

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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February 24, 2004

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, February 24, 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. This meeting was adjourned from the adjourned Regular meeting held at 7:00 p.m., February 10, 2004.

#### 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 February 10, 2004 Meetings and the Agenda of the February 24, 2004 Meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS**

### **Proposition “H” – Grossmont Union High School District Bond Measure – Chief Jim Davis**

**Police Chief Davis** speaks in support of Proposition H and the proposed upgrades to local schools.

### **“Golden Key to Homeownership Award” presented to Mayor and City Council from the San Diego Coalition for Home Ownership**

**Steve Roddick, representing the San Diego Coalition for Home Ownership, 7777 Alvarado Road, La Mesa, CA,** presents the First Annual “Golden Key for Home Ownership” Award to the City of El Cajon for their efforts to increase home ownership.

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY Lewis, SECOND BY Kendrick to approve Consent Items 1.1 – 1.10.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

Approve Minutes of the February 10, 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 DONATIONS TO ANIMAL SHELTER (Report: Animal Control Services Manager)**

Accept the donation from Maveh Vissers in the amount of \$100.00 and the donation from Georjean Jensen of the Del Sur Kennel Club in the amount of \$400.00.

#### **1.4 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) U.S. FIRE ADMINISTRATION (USFA) ASSISTANCE TO FIREFIGHTERS GRANT (Report: Fire Chief)**

Accept the award of a grant provided by FEMA/USFA for the purchase of portable radios and personal communications equipment.

**CONSENT ITEMS: (CONTINUED)**

**1.5 FIVE YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (2004 RTIP) FY 2005-2008 – LIST OF PROJECTS (Report: Director of Public Works)**

Set the proposed 2004 RTIP to Public Hearing on March 9, 2004 at 3:00 p.m.

**1.6 FIFTH AMENDED EMERGENCY SERVICES AGREEMENT (Report: Fire Chief)**

Approve/sign the Fifth Amended Emergency Service Agreement with the County of San Diego to facilitate planning and preparedness activities and accept the restructure of the Unified Disaster Council (UDC) voting model.

**1.7 RESOLUTION NO. 25-04 : AWARD BID – PHOTOCOPIERS - POLICE DEPARTMENT (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 25-04 in order to award the bid to Konica Minolta Business Solutions U.S. A. Inc., in the amount of \$53,926.76.

**1.8 NOTICE OF COMPLETION AND ACCEPTANCE – ELECTRONIC MESSAGE MONUMENT SIGN (Report: Purchasing Agent)**

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds according to the agreement for the project.

**1.9 RESOLUTIONS: EMERALD AVENUE AND JOHNSON AVENUE SIDEWALK IMPROVEMENTS FOR SAFE ROUTES TO SCHOOL (Report: Director of Public Works)**

Adopt RESOLUTION NO. 26-04 in order to approve Plans and Specifications and RESOLUTION NO. 27-04 to direct a Notice Inviting Bids to be opened on March 30, 2004 for the Project.

**1.10 PROFESSIONAL SERVICES CONTRACT – PUBLIC SAFETY FACILITIES (Report: City Manager)**

Authorize staff to negotiate a professional services contract with either of the top two marketing firms interviewed to assist with passage of a bond issue to fund public safety facilities in El Cajon.

**PUBLIC COMMENT**

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA**, introduces her daughter, Maria, whom she has adopted to help with her house. Her husband will arrive on March 8, 2004.

**Mayor Lewis** informs that Country Western and Blue Grass performer Ralph Stanley, from the album Brother Where Art Thou, will be appearing in ECPAC on April 13<sup>th</sup>.

**2. WRITTEN COMMUNICATIONS:**

**2.1 LETTER: COAST CONTRACTING & DEVELOPMENT, INC. – PLANTATION APARTMENTS ON LEXINGTON AVENUE**

Letter from B. Darryl Clubb, Coast Contracting & Development, Inc., advises of a proposal to fully renovate the entire property beyond the current list of corrections from the City.

**DISCUSSION**

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

**Darryl Clubb, 7929 Silverton Avenue, San Diego, CA, representing the owner of the project,** requests a time extension for 31 items on the list of required improvements to the property in order to totally renovate the property and not just individual items.

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

- Accrual of civil penalties
- The possibility of utilizing a lien for the accrued administrative charges
- Approving an extension of time, with inspection and evaluation at periodic intervals

**MOTION BY Lewis, SECOND BY Santos, to have a RESOLUTION on the March 9 Agenda and delay the 31 items for 60 days.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. PUBLIC HEARINGS:**

**3.1 DELINQUENT SEWER SERVICE CHARGES (Report: Director of Finance)**

**RECOMMENDATION:** That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 28-04** in order confirming the charges and levying the assessments on the next regular tax bill; and
- **Authorize the City Clerk** to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

**DISCUSSION**

**Councilmember McClellan** advises he must disqualify himself from Items 3.1 and 3.2, due to a potential financial conflict of interest, and leaves the Chambers at 3:56 P.M.

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

No one comes forward to be heard.

**PUBLIC HEARINGS: (3.1 – Continued)**

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

**Ayes: Kendrick, Lewis, Santos and Ramos**  
**Noes: None**  
**Disqualified: McClellan**

**MOTION CARRIES.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 28-04 in order to confirm the charges and levy the assessments on the next regular tax bill; authorize the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**Ayes: Kendrick, Lewis, Santos and Ramos**  
**Noes: None**  
**Disqualified: McClellan**

**MOTION CARRIES.**

**3.2 DELINQUENT REFUSE COLLECTION CHARGES (Report: Assistant City Manager)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 29-04** in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
- **Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**DISCUSSION**

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

No one comes forward to be heard.

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

**Ayes: Kendrick, Lewis, Santos and Ramos**  
**Noes: None**  
**Disqualified: McClellan**

**MOTION CARRIES.**

**PUBLIC HEARINGS: (3.2 – Continued)**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 29-04 in order to confirm the charges and levy the assessments on the next regular tax bill; authorize the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**Ayes: Kendrick, Lewis, Santos and Ramos**  
**Noes: None**  
**Disqualified: McClellan**

**MOTION CARRIES.**

**Councilmember McClellan returns to the Chambers at 3:58 p.m.**

**3.3 COST RECOVERY – EMERGENCY RESPONSE – 411 BROADWAY (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony.**
- **Consider the Report and Account from the Fire Chief on the costs of the Fire, Police and Public Works Departments in responding to an emergency incident at 411 Broadway. (\$3,340.09)**
- **Close the Public Hearing and adopt RESOLUTION NO. 30-04 in order approving the report and account as submitted or as modified.**

**DISCUSSION**

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

**Gustavo Gonzalez, 1149 Augusta Place, Chula Vista, CA, speaks about the circumstances of the incident and questions the charges from the City and the Public Works Department.**

In answer to **Mayor Lewis'** question, **Director of Public Works Munzenmaier** indicates Public Works personnel were working away from the incident site, to stop the flow of materials into the storm drains.

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 adopt RESOLUTION NO. 30-04 in order to approve the report and account from the Fire Chief and have the responsible party contact the Assistant City Manager to work out a payment arrangement.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. ADMINISTRATIVE REPORTS: None**

**4. COMMISSION REPORTS:**

**4.1 AMENDMENT OF SITE DEVELOPMENT PLAN 1253 – TM 4300 ASSOCIATES LLC – Magnolia between E. Main Street and Cypress Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Approve, modify or disapprove the action taken by the Planning Commission to approve Amendment to Site Development Plan 1253 for a 4,300 sq. ft. one-story retail commercial building on Magnolia Avenue between E. Main Street and Cypress Avenue (vacant lot), in the C-R (Regional Commercial) Zone.**

**DISCUSSION**

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

In answer to **Councilmember Ramos'** question, **Director Griffin** indicates the applicant has been advised of the limitation of uses in the downtown area.

No further comments are offered.

**MOTION BY Lewis, SECOND BY Kendrick, approve the Planning Commission decision in approving Amendment to Site Development Plan 1253 for a 4300 sq. ft. one-story retail commercial building on Magnolia Avenue between E. Main Street and Cypress Avenue (vacant lot) in the C-R Zone.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4.2 TRAFFIC COMMISSION RECOMMENDATIONS – February 11, 2004 Meeting (Report: Secretary to Traffic Commission)**

**ITEM I – “NO PARKING” REA AVENUE AND FOURTH STREET – PARKS DEPARTMENT**

**RECOMMENDATION: That the City Council** adopt RESOLUTION NO. 31-04 in order to establish the following “No Parking” Zones:

- Along the north curb of Rea Avenue beginning 549 feet east of the east curb of Magnolia, continuing east for 44 feet and meeting an existing “No Parking” Zone previously established.
- Along the west curb of 4<sup>th</sup> Avenue beginning 385 feet south of the south curb of Madison Avenue, continuing south for 52 feet and point of termination.

**COMMISSION REPORTS: (4.2 - Continued)**

**ITEM II – Pulled for discussion.**

**ITEM III – ALL WAY STOP – CARLOW STREET AT MEDFORD**

**RECOMMENDATION:** That the City Council adopt RESOLUTION NO. 32-04 in order, to establish stops on eastbound and westbound Medford at Carlow Street to erect an all-way stop intersection at Medford Street and Carlow Street.

**ITEM IV - SPEED ZONE – JOHNSON AVENUE**

**RECOMMENDATION:** That the City Council introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text to change the speed limit on Johnson Avenue from El Cajon Boulevard to W. Main Street – 30 MPH (35 MPH existing) and retain the 40 MPH speed limit from W. Main Street to Bradley.

**ORDINANCE: FIRST READING – AMEND EL CAJON MUNICIPAL CODE –  
SPEED LIMIT ON JOHNSON AVENUE**

**MOTION BY Lewis, SECOND BY Kendrick, to approve Items I and III of the Traffic Commission Recommendations.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to approve Item IV.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**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.**

**ITEM II – TIME LIMIT PARKING – HACIENDA DRIVE (CONT.)**

**RECOMMENDATION:** That the City Council adopt RESOLUTION NO. 31-04 in order to establish “No Parking” Zone, which will allow restriping of the centerline:

- Along the east curb of Hacienda Drive beginning 138 feet north of the north curb of Hacienda Circle (south end), continuing north for 436 feet to a point of termination.

**DISCUSSION**

**Patricia Blakely and Dolores Franzen** speak in support of the staff recommendation for Item II, indicating an increase of trash and fire hazards in the area.



**COMMISSION REPORTS: (4.2 - Continued)**

Discussion ensues among **Council** and **Staff** concerning consideration for time limit parking.

No further comments are offered.

**MOTION BY Lewis, SECOND BY Kendrick, to approve Item II.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM GARY KENDRICK:**

**6.1 ZONING ORDINANCE CHANGE**

**RECOMMENDATION: That the City Council** direct staff to begin the process necessary to amend the Zoning Ordinance to allow large vehicle (recreational) sales in the M Zone by Conditional Use Permit.

**DISCUSSION**

**Mayor Pro Tem Kendrick** speaks in support of the Item.

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

- Review by the Planning Commission with a report from the Blue Ribbon Committee
- Combining manufacturing and sales in the M Zone
- The impact of allowing retail sales in the M Zone

**Mark Roback, 8530 La Mesa Blvd, La Mesa, CA,** speaks in support of the recommendation.

**MOTION BY Kendrick, SECOND BY Santos, to direct staff begin the necessary process, at Planning Commission level, to amend the zoning ordinance, to include sales of recreational vehicles, boats and motorcycles in the M Zone by Conditional Use Permit.**

**Ayes: Kendrick, Lewis, McClellan and Santos**

**Noes: Ramos**

**MOTION CARRIES.**

**REPORTS OF COUNCILMEMBERS: (Continued)**

**COUNCILMEMBER BOB McCLELLAN:**

**Councilmember McClellan** speaks about a graffiti and nuisance deterrent, a letter from the Mother Goose Parade Association and Crime Free Times, a newsletter from the Police Department.

**COUNCILMEMBER CHARLES SANTOS: No report.**

**COUNCILMEMBER DICK RAMOS: No report.**

**7. LEGISLATIVE REPORT**

**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 Ordinance and request the City Clerk to recite the title and waive full reading of the text.

**9.1 SPECIFIC PLAN 495 – VACANT LOT – EAST MAIN STREET BETWEEN GREENFIELD AND PEPPER DRIVE (VELOCITEL for AT&T for RINK)**

As a result of Public Hearing and action taken at the December 16, 2003 Meeting, First Reading of Ordinance approving Specific Plan 495 for a 52-foot high unmanned wireless communications facility in the C-2 Zone on vacant property on East Main Street between Greenfield and Pepper Drive.

**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.

**9.2 SPECIFIC PLAN 494 – 474 RALEIGH AVENUE**

Adopting Ordinance approving Specific Plan 494 for a 50-foot high wireless communications facility in the M Zone at 474 Raleigh Avenue.

**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. 4765.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADJOURNMENT:** Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 24th day of February 2004 at 4:43 p.m. to Tuesday, February 24, 2004 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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**FEBRUARY 24, 2004**

**An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, February 24, 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 24, 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**

**PUBLIC HEARINGS:**

**100 UNDERGROUND UTILITY DISTRICT #26 – MAIN STREET BETWEEN I-8/THIRD AND EAST CITY LIMITS AND BROADWAY BETWEEN MAIN STREET AND BOSTONIA STREET (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 33-04** in order to find that the public health, safety and welfare requires the removal of poles, overhead wires and associated overhead structures, and the underground installation of wires and facilities for supplying electric, communication or similar or associated service in Underground Utility District #26 on Main Street between I-8/Third and East City Limits, and Broadway between Main Street and Bostonia Street.

**DISCUSSION**

**Ed Krulikowski, City Traffic Engineer,** provides a summary of the Item.

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

- Financial assistance for businesses
- A possible reimbursement program for commercial businesses
- Businesses exempted from the undergrounding requirement

**Dolpus Davis, San Diego Gas & Electric Company,** discusses commercial rates for conversion from overhead to underground utilities and the possibility of utilizing funds for both commercial businesses and residences per Public Utility Commission (PUC) 20A Rules.

In answer to **Mayor Lewis** question, **Mr. Davis** indicates conversion plans are based on future capacity.

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

**Pat Riley, representing Rick's RV Center, 1546 E. Main Street, El Cajon, CA,** expresses concerns of accessibility to businesses during the undergrounding process.

In response to **Mr. Riley's** questions, **City Traffic Engineer Krulikowski** indicates the City makes allowances to keep at least one driveway open during the construction process.

**PUBLIC HEARINGS: (100 – Continued)**

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 33-04 to establish Underground Utility District #26, with staff to come back with a reimbursement program in the future.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 AMENDMENT OF PLANNED UNIT DEVELOPMENT 87 – 589 N. JOHNSON AVENUE – Water Meters (Davlyn Investments, Inc.) (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION no. 34-04 in order to Approve, Modify or Disapprove Amendment of Planned Unit Development 87 according to Planning Commission Resolution No. 9908 recommending approval of Planned Unit Development 87 for deletion of requirement to provide separate water meters for each unit for a previously approved common interest development in the R-3 Zone at 589 N. Johnson Avenue.**

**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.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (101 – Continued)**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 34-04 in order to approve Planned Unit Development 87 according to Planning Commission Resolution No. 9908 to delete the requirement to provide separate water meters for each unit for a previously approved common interest development at 589 N. Johnson Avenue.**

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

**MOTION CARRIES.**

**102 PLANNED UNIT DEVELOPMENT 217 & TENTATIVE SUBDIVISION MAP 530 –  
174 Roanoke Road (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 217:**

- **Adopt RESOLUTION NO. 35-04 in order to Approve, Modify or Disapprove Planned Unit Development 217 according to Planning Commission Resolution No. 9899 recommending approval of Planned Unit Development 217 to convert an existing 53 unit apartment complex to a common interest development in the R-4 Zone at 174 Roanoke Road.**

**TENTATIVE SUBDIVISION MAP 530:**

- **Adopt RESOLUTION NO. 36-04 in order to Approve, Modify or Disapprove Tentative Subdivision Map 530 according to Planning Commission Resolution No. 9900 recommending approval for a one-lot subdivision in the R-4 Zone at 174 Roanoke Road.**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item, recommending a change to the wording in Condition 10 of the Planning Commission Resolution.

**RECESS CALLED AT 7:42 P.M.**  
**MEETING CALLED BACK TO ORDER AT 7:45 P.M.**

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

**Chris Morrow, 8100 La Mesa Blvd, Suite 290, La Mesa, CA, representing the applicant,** speaks regarding an estimated 5 years of remaining roof life of the units, and indicates all units will receive new heaters.

**PUBLIC HEARINGS: (102 – Continued)**

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

- Notifying tenants of the conversion project
- Leakage and other problems should roof replacement not be completed

**Julie Profitt, 174 Roanoke Road #46, El Cajon, CA**, speaks about leaky roofs, problems with roaches and being told the conversion would not take place for at least a year or probably 2 years.

**Karen Washam, 8525 Camino del Rios #250, San Diego, CA, representing Ralph Bwy**, speaks about repairs that have been addressed by the property management firm.

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

- Language used in the tenant notices
- Units available for purchase by tenants

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 Kendrick, to adopt RESOLUTION NO. 35-04 in order to approve Planned Unit Development 217 according to Planning Commission Resolution No. 9899 to convert an existing 53 unit apartment complex at 174 Roanoke Road, with wording in Condition 10 of the Planning Commission Resolution as recommended by the Director of Community Development to read: “Prior to recording of the final subdivision map, all the site improvements shall be completed or guaranteed.”**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 36-04 in order to approve Tentative Subdivision Map 530 according to Planning Commission Resolution No. 9900 for a one lot subdivision at 174 Roanoke Road.**

**MOTION CARRIES BY UNANIMOUS VOTE.**



**PUBLIC HEARINGS: (Continued)**

**103 APPEAL: PLANNING COMMISSION DENIAL OF AMENDMENT OF ZONING ORDINANCE – TENANT RELOCATION ASSISTANCE (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing on the Appeal and receive any testimony**
- **Close the Public Hearing**
- **Adopt RESOLUTION NO. 37-04 in order to uphold, deny or modify the appeal by Joseph Scarlatti on the Planning Commission decision to deny Amendment of the Zoning Ordinance regarding tenant relocation assistance.**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item, referencing revised language provided in Exhibit A of the draft ordinance.

**Councilmember Ramos** and **Mayor Pro Tem Kendrick** speak in support of the revisions in Exhibit A.

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

**Julie Profitt, 174 Roanoke Road #46, El Cajon, CA,** speaks in support of tenant relocation assistance.

Discussion ensues among **Council** and **Staff** concerning timing of relocation assistance payments.

**City Attorney Foley** provides clarification concerning the process outlined in Exhibit A.

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 Kendrick, to adopt RESOLUTION NO. 37-04 in order to uphold the appeal and approve according to Exhibit “A”.**

**Ayes: Kendrick, Lewis, McClellan and Santos**

**Noes: Ramos**

**MOTION CARRIES.**

**PUBLIC HEARINGS: (Continued)**

**104            CONDITIONAL USE PERMIT 1976 AND PLANNED UNIT DEVELOPMENT 218 –  
VACANT PROPERTY - BALLANTYNE STREET BETWEEN E. MAIN STREET AND  
E. PARK AVENUE (Ballantyne Development LLC) (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**CONDITIONAL USE PERMIT 1976**

- **Adopt RESOLUTION NO. 38-04 in order to Approve, Modify or Disapprove Conditional Use Permit 1976 according to Planning Commission Resolution No. 9901 recommending approval** for a mixed-use development with a reduction in required parking in the C-R Zone for vacant property on the west side of Ballantyne Street between E. Main Street and E. Park Avenue.

**PLANNED UNIT DEVELOPMENT 218:**

- **Adopt RESOLUTION NO. 39-04 in order to Approve, Modify or Disapprove Planned Unit Development 218 according to Planning Commission Resolution No. 9903 recommending approval** to construct eight common-interest residential units in the C-R Zone on vacant property on the west side of Ballantyne Street between E. Main Street and E. Park Avenue.

**DISCUSSION**

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

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

- Trash service to the property
- Traffic and security gate concerns
- Number of parking spaces

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

**Russ McMillan, 15244 Presilla Drive, Jamul, CA, representing Ballantyne Development, LLC,** speaks concerning security issues, the “live-work” concept, and indicates that 16 parking spaces will be available on the lot.

**RECESS CALLED AT 8:56 P.M.  
MEETING CALLED BACK TO ORDER AT 8:59 P.M.**

In response to questions by **Councilmember McClellan** and **Mayor Lewis**, **Mr. McMillan** indicates the intent is to have business owners occupy the residential units above each office, and suggests this requirement be stipulated in the project’s Covenants, Conditions & Restrictions (CC & Rs).

**Claire Carpenter, 168 E. Main Street, El Cajon, CA, representing the El Cajon Community Development Corporation,** speaks in support of the project.

**PUBLIC HEARINGS: (104 – Continued)**

**Councilmember Ramos** expresses concerns regarding high density on the small lot and limited parking availability.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Kendrick to adopt RESOLUTION NO. 38-04 in order to approve Conditional Use Permit 1976 according to Planning Commission Resolution No. 9901 for a mixed use development with a reduction in required parking for vacant property on the west side of Ballantyne Street between E. Main Street and E. Park Avenue, requiring all units to be owner occupied and the offices on the ground floor be shall be owned and occupied by the owners of the units immediately above each of the office units.**

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

**MOTION CARRIES.**

**MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 39-04 in order to approve Planned Unit Development 218 according to Planning Commission Resolution No. 9903 to construct eight common interest residential units on the west side of Ballantyne Street between E. Main Street and E. Park Avenue, requiring all units to be owner occupied and the offices on the ground floor be shall be owned and occupied by the owners of the units immediately above each of the office units, that the CC & Rs reflect the conditions and include a statement that elimination of the conditions cannot be changed without approval of the City Council.**

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

**MOTION CARRIES.**

**105 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 24th day of February 2004 at 9:14 p.m. to Tuesday, March 9, 2004 at 3:00 p.m.**

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City Clerk/Secretary