

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

FEBRUARY 10, 2004

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, February 10, 2004 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, and 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 January 27, 2004 Meetings and the Agenda of the February 10, 2004 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

Proclamation: Honoring the new Proclamation

Mayor Lewis presents **Phebe Burnham** with the first, newly designed Proclamation for the City of El Cajon and proclaims February 10, 2004 to be "**Phebe Burnham Day**".

Proclamation: Patriotism Week – Feb. 15-21, 2004

Mayor Lewis proclaims the week of February 15-21, 2004 to be "**Patriotism Week**" in the City of El Cajon. **Don Sauter, representing Elks Lodge No. 1812**, receives the Proclamation. **Don Erwin, Americanism Chairman**, speaks about the history of Flag Day.

Leslie Gallagher, Staff Attorney, informs that **Hudson, Service Puppy-in-Training**, will be leaving in mid-February, to begin advanced training through the Canine Companions for Independence program.

Mayor Lewis speaks about the San Diego Off-Road Expo, recently held at Gillespie Field, and reminds all to be aware of fire danger in the East County.

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.7)

MOTION BY Lewis, SECOND BY Ramos, to approve Consent Items 1.1 - 1.7.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS:

Approve Minutes of the January 27, 2004 Meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 JOINT POWERS AGREEMENT (JPA) – AUTOMATED REGIONAL JUSTICE INFORMATION SYSTEM (ARJIS) AMENDMENT (Report: City Manager)

Approve the amendment to the ARJIS JPA to allow the consolidation of ARJIS with SANDAG.

CONSENT ITEMS: (CONTINUED)

1.4 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TPM 605 - SOUTHWEST CORNER OF LEXINGTON AND LINCOLN (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, maintaining insurance coverage until all bonds are released.

1.5 TYRONE STREET SEWER REPLACEMENT (Report: Director of Public Works)

Accept the project and release the bonds according to the terms of the contract.

1.6 STORM DRAIN REPLACEMENT VARIOUS LOCATIONS (Report: Director of Public Works)

Accept the Storm Drain Replacement Various Locations improvements and authorize the City Clerk to release the bonds in accordance with the terms of the contract.

1.7 OCTOBER - DECEMBER 2003 QUARTERLY TREASURER'S REPORT (Report: Director of Finance/Treasurer)

Receive the December 31, 2003 quarterly Treasurer's Report.

PUBLIC COMMENT

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, speaks regarding a comparison with the youth of 50's and the youth of today. She encouraged parents to make their children aware of strangers – and City Hall is one of the Safe Haven locations for children in the City.

2. WRITTEN COMMUNICATIONS:

2.1 LETTER: SCHOOL FACILITIES BOND MEASURE – GROSSMONT UNION HIGH SCHOOL DISTRICT

Letter from the Grossmont Union High School District requests to speak to the El Cajon community about the school facilities bond measure on the March ballot.

DISCUSSION

Councilmember McClellan and **Mayor Lewis** reminded that Council has adopted a Resolution in support of Proposition H.

No action taken.

WRITTEN COMMUNICATIONS: (Continued)

2.2 LETTER: TEMPORARY TENT FOR ARTS CENTER FOUNDATION GALA

Letter from Richard Zellner, President & CEO, East County Performing Arts Center, requesting permission to erect a temporary tent in the City of El Cajon parking lot, for use during the March 6, 2004 Arts Center Foundation Gala Fundraiser.

DISCUSSION

Richard Zellner, President & CEO, East County Performing Arts Center, indicates he is here to answer questions regarding the request.

MOTION BY Lewis, SECOND BY Kendrick, to approve the request, according to Staff recommendation.

MOTION CARRIES BY UNANIMOUS VOTE.

3. ADMINISTRATIVE REPORTS:

**3.1 PROPOSED INSTALLATION OF "SKATE STOPPERS" IN CITY HALL PLAZA AREA
(Report: Assistant City Manager)**

RECOMMENDATION: That the **City Council** appropriate \$10,000 from the unreserved contingency fund to provide installation of "skate stoppers" on the brick work of the plaza area to discourage the hazard of skating on the bricks.

DISCUSSION

City Manager Garrett speaks in support of the project.

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

- The skateboarding parks installed as an alternative site
- Protecting City property

MOTION BY Lewis, SECOND BY Kendrick, to approve according to staff recommendation.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS: None

5. REPORTS OF MAYOR LEWIS: No report.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK: No report.

COUNCILMEMBER BOB McCLELLAN: No report.

COUNCILMEMBER CHARLES SANTOS: No report.

COUNCILMEMBER DICK RAMOS: No report.

7. LEGISLATIVE REPORT

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

Councilmember Ramos indicates a number of bills are being followed, however, there is nothing to report at this time.

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

9. 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 SPECIFIC PLAN 494 – 474 RALEIGH AVENUE

As a result of Public Hearing and unanimous action taken at the October 28, 2003 meeting, First reading of Ordinance approving Specific Plan 494 for a 50-foot high wireless communications facility in the M Zone at 474 Raleigh Avenue.

Michael Collier, representing Delta Groups, agent for Verizon Wireless, thanks Council for their support of this Item.

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 AUTHORIZING AMENDMENT TO CONTRACT BETWEEN THE CITY AND CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Adopting Ordinance No. 4762 authorizing an amendment to the contract between the City of El Cajon and Board of Administration of the California Public Employees' Retirement System to provide the 3% @ 60 Full Formula for local miscellaneous members.

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. 4762.

MOTION CARRIES BY UNANIMOUS VOTE.

9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ADJUSTING SALARIES OF COUNCIL MEMBERS AND MAYOR

Adopting Ordinance No. 4763 amending the El Cajon Municipal Code to adjust salaries of Council Members to \$1,434 per month and the salary of the Mayor to \$2,068 per month, effective January 1, 2005.

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. 4763.

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

MOTION CARRIES.

9.4 AMENDMENT OF EL CAJON MUNICIPAL CODE – REGULATING OFF-LEASH DOGS WITHIN CITY PARKS (Report: City Attorney)

Adopting Ordinance No. 4764 amending the El Cajon Municipal Code that a certain area of Wells Park be designated as a "leash free" area.

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. 4764.

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 54956.9 (b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Number of Potential Cases: 1

MOTION BY Lewis, SECOND BY McClellan, to adjourn to Closed Session at 3:44 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

11. RECONVENE TO OPEN SESSION at 4:03 p.m.

ADJOURNMENT: Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 10th day of February 2004 at 4:04 p.m., to Tuesday, February 10, 2004 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

FEBRUARY 10, 2004

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, February 10, 2004 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, February 10, 2004 by order of the City Council and Redevelopment Agency.

ROLL CALL

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

PLEDGE OF ALLEGIANCE TO FLAG 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

*** Backup Information Available
Redevelopment Agency Items Identified**

PUBLIC HEARINGS:

100 2004-05 CDBG, HOME AND AMERICAN DREAM DOWNPAYMENT GRANT ALLOCATIONS AND REALLOCATION OF PREVIOUS YEAR'S CDBG AND HOME FUNDS (Report: Director of Community Development)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and accept and review the testimony**
- **Close the Public Hearing**
- **Allocate funds to projects and programs that will be funded from the FY 2004-05 Community Development Block Grant (CDBG), HOME and the new American Dream Down payment grant programs, including reallocation of available funds and Staff will bring back a funding schedule reflecting the City Council's decisions for final adoption in the One-Year Action Plan at the next and final public hearing on April 13, 2004 at 3:00 p.m.**

DISCUSSION

Director of Community Development Griffin provides an overview of the Item.

Mayor Lewis announces the Public Hearing is now Open.

The following representatives speak regarding their requests for funding:

- **Lesa Mitchell**, 260 E. Chase Avenue, El Cajon, CA – Boys and Girls Clubs of East County
- **Chrystal Koempel**, 3101 Fourth Avenue, San Diego, CA – Lutheran Social Services
- **Marcie Findley**, 1068 Broadway, El Cajon, CA – Heartland Human Relations and Fair Housing
- **Rose Trujillo**, 440 Chambers, El Cajon, CA – East County Council on Aging Shared Housing
- **Doug Dawson**, 2254 San Diego Avenue, San Diego, CA – Meals on Wheels
- **Cordell Thomas**, 237 W. Park Avenue, El Cajon, CA – Project RAGE

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

MOTION CARRIES BY UNANIMOUS VOTE.

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

- Reallocating funds from the mobile home rehabilitation program to fund the Boys and Girls Clubs request
- Reallocating funds from the Redevelopment program to the mobile home rehabilitation and shared housing programs

MOTION BY Lewis, SECOND BY Ramos, to tentatively allocate according to staff recommendation with funding for the Boys and Girls Clubs in the amount of \$74,550, and funding mobile home rehabilitation and shared housing from redevelopment funds at a future time.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (100 – Continued)

MOTION BY Lewis, SECOND BY Ramos, to tentatively approve the staff recommendation with CDBG Administration.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to tentatively approve public services as recommended by staff.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to tentatively approve staff recommendation by HOME funds.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to tentatively approve staff recommendation for American Dream down payment.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to approve tentatively taken votes.

MOTION CARRIES BY UNANIMOUS VOTE.

101 SPECIFIC PLAN 496 AND CONDITIONAL USE PERMIT 1974 – 1340 E. MADISON AVENUE (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**

SPECIFIC PLAN 496

- **Approve, Modify or Disapprove Planning Commission Resolution No. 9876** recommending approval of Specific Plan 496 for a 50 foot high stealth wireless communications facility in the R-3 Zone at 1340 E. Madison Avenue and refer to the City Attorney for an Ordinance upon completion of conditions.

CONDITIONAL USE PERMIT 1974

- **Adopt RESOLUTION NO. 18-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 9884** granting Conditional Use Permit 1974 for an unmanned monopole (Faux Palm) stealth wireless communications facility in the R-3 Zone at 1340 E. Madison Avenue.

PUBLIC HEARINGS: (101 – Continued)

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Leslie Daigle, 1111 Bayside Drive, Suite 222, Corona del Mar, CA, representing Verizon Wireless, speaks in support of the Item, and requests deletion or modification of Condition B1 of the Public Works comments, requiring replacement of 3 driveways.

In answer to **Mayor Lewis'** question, **City Attorney Foley** indicates the driveways requirement would bring them into compliance with the ADA (Americans with Disabilities Act). Staff recommendation at this time would require replacement of 1 driveway. Replacement of the 2 remaining driveways would be required when improvements are made to the convalescent hospital on the property.

Discussion ensues among **Council** and **Staff** concerning replacement of the driveways.

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 McClellan, to concur with the Planning Commission, and approve Specific Plan 496 according to Resolution No. 9876 for a 50-foot high stealth wireless communications facility at 1340 E. Madison Avenue and refer to the City Attorney for an Ordinance upon completion of conditions.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 18-04 in order to grant Conditional Use Permit 1974 according to Planning Commission Resolution No. 9884, for an unmanned monopole (Faux Palm) stealth wireless communications facility at 1340 E. Madison Avenue, changing Condition B-1 of the Public Works requirements to require improvement of one driveway.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Continued)

102 AMENDMENT OF PLANNED UNIT DEVELOPMENT 201 – 188 S. LINCOLN AVENUE – REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF CONDO CONVERSION (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing** and receive testimony
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 19-04 in order to approve, modify or disapprove Planning Commission Resolution No. 9887** recommending approval of Amendment of Planned Unit Development 201 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-P Zone at 188 S. Lincoln Avenue.

DISCUSSION

Director of Community Development Griffin indicates the next four items are the same, except for project locations. The Planning Commission recommends deletion of the requirement to provide separate water meters for each unit, in each of the next four items.

Mayor Lewis announces the Public Hearing is now Open.

Joseph Scarlatti, 710 Camino de la Reina, Suite 129, San Diego, CA, representing Westone Management Consultants, indicates his client is in agreement with the staff recommendation.

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 McClellan, to adopt RESOLUTION NO. 19-04 in order to approve amendment of Planned Unit Development 201 according to Planning Commission Resolution No. 9887 to delete the requirements to provide separate water meters for each unit for a condominium project at 188 S. Lincoln Avenue.

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

MOTION CARRIES.

PUBLIC HEARINGS: (Continued)

103 AMENDMENT OF PLANNED UNIT DEVELOPMENT 204 – 1025 Estes Street – REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF CONDO CONVERSION (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing** and receive testimony
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 20-04 in order to approve, modify or disapprove Planning Commission Resolution No. 9888** recommending approval of Amendment of Planned Unit Development 204 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-3 Zone at 1025 Estes Street.

DISCUSSION

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.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 20-04, in order to approve amendment of Planned Unit Development 204 according to Planning Commission Resolution No. 9888 to delete the requirements to provide separate water meters for each unit for a condominium project at 1025 Estes Street.

Ayes: Kendrick, Lewis, McClellan, and Santos

Noes: Ramos

MOTION CARRIES.

104 AMENDMENT OF PLANNED UNIT DEVELOPMENT 207 – REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF CONDO CONVERSION - 1386 E. Madison Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing** and receive testimony
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 21-04 in order to approve, modify or disapprove Planning Commission Resolution No. 9889** recommending approval of Amendment of Planned Unit Development 207 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-3 Zone at 1386 E. Madison Avenue.

PUBLIC HEARINGS: (104 – Continued)

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.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 21-04, in order to approve amendment of Planned Unit Development 207 according to Planning Commission Resolution No. 9889 to delete the requirements to provide separate water meters for each unit for a condominium project at 1386 E. Madison Avenue.

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

MOTION CARRIES.

105 AMENDMENT OF PLANNED UNIT DEVELOPMENT 200 - REQUIREMENT FOR SEPARATE WATER METERS FOR EACH UNIT OF CONDO CONVERSION - 620-646 E. Lexington Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council:

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 22-04 in order to Approve, Modify or Disapprove Amendment of Planned Unit Development 200 according to Planning Commission Resolution No. 9896 recommending approval to delete the requirement to provide separate water meters for each unit for a previously approved common interest development in the R-4 Zone at 620 – 646 E. Lexington Avenue.**

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to be heard.

PUBLIC HEARINGS: (105 – 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. 22-04 in order to approve amendment of Planned Unit Development 200 according to Planning Commission Resolution No. 9896 to delete the requirements to provide separate water meters for each unit for a condominium project at 646 E. Lexington Avenue.

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

MOTION CARRIES.

106 PLANNED UNIT DEVELOPMENT 215 AND TENTATIVE SUBDIVISION MAP 527 – 605 S. MOLLISON AVENUE (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**

PLANNED UNIT DEVELOPMENT 215:

- **Adopt RESOLUTION NO. 23-04 in order to Approve, Modify or Disapprove Amendment of Planned Unit Development 215 according to Planning Commission Resolution No. 9897 recommending approval of Planned Unit Development 215 to convert an existing 20 unit apartment complex to a common interest development in the R-3 Zone at 605 S. Mollison Avenue.**

TENTATIVE SUBDIVISION MAP 527:

- **Adopt RESOLUTION NO. 24-04 in order to Approve, Modify or Disapprove Tentative Subdivision Map 527 according to Planning Commission Resolution No. 9898 recommending approval for a one-lot subdivision map in the R-3 Zone at 605 S. Mollison Avenue.**

DISCUSSION

Director of Community Development Griffin speaks of problems recently experienced with conversion projects concerning completion of on-site improvements prior to sale of the units.

Mayor Lewis announces the Public Hearing is now Open.

Joseph Scarlatti, 710 Camino de la Reina, Suite 129, San Diego, CA, representing Westone Management Consultants, indicates he does not have a problem with the change recommended by Staff, and requests permission to add an 18-inch balcony to existing units for this project.

PUBLIC HEARINGS: (106 – Continued)

In response to **Mayor Lewis'** question, **Director Griffin** indicates the addition of a balcony should not pose any problems, however, it will necessitate appropriate permits and must meet Code requirements.

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 Ramos, to adopt RESOLUTION NO. 23-04 in order to approve amendment of Planned Unit Development 215 according to Planning Commission Resolution No. 9897 to convert an existing 20 unit apartment complex to a common interest development at 605 S. Mollison Avenue, changing Condition 7 to read: "Prior to recording the final map, all the on-site improvements shall be completed or guaranteed".

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 24-04 in order to approve Tentative Subdivision Map 527 according to Planning Commission Resolution No. 9898 for a one lot subdivision at 605 S. Mollison Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

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 10th day of February 2004 at 8:25 p.m. to Tuesday, February 24, 2004 at 3:00 p.m.

City Clerk/Secretary