

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

NOVEMBER 30, 2004

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, November 30, 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 Joint Meeting held at 3:00 p.m. on November 23, 2004.

ROLL CALL

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Henry, 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 November 23, 2004 Meeting and the Agenda of the November 30, 2004 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

PROCLAMATION: "Home 4 the Holidays 2004"

Mayor Lewis proclaims **November 8, 2004 – January 3, 2005** to be **Home 4 the Holidays 2004**. **Kathy Cleveland, Department of Animal Control**, accepts the Proclamation. **Archie**, a 7-year old Akita mix, is introduced and is available for adoption through the program at the animal shelter.

COMMENDATION: 50th Wedding Anniversary–Wayne & Elsimae Cleeton

Mayor Lewis presents a Commendation to **Wayne & Elsimae Cleeton**, in honor of their 50th Wedding Anniversary.

Brandi Herrera, an El Cajon resident and reigning Mrs. California, speaks about her experiences with the pageant and appearances she has made in support of various charities.

2004 Home Escape Plan Fire Safety Poster Contest Winners – 3rd Grade Students:

1st Place: Michael Garcia, Madison Elementary

2nd Place: Sierra Nager, Holy Trinity School

3rd Place: Alexandra Taliao, Cuyamaca Elementary

Monica Zech, Public Information Officer and Safety Educator, announces this year's contest winners. **Sierra Nager, of Holy Trinity School**, 2nd place winner is present to accept a plaque and gift certificate from **Fire Chief Jarrell**.

CERTIFICATE OF WELCOME C2:8 Store at Westfield Shoppingtown, Parkway Plaza

Councilmember McClellan presents a Certificate of Welcome to **Robert Villegas, representing the C2:8 Store** at Westfield Shoppingtown, Parkway Plaza.

AGENDA CHANGES:

City Manager Henry requests a Continuance of Item 3.2 to the January 11, 2005 Meeting. **Mayor Lewis** informs that Item 3.1 will be a First Reading of the Ordinance.

MOTION by Lewis, SECOND BY McClellan, to Continue Item 3.2 (Traffic Concerns) to the January 11, 2005 Meeting, as requested by the City Manager, and a First Reading, rather than adoption, of the Ordinance under Item 3.1.

MOTION CARRIES BY UNANIMOUS VOTE.

CONSENT ITEMS: (1.1 – 1.7)

Councilmember McClellan advises he must disqualify himself from Item 1.3 due to a potential financial conflict of interest.

MOTION BY Lewis, SECOND BY Kendrick, to approve Consent Items 1.1 – 1.7. (McClellan – Disqualify on 1.3)

MOTION CARRIES.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS:

Approve Minutes of the November 9, 16 and 23, 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 RESOLUTION NO. 248-04: TUTTLE REORGANIZATION – .51 ACRE ON GRANITE HILLS DRIVE (Report: City Clerk)

Adopt RESOLUTION NO. 248-04 in order to approve the annexation of .51 acre on Granite Hills Drive – 1203 Granite Hills Drive.

1.4 RESOLUTION NO. 249-04: CAJON VIEW DRIVE REORGANIZATION - .15 ACRE OF VACANT PROPERTY OFF OF CAJON VIEW DRIVE (Report: City Clerk)

Adopt RESOLUTION NO. 249-04 in order to approve the annexation of .15 acre off of Cajon View Drive to the City of El Cajon.

1.5 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Officer)

Declare the listed property surplus and authorize disposal in accordance with policy.

1.6 STATE COPS PROGRAM FUNDING FY 2004-2005 EXPENDITURE PLAN (Report: Chief of Police)

Accept the State FY 2004-2005 Citizens' Options for Public Safety (COPS) Program Grant in the amount of \$143,303.00 and approve use of the funds to support the Police Department's on-going emergency communications system upgrade project.

1.7 CALIFORNIA EMS ACADEMY AGREEMENT (Report: Fire Chief)

Approve the attached contract between California EMS Academy, Inc and the City of El Cajon for Paramedic Field Training.

PUBLIC COMMENT:

Sunshine Horton thanks **Councilmember Santos** for his service to the City by serving on the City Council. She will have a yellow ribbon ceremony tomorrow and will redo all the yellow ribbons to bring our troops home.

Fernando Arreola, 110 E. Main Street, El Cajon, CA, thanks **Councilmember Santos** for his service to the community.

Beckee Handrich-Seaman, 460 Graves Ave. #15, El Cajon, CA, thanks **Councilmember Santos** for his work in the community. She calls attention to the property at Wells and Graves.

Councilmember Santos expresses thanks for his supporters, people of the City of El Cajon and City staff. He outlined important issues that he has focused on during his service and spoke about the future.

**RECESS CALLED AT 3:41 P.M.
MEETING CALLED BACK TO ORDER AT 3:58 P.M.**

2. WRITTEN COMMUNICATIONS:

2.1 LETTER WESTONE MANAGEMENT CONSULTANTS – EXTENSION OF TEMPORARY MORATORIUM ON OFF-STREET PARKING REQUIREMENT FOR CONDOMINIUM CONVERSIONS (Report: Director of Community Development)

RECOMMENDATION: That the City Council request the City Clerk to schedule a City Council public hearing to consider an extension/renewal before January 16, 2005, with the letter writer to pay the noticing fee.

DISCUSSION

In answer to **Councilmember Ramos'** questions, **Director of Community Development Griffin** remarks there is insufficient time to refer the Item to the Traffic Commission, however Staff may be able to evaluate and report on other similar projects.

Joseph Scarlatti, Westone Management Consultants and **Ron Pennock, representing the Condo Conversion Taskforce**, spoke concerning the Item. **Mr. Pennock** advises that a report would be forthcoming from the Condo Conversion Taskforce Committee.

Discussion ensues among **Council** and **Staff** concerning the options of renewal or extension, and the requirements for noticing the Public Hearing.

MOTION by Lewis, SECOND BY McClellan, to set to Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

WRITTEN COMMUNICATIONS: (CONTINUED)

2.2 LETTER: PRIEST DEVELOPMENT CORPORATION – REQUEST TO WAIVE UNDERGROUND REQUIREMENTS – GRANITE HILLS VILLAGE

Daryl R. Priest requests waiver of the Public Works requirement to underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries of Granite Hills Village at 1435 E. Washington Avenue.

DISCUSSION

In answer to **Mayor Lewis'** questions, **City Attorney Foley** indicates the request for this Item and Item 2.3, would require an amendment to that which was previously approved through the Public Hearing process. With Council approval, a Public Hearing could be set following receipt of an application for an amendment, and payment of the fees to set the Public Hearing.

MOTION by Lewis, SECOND BY McClellan, to direct staff to set a Public Hearing following receipt of an application and payment of the fees.

MOTION CARRIES BY UNANIMOUS VOTE.

2.3 LETTER: CB RICHARD ELLIS – REQUEST TO WAIVE UNDERGROUND REQUIREMENTS – 792 AVOCADO AVENUE

Letter from Eric Comer, First Vice President of CB Richard Ellis, requests reconsideration of the condition to underground three utility poles on Lindell Avenue in connection with Tentative Subdivision Map 536 and Planned Unit Development 224.

DISCUSSION

Eric Comer, 4365 Executive Dr. #900, San Diego, CA, speaks in support of the request.

MOTION by Lewis, SECOND BY Kendrick, to direct staff to set a Public Hearing following receipt of an application and payment of the fees.

MOTION CARRIES BY UNANIMOUS VOTE.

THROUGH EARLIER ACTION, THIS ITEM WAS CHANGED TO A FIRST READING OF THE ORDINANCE.

PUBLIC HEARING AND FIRST READING OF ORDINANCE:

3.1 REVISIONS TO FLOOD DAMAGE PREVENTION ORDINANCE (Report: Director of Community Development)

RECOMMENDATION: That the City Council

- **Approve the revisions to the Flood Damage Prevention Ordinance, adding the Section concerning Statutory Authorization.**

ORDINANCE: AMENDMENT OF CHAPTER 15.14 OF THE EL CAJON MUNICIPAL CODE – FLOOD DAMAGE PREVENTION

First Reading of Ordinance Amending Chapter 15.14 of the El Cajon Municipal Code to add Section 15.14.005 – Statutory Authorization under Government Code Sections 65302, 65560 and 65800 to adopt floodplain management regulations.

Mayor Lewis requests the City Clerk to recite the title of the Ordinance

- **The City Council takes action to waive full reading of the text and Adopt the Ordinance.**

DISCUSSION

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

Councilmember McClellan speaks about safety concerns.

MOTION by Lewis, SECOND BY Ramos, to waive full reading of the text of the Ordinance.

MOTION CARRIES BY UNANIMOUS VOTE.

3. ADMINISTRATIVE REPORTS

3.2 TRAFFIC CONCERNS AS DISCUSSED BY COUNCIL ON SEPTEMBER 14, 2004 (Report: Director of Public Works and Chief of Police)

RECOMMENDATION: That the City Council review the report as related to information requested by Council at the September 14, 2004 meeting. This item is presented for information at this time, although Council may wish to consider action and/or budgeting at future meetings.

THROUGH EARLIER ACTION THIS ITEM WAS CONTINUED TO JANUARY 11, 2005.

ADMINISTRATIVE REPORTS: (CONTINUED)

3.3 AGREEMENT WITH CITY OF SANTEE – FOR RELOCATION AND REIMBURSEMENT OF SEWER IMPROVEMENTS (Report: City Attorney)

RECOMMENDATION: That the City Council approve the form of Agreement for Relocation of and Reimbursement for Certain Sewer Improvements within the Forester Creek Project (the “Agreement”), with such changes approved by the City Manager, and authorize the City Manager to execute the Agreement with such approved changes, subject to the condition that (1) the City’s share of the improvements not exceed 2% of the actual cost to relocate the improvements, (2) that the City reserves its right to recover any costs of relocation paid as a part of the Project, from the City of Santee, and (3) that the City receives an easement for this portion of its trunk line in exchange for the requested reimbursement.

DISCUSSION

City Attorney Foley provides a summary of the Item.

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

- The necessity for relocation of the trunk lines
- Upkeep and maintenance of trunk lines
- Possible future litigation costs
- Possible negotiations with the City of Santee

MOTION by Lewis, SECOND BY Santos, to authorize the City Manager to execute the agreement and negotiate with the City of Santee.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS:

4.1 TRAFFIC COMMISSION RECOMMENDATIONS – NOVEMBER 10, 2004 MEETING (Report: Secretary to the Traffic Commission)

PULLED FOR DISCUSSION:

ITEM II. – TWO HOUR PARKING – MAIN AT MOLLISON

ITEM III. – HEIGHT LIMITED PARKING – 380 VERNON WAY

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 250-04 in order to establish height limited parking along the north curb of Vernon Way, beginning 787 feet west of the west curb of Pioneer Way, continuing east for 164 feet.

COMMISSION REPORTS (4.1 – CONTINUED)

ITEM IV. – NO PARKING – 1377 OAKDALE AVENUE

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 251-04 in order to establish a No Parking Zone along the south curb of Oakdale Avenue, beginning 350 feet west of the west curb of Grape Street, continuing west for 25 feet.

ITEM VI. – NO PARKING – 955 E. MAIN STREET

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 252-04 in order to establish a reduced No Parking Zone along the south curb of E. Main Street, beginning 367 feet east of the east curb of Mollison Avenue, continuing east for 10 feet.

MOTION by Lewis, SECOND BY Ramos, to approve Item Items III, IV and VI of the Traffic Commission Recommendations.

MOTION CARRIES BY UNANIMOUS VOTE.

ITEM II. – TWO HOUR PARKING – MAIN AT MOLLISON

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 253-04 in order to establish a two hour parking zone, Monday through Friday, only along the north curb of E. Main Street beginning at the east curb of Mollison Avenue, continuing east for 180 feet.

DISCUSSION

Steve Tucker, 906 E. Main Street, El Cajon, CA, indicates he is here to answer any questions concerning Item II.

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

MOTION CARRIES BY UNANIMOUS VOTE.

COMMISSION REPORTS: (4.1 –CONTINUED)

ITEM VII. – HEIGHT RESTRICTED NO PARKING – GREENFIELD AT HAYDEN LANE

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 254-04 in order to establish height restricted parking (no vehicles over 6 feet) along the south curb of Greenfield Drive, beginning at the east curb of Hayden Lane, continuing east for 88 feet.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 254-04 in order to establish height restricted parking (no vehicles over 6 feet) along the south curb of Greenfield Drive, beginning at the east curb of Hayden Lane, continuing east for 88 feet.

MOTION CARRIES BY UNANIMOUS VOTE.

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 advises the Legislature is in recess until December 6th

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

9. ORDINANCE: FIRST READING

RECOMMENDATION: Mayor Lewis requests the City Clerk to recite the title

- **MOTION** to waive full reading of the text.

9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE REGARDING VEHICLE ABATEMENT FOR NUISANCE (Report: City Attorney)

First Reading of Ordinance repealing Chapter 9.34 of the El Cajon Municipal Code and adopting a new Chapter 9.34 regarding vehicle abatement for nuisance.

DISCUSSION

In response to **Councilmember McClellan's** questions, **City Attorney Foley** comments on the results of the recent enforcement operation.

MOTION by Lewis, SECOND BY Ramos, to waive full reading of the text of the Ordinance.

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 (c) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Finding significant exposure to litigation.**

Number of potential cases: 1

MOTION by Lewis, SECOND BY Kendrick, to adjourn to Closed Session at 4:33 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

11. RECONVENE TO OPEN SESSION AT 4:49 P.M. - Mayor Lewis advises there is noting to report.

ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 30th day of November 2004 at 4:50 p.m. to Tuesday, November 30, 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

NOVEMBER 30, 2004

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, November 30, 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 Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, November 30, 2004 by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	McClellan, Ramos (arrives at 7:05 p.m.), 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 Henry, City Manager/Executive Director Munzenmaier, Director of Public Works 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:

Joint Meeting: El Cajon City Council
and Redevelopment Agency

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November 30, 2004
3:00 p.m. and 7:00 p.m.

100 **PLANNED UNIT DEVELOPMENT 242 – TENTATIVE SUBDIVISION MAP 557 – 414 S. Lincoln Avenue (4532 Dawson LLC) (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 242

- ❑ **Adopt RESOLUTION NO. 255-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10040** recommending approval to convert an existing 15-unit apartment complex to a common-interest development in the R-3 Zone at 414 S. Lincoln Avenue.

TENTATIVE SUBDIVISION MAP 557

- ❑ **Adopt RESOLUTION NO. 256-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10041** recommending approval for a one-lot subdivision map in the R-3 Zone at 414 S. Lincoln Avenue.

DISCUSSION

Director of Community Development Griffin provides a summary of the Item and calls attention to numbering changes in the Planning Commission Resolutions.

Mayor Lewis announces the Public Hearing is now Open.

City Clerk Linn indicates a speaker card has been submitted should there be any questions on the item.

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. 255-04 in order to Approve Planning Commission Resolution No. 10040 recommending approval to convert an existing 15-unit apartment complex to a common-interest development in the R-3 Zone at 414 S. Lincoln Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION by Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 256-04 in order to Approve Planning Commission Resolution No. 10041 recommending approval for a one-lot subdivision map in the R-3 Zone at 414 S. Lincoln Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (CONTINUED)

101 PLANNED UNIT DEVELOPMENT 243 – TENTATIVE SUBDIVISION MAP 558 – 524 E. Lexington Avenue (SS Ridgestone, LLC) (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 243

- ❑ **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10042** recommending approval to convert an existing 16-unit apartment complex to a common-interest development in the R-4 Zone at 524 E. Lexington Avenue.

TENTATIVE SUBDIVISION MAP 558

- ❑ **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10043** recommending approval for a one-lot subdivision map in the R-4 Zone at 524 E. Lexington Avenue.

DISCUSSION

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

In response to **Mayor Lewis'** questions, **Director Griffin** concurs it may be helpful to standardize the size of photographs submitted for projects, and indicates that color photographs are currently being required.

Jorge Palacios, representing SS-Ridgestone, LLC, indicates he is here to answer any questions.

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

- The need for an improved, quality housing product
- Design guidelines for architectural features
- The need for a design review committee

In answer to **Mayor Lewis'** question, **Mr. Palacios** indicates he would be able to return to Council at the January 11, 2005 meeting, with a revised elevation plan.

Corbitt Kerr, representing Davlyn, speaks in support of the Item and indicates several tenants were able to afford purchasing units at other projects, by foregoing some upgrades, such as granite counters.

No further comments are offered.

MOTION BY Lewis, SECOND BY Kendrick, to continue the Public Hearing to January 11, 2005 City Council Meeting.

MOTION CARRIES BY UNANIMOUS VOTE.

City Clerk Linn indicates there will be no further noticing for this Item.

PUBLIC HEARINGS: (CONTINUED)

102 PLANNED UNIT DEVELOPMENT 247 – TENTATIVE SUBDIVISION MAP 562 – 1114-1118 E. Lexington Avenue (Island Group, LLC by Tres Palmas) (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 247

- ❑ **Adopt RESOLUTION NO. 257-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10045** recommending approval to convert two existing 4-unit apartment complexes into an 8-unit common-interest development in the R-3 Zone at 1114-1118 E. Lexington Avenue.

TENTATIVE SUBDIVISION MAP 562

- ❑ **Adopt RESOLUTION NO. 258-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10046** recommending approval for a one-lot subdivision map in the R-3 Zone at 1114-1118 E. Lexington Avenue.

DISCUSSION

Director of Community Development Griffin provides a summary of the Item, and discusses the proposed changes to the exteriors of the units and garages.

Mayor Lewis announces the Public Hearing is now Open.

Ed Schlesier, representing Island Group, LLC, indicates he is here to address any questions on the project.

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. 257-04 in order to Approve PUD 247 according to Planning Commission Resolution No. 10045.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 258-04 in order to Approve TSM 562 according to Planning Commission Resolution No. 10046.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (CONTINUED)

**103 PLANNED UNIT DEVELOPMENT 248 – TENTATIVE SUBDIVISION MAP 563 –
1491 Peach Avenue (Peach Gardens LLC) (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 248

- ❑ **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10047** recommending approval to convert an existing 10-unit apartment complex to a common-interest development in the R-3 Zone at 1491 Peach Avenue.

TENTATIVE SUBDIVISION MAP 563

- ❑ **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10048** recommending approval for a one-lot subdivision map in the R-3 Zone at 1491 Peach Avenue.

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

James Brennan, representing Peach Gardens, LLC, speaks in support of the Item.

Discussion ensues among **Council, Staff** and **Mr. Brennan** concerning:

- Architectural changes to the exterior of the buildings
- The use of overlays on the drawings

In response to **Mayor Lewis'** question, **Mr. Brennan** prefers continuance of the Item to the December 14th meeting.

Mayor Lewis indicates there will be no further noticing for this Item.

No further comments are offered.

MOTION BY Lewis, SECOND BY Ramos, to continue to December 14, 2004 Council Meeting.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (CONTINUED)

- 104 GENERAL PLAN AMENDMENT 2004-04 – (Report: City Clerk)**
- 1) Change In Land Use Designation For Property On The West Side Of Graves Avenue Between Broadway And Cedar Street From “Neighborhood Park” To “Low Density Residential (3-10 Du/Ac)**
 - 2) Change In Land Use Designation For Property Addressed As 1321 Greenfield Drive From “General Retail Commercial” To “Medium Density Residential (18-20 Du/Ac) (Report: City Clerk)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt RESOLUTION NO. 259-04 in order to approve, modify or disapprove Planning Commission Resolution No. 10044 recommending approval of an Amendment to the El Cajon General Plan designated as General Plan Amendment 2004-04, Item 1 according to Exhibit “A” and Item 2 according to Exhibit “B.”**

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.

MOTION by Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 259-04 in order to Approve General Plan Amendment 2004-04 according to Planning Commission Resolution No. 10044 recommending approval of an Amendment to the El Cajon General Plan designated as General Plan Amendment 2004-04, Item 1 according to Exhibit “A” and Item 2 according to Exhibit “B.”

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (CONTINUED)

105 CONDITIONAL USE PERMIT 1991 – 353 E. Park Avenue (Romero) (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt RESOLUTION NO. 260-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10050 for a reduction in required parking for a proposed office expansion in the C-2 Zone at 353 E. Park Avenue.**

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Rose Romero, 1164 Timberpond Drive, El Cajon, CA, and Dan Mannix, 439 El Cajon Boulevard, El Cajon, CA, spoke in support of the Item.

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. 260-04 in order to Approve CUP 1991 according to Planning Commission Resolution No. 10050 for a reduction in required parking for a proposed office expansion in the C-2 Zone at 353 E. Park Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

CONTINUED PUBLIC HEARING FROM November 9, 2004 Meeting.

106 PLANNED UNIT DEVELOPMENT 245 – 855 E. Lexington Avenue (Garcia/Rich/CondoConversions.com) (Report: City Clerk)

RECOMMENDATION: That the City Council

- Open the Continued Public Hearing and receive testimony**
- Close the Continued Public Hearing**
- Adopt RESOLUTION NO. 261-04 in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10035 recommending approval to convert an existing 12-unit apartment complex to a common-interest development in the R-3 Zone at 855 E. Lexington Avenue.**

(An existing final subdivision map has been recorded for condominium conversion, therefore TSM 560 was withdrawn from consideration.)

PUBLIC HEARINGS: (106 – CONTINUED)

DISCUSSION

Director of Community Development Griffin provides an update on the Item.

Mayor Lewis announces the Public Hearing is now Open.

Chris Christensen, representing CondoConversions.com, indicates he is here to answer any questions, and calls attention to revised elevation plans, which were distributed for tonight's meeting.

Ron Pennock, representing East County Construction Council, speaks about the Condo Conversion TaskForce, and commends Council for their vision with respect to these projects.

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 Ramos, to adopt RESOLUTION NO. 261-04 in order to Approve Planning Commission Resolution No. 10035, recommending approval to convert an existing 12-unit apartment complex to a common-interest development in the R-3 Zone at 855 E. Lexington Avenue, adding condition 4.I to reflect the elevations and design as submitted to Council at this meeting.

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 30th day of November 2004 at 8:36 p.m.

City Clerk/Secretary