

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JANUARY 11, 2005

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, January 11, 2005 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:	Hanson-Cox, Kendrick, Ramos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, Acting City Clerk/Secretary Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Munzenmaier, Director of Public Works Griffin, Director of Community Development

Mayor Lewis acknowledges the presence of students from Granite Hills High School.

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 December 14, 2004 Meetings and the Agenda of the January 11, 2005 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS: None

AGENDA CHANGES:

City Manager Henry informs a revised Resolution has been distributed for Item 1.6.

CONSENT ITEMS: (1.1 – 1.10)

MOTION BY Lewis, SECOND by Ramos, to approve Consent Items 1.1 – 1.5 and 1.8 – 1.10, pulling 1.7 as requested by Councilmember Ramos, and 1.6 as requested by Councilmember Hanson-Cox.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS:

Approve Minutes of the December 14, 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 LETTER OF APPRECIATION – WALL OF FAME

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

- Letter from James Martin expressing appreciation for the public service provided by Diane McMillen, Doug Baldwin, Tony Richards and Jaime Campos in connection with a building permit.
- Letter from John Dickinson complimenting Kathy Cleveland at Animal Control.
- Letter from Georgette Torres, Principal of Granite Hills High School, expressing appreciation for services provided by Police Department School Resource Officer Manny Sandoval, Sergeant Henton and other officers from the Community Policing Division for their assistance with a potentially dangerous situation on November 30, 2004.

1.4 DONATIONS TO ANIMAL SHELTER (Report: Animal Control Services Manager)

Accept the donation from Homeless-Homer Fundraising Program of \$204; Diann Ashe in the amount of \$200 and, in Memory of Matthew & Stephanie O'Connor; San Diego Blood Bank Staff of \$581; Party Lite Consultants of \$725; Robert & Robin Baptista in the amount of \$150; Vical and Staff in the amount of \$1,260; Carolyn & Michael Derouin in the amount of \$100; Janice Donovan in the amount of \$100; Michael Knutson and Kathleen Devine in the amount of \$100.

CONSENT ITEMS: (CONTINUED)

1.5 ACCEPTANCE OF INSTALLATION OF STORM WATER FILTERS AT VARIOUS LOCATIONS (Report: Director of Public Works)

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the terms of the contract.

1.6 PULLED FOR DISCUSSION

1.7 PULLED FOR DISCUSSION

1.8 RESOLUTION NO. 1-05: DESIGNATION OF CITY OFFICERS TO MAKE INVESTMENTS IN THE STATE INVESTMENT POOL (Report: Assistant City Manager/Director of Finance)

Adopt RESOLUTION NO. 1-05, titled Resolution of the City of El Cajon Authorizing Investment of Monies in the Local Agency Investment Fund.

1.9 SPECIAL EVENT – DOWNTOWN EL CAJON GRAND PRIX BIKE RACE (Report: Assistant to the City Manager)

Allow the use of the Prescott Promenade and the closure of Main Street, Claydelle Avenue, Douglas Avenue and Magnolia Avenue on Saturday, February 12, 2005 from 12:01 a.m. to 4:30 p.m. Additionally, the applicant is asking that the City once again be an official co-sponsor of the event.

1.10 SUBDIVISION AGREEMENT, PRIVATE IMPROVEMENT GUARANTEE AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM 502) – PARK AVENUE SUBDIVISION (REPORT: Director of Public Works)

Approve the Subdivision Agreement, Private Improvement Guarantee and Final Subdivision Map for Tentative Subdivision (TSM) 502 for Park Avenue Subdivision.

CONSENT ITEMS: (CONTINUED)**1.6 RESOLUTION NO. 2-05: SALARY RECOMMENDATION FOR THE ASSISTANT CITY MANAGER/DIRECTOR OF FINANCE AND REVISED CLASSIFICATION SPECIFICATION AND SALARY RECOMMENDATION FOR FINANCIAL OPERATIONS MANAGER (Report: Director of Human Resources)**

Adopt RESOLUTION NO. 2-05, authorizing a deferred compensation benefit in lieu of salary for the Assistant City Manager/Director of Finance and that the City Council approve the revised classification specification for Financial Operations Manager (currently Accounting Operations Manager) and re-allocate the salary range to 110.6, \$91,125 - \$111,030.

DISCUSSION

Councilmember Hanson-Cox withdraws her question on this item.

MOTION BY Lewis, SECOND by Ramos, to approve Item 1.6.

MOTION CARRIES BY UNANIMOUS VOTE.

1.7 REVISED CLASSIFICATION SPECIFICATIONS FOR CITY CLERK AND POLICE CHIEF (Report: Director of Human Resources)

Approve the revised classification specifications for City Clerk and Police Chief.

DISCUSSION

In answer to **Councilmember Ramos'** question, **Acting City Clerk Rutledge** indicates off-site records are stored at Iron Mountain for safekeeping, and that documents are maintained in accordance with established retention policies for each department.

Mayor Lewis requests that **City Attorney Foley** provide to each Councilmember, a copy of the retention policies.

In answer to **Councilmember Ramos'** questions, **City Manager Henry** indicates the designation of Certified Municipal Clerk (CMC) will be a mandatory requirement for the position of City Clerk, after a reasonable period of time, dependent on class offerings and schedules. Concerning the position of Police Chief, Command College requires the same commitment of time as the FBI Academy. While graduation from these institutions is desirable, it should not be mandatory.

MOTION BY Lewis, SECOND by Ramos, to approve Item 1.7.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Mayor Lewis informs of an event to be held on Saturday, January 25, 2005, from 9:00 a.m. to 2:00 p.m. at Monte Vista High School, for the free collection of computers, TVs, CPUs, laptops, printers, scanners and cell phones, for East County residents. Call 1-877-713-2484 for more information.

Gail Nye, 11078 Horizon Hills Drive, El Cajon, CA, speaks in support of the Performing Arts Center and informs that many checks that have been sent to the City Council.

Mayor Pro Tem McClellan and **Councilmember Hanson-Cox** confirm that checks have been received and will be forwarded to ECPAC.

Mayor Lewis speaks about the need to improve efficiency in the operation of ECPAC, the need for public support, and budgetary concerns.

Ron Pennock, Chairman, Condo Conversion Task Force, speaks about recent Task Force meetings and recommendations from the committee.

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

- Submission of final maps and establishing a 3 year timeline for completion of projects
- Requirements for final maps according to the Subdivision Map Act

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, welcomes Acting City Clerk Rutledge, speaks about the need for love in the community, and indicates she will help maintain the yellow ribbons in the City.

2. WRITTEN COMMUNICATIONS: None

3. ADMINISTRATIVE REPORTS:

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

RECOMMENDATION: That the **City Council** review this report which is related to information requested by the City Council at their September 14, 2004 meeting. This item is presented for information at this time, although the Council may wish to consider action and/or budgeting at future meetings for a signal timing project or other items as noted in this report.

DISCUSSION

In answer to **Councilmember Hanson-Cox's** question, **City Manager Henry** indicates the City's website is advertised in various sources including the quarterly newsletter, which is sent to the general public, correspondence, agendas, and any mass mailings.

In responses to **Councilmember Hanson-Cox's** questions, **City Manager Henry** indicates the topic concerning the educational program and on-site police officers at schools, should be addressed at the time of budget preparation and review.

Councilmember Ramos speaks about traffic concerns at four major, east-west streets, and requests a report on the feasibility of traffic signal coordination.

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

- Signal lights handled by the City and those handled by Caltrans
- Funding and studies necessary to address traffic issues
- Use of consultants to provide pertinent information
- Flow of traffic in the mornings and the evenings

MOTION BY Lewis, SECOND BY McClellan, to direct staff to come back with a report on the list of traffic concerns presented by Councilmember Ramos and the comments heard at today's meeting.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS:

4.1 TRAFFIC COMMISSION RECOMMENDATIONS – December 8, 2004 Meeting (Report: Secretary to the Traffic Commission)

ITEM I – BUS LOADING AND “NO PARKING” – LEXINGTON ELEMENTARY SCHOOL ON FIRST STREET – FIRST STREET SOUTH OF REDWOOD AVENUE

Adopt the next RESOLUTION NO. 3-05 in order to approve relocating the existing bus loading zone on First Street south of Redwood Avenue by taking the following actions:

- Establish a bus loading zone along the east curb of First Street beginning 538 feet south of the south curb of Redwood Avenue, continuing south for 108 feet.
- Rescind the existing bus loading zone along the east curb of First Street beginning at the south curb of Redwood Avenue, continuing south for 193 feet to a point of termination.
- Establish a “No Parking” Zone along the east curb of First Street beginning 272 feet south of the south curb of Redwood Avenue, continuing north for 20 feet.

ITEM II – “NO PARKING” FOR BUS STOP – 1463 BROADWAY

RECOMMENDATION: That the City Council adopt the next RESOLUTION NO. 4-05 in order to establish a “No Parking” Zone along the south curb of Broadway, beginning 193 feet east of the east curb of Coleen Court, continuing east for 48 feet.

ITEM III – “NO PARKING” – LINCOLN AVENUE AT LYNN PLACE

RECOMMENDATION: That the City Council adopt the next RESOLUTION NO. 5-05 in order to establish a reduced “No Parking” Zone along the east curb of Lincoln Avenue, beginning 148 feet south of the south prolongation of Camden Avenue, continuing south for 73 feet.

ITEM IV – “NO PARKING” – LEXINGTON AT LORRAINE LANE

RECOMMENDATION: That the City Council adopt the next RESOLUTION NO. 6-05 in order to establish a reduced “No Parking” Zone along the north curb of Lexington Avenue, beginning 232 feet west of the west curb of Third Street, continuing west for 48 feet.

ITEM V – “NO PARKING” – 1334 EAST LEXINGTON AVENUE

RECOMMENDATION: That the City Council adopt the next RESOLUTION NO. 7-05 in order to establish a reduced “No Parking” Zone along the north curb of Lexington Avenue, beginning 250 feet west of the west curb of Jamacha Road, continuing east for 60 feet.

ITEM VI – “NO PARKING” – PARK AVENUE AT POLICE STATION AND ALL WAY STOP AT PARK AND JULIAN

- 1) **RECOMMENDATION:** That the City Council adopt the next RESOLUTION NO. 8-05 in order to establish/approve a “No Parking” Zone along the south curb of Park Avenue beginning 218 feet west of the east curb of Julian Avenue, continuing west for 105 feet; and rescind “No Parking” Zone along the south curb of Park Avenue beginning 218 feet west of the east curb of Julian Avenue, continuing east for 103 feet.

COMMISSION REPORTS: 4.1 - CONTINUED

- 2) **RECOMMENDATION:** That the **City Council** adopt the next RESOLUTION NO. 9-05 in order to establish/approve an “All Way” Stop at the intersection of Park and Julian Avenues, with additional stop controls for both eastbound and westbound Park Avenue at Julian.
- 3) Approve a crosswalk on Park Avenue at the east side of Julian to channelize pedestrian traffic.

MOTION by Lewis, SECOND BY Kendrick, to approve Items I, II, III, IV, V and VI of the Traffic Commission Recommendations.

MOTION CARRIES BY UNANIMOUS VOTE.

5. REPORTS OF MAYOR LEWIS

5.1 CITY COUNCIL ASSIGNMENTS

Appointments for the City’s representative to boards and commissions where El Cajon is a participant.

MOTION BY Lewis, SECOND BY Kendrick, to approve Item 5.1.

MOTION CARRIES BY UNANIMOUS VOTE.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM BOB McCLELLAN:

Mayor Pro Tem McClellan reports on the retirement dinner held for outgoing City Clerk Marilyn Linn. He discusses a letter concerning a resolution from the City of Moro Bay, referring to a moratorium on cases alleging violations of the Americans with Disabilities Act (ADA).

City Attorney Foley indicates staff will work on a resolution, similar to that of Moro Bay, which will recommend employers or business owners have an opportunity to correct alleged ADA violations.

REPORTS OF COUNCILMEMBERS: CONTINUED

COUNCILMEMBER GARY KENDRICK:

6.1 REQUEST TO REVIEW PROPOSED ORDINANCE FROM CASA REGARDING TOBACCO PARAPHERNALIA

DISCUSSION

Councilmember Kendrick speaks about the problems with smoke shops within Specific Plan 182, and references an Ordinance of the City of Chula Vista that outlaws smoke shops.

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

- Ordinances of other cities concerning bans on tobacco paraphernalia
- Protecting youth from the effects of tobacco and drugs
- Violations on the law concerning drug paraphernalia
- Conditional Use Permit requirements for shops outside of Specific Plan 182
- Possible retroactivity of an ordinance to cover existing stores

Acting City Clerk Rutledge informs 11 speaker cards have been submitted in favor of the Item, but the parties have indicated they do not wish to speak.

The following spoke in support of the Item: **Joanne Bushby, Diana Hodgson, Michael Eaks, Joel Farrington, Crey Rader, Lorenzo Higley, and Sunshine Horton.**

Janice Hanna, Manager of the 420 Smoke Shop, speaks in opposition to the Item.

MOTION BY Kendrick, SECOND BY McClellan, to refer to staff for a citywide Ordinance, to include regulations for abatement of existing shops.

MOTION CARRIES BY UNANIMOUS VOTE.

*Recess called at 4:45 p.m.
Meeting called back to order at 4:51 p.m.*

REPORTS OF COUNCILMEMBERS: (CONTINUED)

COUNCILMEMBER DICK RAMOS:

Councilmember Ramos speaks about the availability of a VLF Gap Loan (GL).

JILLIAN HANSON-COX:

Councilmember Hanson-Cox comments on the VLF GL.

7. LEGISLATIVE REPORT: None

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

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

9. ORDINANCES: FIRST READING

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

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

9.1 SPECIFIC PLAN 500 – 1230 FLAMINGO AVENUE

First Reading of AN ORDINANCE APPROVING SPECIFIC PLAN 500 FOR A PANHANDLE LOT IN THE R-1-6 (RESIDENTIAL ONE FAMILY 6,000 SQ. FT.) ZONE ON PROPERTY LOCATED ON THE NORTH SIDE OF FLAMINGO AVENUE BETWEEN SECOND AND ORO STREETS, AND ADDRESSED AS 1230 FLAMINGO AVENUE.

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

MOTION CARRIES BY UNANIMOUS VOTE.

ORDINANCES: FIRST READING (CONTINUED)

9.2 SPECIFIC PLAN 493 – 303 W. WASHINGTON AVENUE AND ADJACENT VACANT LOT

First reading of AN ORDINANCE APPROVING SPECIFIC PLAN 493 FOR ACCESS FROM OTHER THAN THE LEGAL STREET FRONTAGE FOR ONE LOT AND TO CREATE TWO PANHANDLE LOTS IN THE R-1-6 (RESIDENTIAL ONE FAMILY 6,000 SQ. FT.) ZONE ON PROPERTY LOCATED ON THE SOUTHWEST CORNER OF SOUTH SUNSHINE AND WEST WASHINGTON AVENUES, AND ADDRESSED AS 303 WEST WASHINGTON AVENUE, AND THE ADJACENT VACANT LOT.

Mayor Pro Tem McClellan disqualifies himself from this Item due to financial conflict of interest.

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

Ayes: Hanson-Cox, Kendrick, Lewis, Ramos
Noes: None
Disqualified: McClellan

MOTION CARRIES.

10. CLOSED SESSION:

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

- o **Government Code Section 54956.9 (a) – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Name of Case: Rena A. Englehardt, et al v. City of El Cajon Police Department, et al Case No. GIE 021210

MOTION by Lewis, SECOND BY Ramos, to adjourn to Closed Session at 4:54P.M.

MOTION CARRIES BY UNANIMOUS VOTE.

11. RECONVENE TO OPEN SESSION AT 5:18 P.M. - MAYOR LEWIS INFORMS THERE IS NOTHING TO REPORT.

ADJOURNMENT: Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 11th day of January 2005 at 5:18 p.m. to Tuesday, January 11, 2005 at 7:00 p.m.

Acting City Clerk/Secretary

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY

MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA



JANUARY 11, 2005

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, January 11, 2005 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, January 11, 2005 by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Kendrick, Ramos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, Acting City Clerk/Secretary Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Griffin, Director of Community Development Munzenmaier, Director of Public Works

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).

AGENDA CHANGES: None

PUBLIC COMMENT:

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, welcomes **Acting City Clerk Rutledge** and presents her with a bouquet of flowers.

Gary Femrite, 1483 Broadway, El Cajon, CA, speaks about a political flyer he recently received.

PUBLIC HEARINGS:

100 PLANNED UNIT DEVELOPMENT 251 AND TENTATIVE SUBDIVISION MAP 565 (Lund Street LLC)– 2525-2585 Lund Street (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 251

- Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10066** to convert an existing 40-unit apartment complex to a common-interest development in the R-2-H Zone at 2525-2585 Lund Street.

TENTATIVE SUBDIVISION MAP 565

- Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10067** for a one-lot subdivision map in the R-2-H Zone at 25225-2585 Lund Street.

DISCUSSION

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

Councilmember Ramos comments on the lack of enhancements to the exterior elevations.

Mayor Lewis announces the Public Hearing is now Open.

Chris Christensen, representing the applicant, indicates he is here to respond to answer any questions.

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

- Providing "before and after" illustrations to highlight the proposed improvements
- The goal of providing added value to homeowners

No further comments are offered.

MOTION BY Lewis, SECOND BY Kendrick, to Continue the Item to the January 25, 2005 meeting.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (CONTINUED)**101 PLANNED UNIT DEVELOPMENT 254 AND TENTATIVE SUBDIVISION MAP 568
(Westone Management Consultants) – 150-210 Chambers Street****RECOMMENDATION: That the City Council**

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

PLANNED UNIT DEVELOPMENT 254

- ❑ **Adopt RESOLUTION NO. 10-05 in order to approve, modify or disapprove Planning Commission Resolution No. 10068** to convert an existing 178-unit apartment complex to a common-interest development in the R-3 Zone at 150-210 Chambers Street.

TENTATIVE SUBDIVISION MAP 568

- ❑ **Adopt RESOLUTION NO. 11-05 in order to approve, modify or disapprove Planning Commission Resolution No. 10069** for a one-lot subdivision map in the R-3 Zone at 150-210 Chambers Street.

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Joseph Scarlatti, representing Westone Management Consultants, 1640 Broadway, Suite A, San Diego, CA, indicates he has reviewed the conditions and is in agreement with them.

Chris Christensen, representing CondoConversions.com, withdraws his request to speak.

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 McClellan, to adopt RESOLUTION NO. 10-05 in order to approve PUD 254 according to Planning Commission Resolution No. 10068.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 11-05 in order to approve Tentative Subdivision Map 568 according to Planning Commission Resolution No. 10069.

MOTION CARRIES BY UNANIMOUS VOTE.

CONTINUED FROM NOVEMBER 30, 2004 COUNCIL MEETING:

102 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 Continued Public Hearing and receive testimony**
- ❑ **Close the Continued Public Hearing**

PLANNED UNIT DEVELOPMENT 243

- ❑ **Adopt RESOLUTION NO. 12-05 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 RESOLUTION NO. 13-05 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 an update on the Item, describing enhancements to the exterior elevations.

Mayor Lewis announces the Continued Public Hearing is now Open.

Jorge Palacios, representing the applicant, indicates he is here to answer any questions.

In answer to **Councilmember Ramos'** questions, **Mr. Palacios** indicates the air conditioning units will be moved and that there will be patios in the back of the first floor units.

Corbett Kerr, 3456 Camino del Rio North, #210, San Diego, CA, indicates extension of the landings would darken and obscure the views from the units below.

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

- Extending the landings to the upstairs units
- Additional costs and structural concerns for the extended landings

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (102 – CONTINUED)

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 12-05 in order to approve PUD 243 according to Planning Commission Resolution No. 10042.

Ayes: Hanson-Cox, Kendrick, Lewis, McClellan
Noes: Ramos

MOTION CARRIES.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 13-05 in order to approve Tentative Subdivision Map 558 according to Planning Commission Resolution No. 10043.

Ayes: Hanson-Cox, Kendrick, Lewis, McClellan
Noes: Ramos

MOTION CARRIES.

CONTINUED FROM THE DECEMBER 14, 2004 MEETING:

103 PLANNED UNIT DEVELOPMENT 252 – TENTATIVE SUBDIVISION MAP 566 – 255 S. Second Street (So. 2nd & Lex, LLC, Don Sturtevant) (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 252

- Adopt RESOLUTION NO. 14-05 in order to approve, modify or disapprove Planning Commission Resolution No. 10060 to convert an existing 28-unit apartment complex to a common-interest development in the R-3 Zone at 255 S. Second Street.**

TENTATIVE SUBDIVISION MAP 566

- Adopt RESOLUTION NO. 15-05 in order to approve, modify or disapprove Planning Commission Resolution No. 10061 for a one-lot subdivision map in the R-3 Zone at 255 S. Second Street.**

DISCUSSION

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

Mayor Lewis announces the Continued Public Hearing is now Open.

PUBLIC HEARINGS: (103 – CONTINUED)

Andrea Carroll, representing ECP Commercial and the Attic, Self-Storage, indicates she is here to answer any questions concerning parking and landscaping issues involving the property.

Don Sturtevant, representing So. 2nd & Lex, LLC, apologizes for having missed the previous meeting, indicating his offices have moved and he did not receive the Public Hearing Notice.

In answer to **Mayor Lewis’** question, **Mr. Sturtevant** indicates railroad ties were temporarily installed in the parking lot to protect the wall of the self-storage facility.

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

- Drainage plan requirements
- Proposed landscaping and resurfacing of the parking lot
- Trimming of trees and root maintenance

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Hanson-Cox, to re-open the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

In answer to **Councilmember Hanson-Cox’s** question, **Ms. Carroll** requests a permanent solution to solve the parking problem, such as installation of a cinder block wall to prevent cars from hitting the railroad ties.

In answer to **Mayor Lewis’s** question **Director Griffin** suggests adding a condition to require the applicant work with staff to provide a sufficient barricade to the side of the property adjacent to the self-storage facility.

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

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (103 – CONTINUED)

MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 14-05 in order to approve PUD 252 according to Planning Commission Resolution No. 10060, adding a condition have the applicant work with staff to address the problem of cars hitting the adjacent storage building.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 15-05 in order to approve Tentative Subdivision Map 566 according to Planning Commission Resolution No. 10061.

MOTION CARRIES BY UNANIMOUS VOTE.

*Recess called at 8:06 p.m. -
Meeting called back to order at 8:15 p.m.*

104 APPEAL: PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT 1996 – SHORT TERM PARKING LOT AUTO SALES EVENTS IN 2005 AT WESTFIELD PARKWAY PLAZA (San Diego Auto Connection for Westfield)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt the next RESOLUTION in order to Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10070 denying without prejudice CUP 1996 for multiple short-term parking lot auto sales events in the C-R Zone at Westfield Parkway Plaza.**

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Ed Struiksma, representing the applicant, requests a 30-day continuance of the Item.

Mayor Lewis requests that any speaker who is unable to attend the meeting on February 8th, come forth and give testimony at tonight's meeting.

Kasra Sadr, representing ten car dealerships, speaks in opposition to a continuance of the Item and opposes the allowance of ten, 10-day tent sales.

PUBLIC HEARINGS: (104 – CONTINUED)

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

- Conditional Use Permits for more than 72 hour events
- Establishing a moratorium on the issuance of any new Conditional Use Permits

MOTION BY Lewis, SECOND BY Kendrick, to Continue the Public Hearing to the February 8, 2005 meeting at 7:00 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

105 EXTENSION OF TEMPORARY MORATORIUM ON OFF-STREET PARKING REQUIREMENT FOR CONDOMINIUM CONVERSIONS (Report: Director of Community Development)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public hearing, and
- Recommend first reading of an Ordinance extending the Temporary Parking Moratorium for two years or until February 25, 2007.

Mayor Lewis requests the City Clerk to recite the title

- MOTION to waive full reading of the text. An Ordinance Repealing Subsection A of Section 17.54.290 of Chapter 17.54 of the El Cajon Municipal Code and Adding New Subsection A to Section 17.54. 290 of Chapter 17.54 of the El Cajon Municipal Code Reducing Parking Requirements for Apartment Conversions to Condominiums.**

DISCUSSION

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

Mayor Lewis suggests a three-year extension of the moratorium.

Mayor Lewis announces the Public Hearing is now Open.

Joseph Scarlatti, representing Westone Management Consultants, indicates he would agree to a three-year extension, and indicates that several projects have not reported any parking problems.

Chris Christensen, representing CondoConversions.com, requests a seamless, emergency implementation of the ordinance.

In response to **Mayor Lewis'** questions, **City Attorney Foley** speaks of the lack of sufficient evidence to support an urgency ordinance or emergency implementation of the ordinance.

PUBLIC HEARINGS: (105 – CONTINUED)

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

- The use of indemnity agreements
- Submission of new applications

Nancy Katen and **Karrin Admani** spoke in opposition to increasing the number of parking spaces for condo conversion projects.

Ron Pennock indicates the Condo Conversion Task Force supports extension of the temporary moratorium for 2 or 3 years.

Richard Speare, 4455 Lamont Street, San Diego, CA, speaks 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 recommend first reading of an Ordinance extending the Temporary Parking Moratorium for three years or until February 25, 2008.

MOTION CARRIES BY UNANIMOUS VOTE.

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

MOTION CARRIES BY UNANIMOUS VOTE.

106 REQUEST FOR WAIVER OF THE REQUIREMENTS TO UNDERGROUND UTILITIES – TENTATIVE SUBDIVISION MAP (TSM 536) 792 AVOCADO (Report: Director of Public Works)

RECOMMENDATION: That the City Council

- Consider the request to waive the requirements to underground utilities for TSM 536 located at 792 Avocado Avenue and if approved adopt RESOLUTION NO. 16-05, amending TSM 536 waiving the requirement to underground utilities.

DISCUSSION

Director of Public Works Munzenmaier provides a summary of the Item.

PUBLIC HEARINGS: (106 – CONTINUED)

Mayor Lewis announces the Public Hearing is now Open.

The following spoke in support of the Item: **Eric Comer, Ron Pennock, and Christina Watson.**

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 waive the requirement to underground utilities.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to adopt RESOLUTION NO. 16-05 amending Tentative Subdivision Map 536 and waiving the requirement to underground utilities.

MOTION CARRIES BY UNANIMOUS VOTE.

107 REQUEST FOR WAIVER OF THE REQUIREMENTS TO UNDERGROUND UTILITIES – TENTATIVE SUBDIVISION MAP (TSM 503) 1435 EAST WASHINGTON AVENUE (Report: Director of Public Works)

RECOMMENDATION: That the City Council:

- Consider the request to waive the requirements to underground utilities for TSM 503 located at 1435 East Washington Avenue and if approved adopt RESOLUTION NO. 17-05 in order amending TSM 503 waiving the requirement to underground utilities.

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to be heard.

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

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (107 – CONTINUED)

MOTION BY Lewis, SECOND BY McClellan, to waive the requirement to underground utilities.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 17-05 amending Tentative Subdivision Map 503 and waiving the requirement to underground utilities.

MOTION CARRIES BY UNANIMOUS VOTE.

108 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 11th day of January 2005 at 9:14 p.m. to Tuesday, January 25, 2005 at 3:00 p.m.

Acting City Clerk/Secretary