Planned Unit Development 205** to convert an existing 19-unit apartment complex to a common interest development in the R-3 Zone at 908 S. Sunshine Avenue.

TENTATIVE SUBDIVISION MAP 516

- **Adopt RESOLUTION NO. 213-03 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9830** recommending approval of **Tentative Subdivision Map 516** for a one-lot subdivision map at 908 S. Sunshine Avenue.
- **Approve the Indemnification Agreement, waiving the 30 day waiting period for the effective date of the Ordinance concerning water meters adopted at the 3:00 p.m. Meeting.**

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Jack Wasson, 2820 Via Orange Way, Suite J, Spring Valley, CA, indicates he is the owner of the property at 908 S. Sunshine Avenue, and speaks of upgrades that have been completed on the units, such as replacement of all appliances, cabinets and plumbing fixtures.

In response to questions by **Councilmembers McClellan and Ramos**, **Mr. Wasson** indicates he is not aware of any mold problems with this project. He has installed new drywall, scraped walls, refinished tubs, and replaced sinks and toilets. Each unit has, or will receive, a security door.

Mayor Lewis comments on the white rocks used in the landscaping.

No further comments are offered.

PUBLIC HEARINGS: (101 -- Continued)

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Santos, to Adopt RESOLUTION NO. 212-03 in order to Approve Planning Commission Resolution No. 9829 recommending approval of Planned Unit Development 205 to convert an existing 19-unit apartment complex to a common interest development in the R-3 Zone at 908 S. Sunshine Avenue and Adopt RESOLUTION NO. 213-03 in order to Approve Planning Commission Resolution No. 9830 recommending approval of Tentative Subdivision Map 516 for a one-lot subdivision map at 908 S. Sunshine Avenue, approving the Indemnification Agreement executed by the Applicant.

MOTION CARRIES BY UNANIMOUS VOTE.

102 ZONE RECLASSIFICATION 2239 – PRIEST – 1480 AVOCADO AVENUE (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony.**
- **Close the Public Hearing.**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 9862** recommending approval of Zone Reclassification 2239 to pre-zone property from the County RR1 Zone to the City R-S-14-H and R-E-20-H Zones, rather than the R-S-14 and R-E-20 Zones as requested, subject to conditions and accordance with Exhibit "A".
- **Upon completion of specified conditions, refer to the City Attorney for an Ordinance.**

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Nicholas Priest, representing Priest Development, 124 W. Main Street, El Cajon, CA, requests the zone reclassification with pre-zoning, and waiver of Public Works condition A-2, concerning installation of a public street light, until the time of building the houses.

In response to **Mayor Lewis'** question, **City Engineer Odiorne** indicates Staff would like to see the light installed as soon as possible, however, waiver of the requirement at this time is a workable option.

PUBLIC HEARINGS: (102 -- Continued)

In response to **Councilmember Ramos'** question, **Mr. Priest** indicates construction of the homes should begin in 2 to 3 years.

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 approve Planning Commission Resolution No. 9862, approving Zone Reclassification 2239 to pre-zone property at 1489 Avocado Avenue from the County RR1 Zone to the City R-S-14-H and R-E-20-H Zone, and defer Public Works Condition A-2 concerning the street light, to an appropriate time to be worked out between the developer and Staff, and refer to the City Attorney for an Ordinance upon completion of conditions.

MOTION CARRIES BY UNANIMOUS VOTE.

**RECESS CALLED AT 7:56 P.M.
MEETING CALLED BACK TO ORDER AT 8:02 P.M.**

103 TENTATIVE SUBDIVISION MAP 522 – SOUTHWEST SIDE - GROSSMONT COLLEGE DRIVE BETWEEN NUGENT COURT AND ERIN DRIVE (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing.**
- **Adopt RESOLUTION NO. 214-03 in order to approve the Negative Declaration** indicating that the proposed project will not have a significant adverse effect on the environment.
- **Adopt RESOLUTION NO. 215-05 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9863** recommending approval of a 17-lot Single Family Residential Subdivision in the R-S-9-H Zone at the Southwest side of Grossmont College Drive between Nugent Court and Erin Drive.

DISCUSSION

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

In response to **Councilmember McClellan's** question, **Director Griffin** indicates **Staff** will work with the applicant to satisfy the requirement of long-term maintenance of the slopes on the property.

PUBLIC HEARINGS: (103 - Continued)

Mayor Lewis announces the Public Hearing is now Open.

Ashok Gupta, representing Helix Development, Incorporated, 5188 Renaissance Avenue, San Diego, CA, speaks in support of the Item and discusses options for maintaining the slopes on the property.

Discussion ensues among **Council** and **Staff** concerning:

- Use of a bond to guarantee a sprinkling system and maintenance of the slopes would be an acceptable option.
- The possibility of erosion of the soil
- Landscaping above and beyond what would normally be required, in terms of the number plant materials
- A 3-year term for the bond

Lyle Arvidson, 2658 Seattle Drive, El Cajon, CA, expresses concerns of safety during the construction phase and suggests fences be utilized and kept in good repair, to help protect children in the neighborhood.

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 Ramos, to adopt RESOLUTION NO. 214-03 to Approve the Negative Declaration and RESOLUTION NO. 215-03 in order to approve Tentative Subdivision Map 522 according to Planning Commission Resolution No. 9863, to approve a 17 lot single family residential subdivision at the Southwest side of Grossmont College Drive between Nugent Court and Erin Drive.

MOTION CARRIES BY UNANIMOUS VOTE.

104 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 18th day of November 2003 at 8:27 p.m.

NOTE: The next meeting of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, December 2, 2003 at 7:00 p.m.

City Clerk/Secretary