

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

**MINUTES**

**CITY OF EL CAJON  
EL CAJON, CALIFORNIA**



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**April 12, 2005**

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, April 12, 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. This meeting was adjourned from the Adjourned Regular Joint meeting held at 7:00 p.m. on March 22, 2005.

**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, City Clerk/Secretary<br>Foley, City Attorney/General Counsel<br>Henry, City Manager/Executive Director<br>Munzenmaier, Director of Public Works<br>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 March 22, 2005 Meetings and the Agenda of the April 12, 2005 Meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS:**

Waste Management Update given by Les Hart and **Mayor Lewis**.

Presentation given by Tony Lopez, 2005 Marketing Intern, Del Mar Fairgrounds, regarding open dates (June 10 through July 4) and events for the Del Mar Fair.

**AGENDA CHANGES:           NONE**

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve Consent Items 1.1 to 1.3 and 1.6 to 1.11, pulling Item 1.4, as requested by a member of the public and Item 1.5 as requested by Councilmember Hanson-Cox.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

Approve Minutes of the March 22, 2005 Meetings of the El Cajon City Council/Redevelopment Agency.

### **1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

### **1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA**

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

**CONSENT ITEMS: (1.1 – 1.11) (CONTINUED)**

**1.4 PLAZA/AMPHITHEATER USE REQUEST - REQUEST  
APPROVAL TO SERVE ALCOHOL  
(Report: Director of Recreation)**

**PULLED FOR DISCUSSION**

**RECOMMENDATION:** That the City Council approve the request of the El Cajon Community Development Corporation to conduct a fund-raising event, "A Toast to Music," which includes wine tasting, requiring a signed Hold Harmless Agreement, an ABC License, and uniformed security personnel be present at the event.

**1.5 RESOLUTION: AWARD OF BID NO. 001-06 – TRAFFIC SIGNAL,  
STREET LIGHTING AND COMMUNICATION SYSTEM  
MAINTENANCE  
(Report: Purchasing Agent)**

**PULLED FOR DISCUSSION**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to the low bidders, Republic Electric in the amount of \$343,464.50, and Southwest Traffic Signal Service, Inc., in the amount of \$152,289.05. The City of El Cajon's portion of the award is \$168,177.36.

**1.6 FISCAL YEAR 2003-04 ANNUAL CAFR, ENDING JUNE 30, 2004  
(Report: Assistant City Manager/Director of Finance)**

Accept and receive the Comprehensive Annual Financial Report (CAFR), Redevelopment Agency Basic Financial Statements, and Single Audit Report ending June 30, 2004, as audited by the independent auditing firm Conrad & Associates, L.L.P.

**1.7 FORFEITURE OF FEES FOR LANDSLIDE VICTIMS  
(Report: Building Official)**

Approve forfeiture of demolition permit fees and building permit fees for properties within the City that have sustained damage as a result of the recent storms and have registered with FEMA for this specific disaster.

**CONSENT ITEMS: (1.1 – 1.11) (CONTINUED)**

**1.8 RESOLUTIONS: THIRD STREET WIDENING, RESURFACING AND DRAINAGE IMPROVEMENTS, LUKE LANE TO GREENFIELD DRIVE – BID NO. 040-05 (Report: Director of Public Works)**

Adopt RESOLUTION NO. 65-05 to approve plans and specifications and RESOLUTION NO. 66-05 to direct a Notice Inviting Sealed Bids to be opened on May 10, 2005, for the Third Street Widening, Resurfacing and Drainage Improvements, Luke Lane to Greenfield Drive project. Also, that the City Council approve a revised project budget from \$222,650 to \$540,000 using \$280,850 Developer Funds, \$210,000 Wastewater Funds and \$49,150 Transnet Funds.

**1.9 RESOLUTIONS: WEST MAIN STREET AND FLYING HILLS LANE CANYON EASEMENTS SEWER REHABILITATION AND SEWER MANHOLE REPAIRS - VARIOUS LOCATIONS – BID NO. 041-05 (Report: Director of Public Works)**

Adopt RESOLUTION NO. 67-05 to approve plans and specifications and RESOLUTION NO. 68-05 to direct a Notice Inviting Sealed Bids to be opened on May 10, 2005, for West Main Street and Flying Hills Lane Canyon Easements Sewer Rehabilitation and Sewer Manhole Repairs - Various Locations.

**1.10 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY; COVENANT NOT TO CONVEY CONDOMINIUM UNITS; AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 550 AT 1165 DECKER COURT (Report: Director of Public Works)**

Approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units, and Final Map for TSM 550 at 1165 Decker Court authorizing execution of the agreements.

**CONSENT ITEMS: (1.1 – 1.11) (CONTINUED)**

**1.11 SUBDIVISION AGREEMENT AND PARCEL MAP FOR TENTATIVE PARCEL MAP (TPM) 612 – 712 BROCKTON STREET  
(Report: Director of Public Works)**

Approve the Subdivision Agreement and Parcel Map for Tentative Parcel Map (TPM) 612 for 712 Brockton Street.

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**1.4 PLAZA/AMPHITHEATER USE REQUEST - REQUEST APPROVAL TO SERVE ALCOHOL  
(Report: Director of Recreation)**

**PULLED FOR DISCUSSION**

**RECOMMENDATION:** That the City Council approve the request of the El Cajon Community Development Corporation to conduct a fund-raising event, “A Toast to Music,” which includes wine tasting, requiring a signed Hold Harmless Agreement, an ABC License, and uniformed security personnel be present at the event.

**DISCUSSION**

James Kelley, Homeless, speaks regarding City Policy prohibits alcohol being served.

**MOTION BY LEWIS, SECOND BY MCCLELLAN,** to approve the request of the El Cajon Community Development Corporation to conduct a fund-raising event, “A Toast to Music,” which includes wine tasting, requiring a signed Hold Harmless Agreement, an ABC License, and uniformed security personnel be present at the event.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONSENT ITEMS: (1.1 – 1.11)**

**PULLED FOR DISCUSSION**

**1.5 RESOLUTION: AWARD OF BID NO. 001-06 – TRAFFIC SIGNAL, STREET LIGHTING AND COMMUNICATION SYSTEM MAINTENANCE  
(Report: Purchasing Agent)**

**RECOMMENDATION:** That the **City Council** adopt the next RESOLUTION in order and award the bid to the low bidders, Republic Electric in the amount of \$343,464.50, and Southwest Traffic Signal Service, Inc., in the amount of \$152,289.05. The City of El Cajon's portion of the award is \$168,177.36.

DISCUSSION

Discussion ensues among **Council** and **Staff** concerning **Councilmember Hanson-Cox** inquiry as to how the City's portion is determined.

**MOTION BY LEWIS, SECOND BY KENDRICK,** to adopt RESOLUTION NO. 64-05 and award the bid to the low bidders, Republic Electric in the amount of \$343,464.50, and Southwest Traffic Signal Service, Inc., in the amount of \$152,289.05. The City of El Cajon's portion of the award is \$168,177.36.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:**

**James Kelley**, Homeless, speaks regarding on March 25 two officers surprised him at the Krispy Crème and that the officers made up charges to get him to leave El Cajon.

**Dick Nye**, 11076 Horizon Mills Drive, El Cajon, informs Council of the different commissions and committees he has served on; speaks regarding the fact that the two members are up for re-election and that the members are elected to serve the public.

**Sunshine Horton**, 1525 Granite Hills Drive, El Cajon, speaks regarding Cinco de Mayo celebration meaning and the fact that Corona beer is advertising Cinco de Mayo with a billboard with a bottle of beer; also she will be replacing the yellow ribbons as they are becoming ragged looking.

**2. WRITTEN COMMUNICATIONS: NONE**

**PUBLIC HEARINGS: NONE**

**3. ADMINISTRATIVE REPORTS:**

**3.1 SUBSTANDARD CONDITIONS AT 410-490 EAST LEXINGTON AVENUE, 255 AVOCADO AVENUE, 250 TAFT AVENUE (Report: Building Official)**

**RECOMMENDATION:** That the City Council (1) make a final determination with regard to civil penalties, administrative costs, and staff time in this substandard abatement case; (2) direct staff to bill the property owner for all final costs determined under item 1; and (3) direct staff to include this amount on the regularly scheduled tax bill if not paid by August 30, 2005.

**MOTION BY LEWIS, SECOND BY KENDRICK,** to not charge civil penalties, but send a bill for Staff time and administrative fees in the amount of \$3,050.64 and to include this amount on the regularly scheduled tax bill if not paid by August 30, 2005.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4. COMMISSION REPORTS:**

**4.1 EXPIRATION OF TERMS ON YOUTH COMMISSION (Report: City Clerk)**

**RECOMMENDATION:** That the City Council approve the schedule for the application period, interviews and appointment to the Youth Commission as follows:

|                                     |   |
|-------------------------------------|---|
| April 28 – June 10                  | Recruitment and Application                 |
| June 28                             | Council Interview at Workshop               |
| July 12 - 3:00 p.m. Council Meeting | Appointment and Oath of Office Administered |

**MOTION BY LEWIS, SECOND BY KENDRICK,** to approve the schedule for the application period, interviews and appointment to the Youth Commission.

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 4.2 MAYOR'S BLUE RIBBON COMMISSION ON THE EAST COUNTY PERFORMING ARTS CENTER – FINAL REPORT DATED APRIL 7, 2005

### DISCUSSION

**Daryl Priest**, Chairman, 124 West Main Street, Suite 240, El Cajon, introduces all Commission Members as requested by **Mayor Lewis** and explains the process of how the Commission looked at the problems and derived at its recommendations.

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

- Any mismanagement of funds.
- Possible overspending on specific items.
- Possible overstaffing.
- Intrinsic value of ECPAC to the City.
- Headliner acts compared with acts on the upswing and downswing.

**Sandra Jassmann**, 1679 East Main Street, El Cajon, speaks of when she moved her business to El Cajon, it was her understanding that the City would be undergoing a revitalization; feels that with good publicity the problems could be turned around.

**Raymond Lutz**, 1010 Old Chase Avenue, El Cajon, President of Grossmont City Concert Association, speaks regarding his participation in all of the Commission's meetings; thanks the Commission and his organization for the volunteer work; requests the City honor the contracts that have already been approved; presented a tentative proposal for the GCCA to work closely with the current ECPAC management during the next period.

**El Nora Russnak**, 3425 Cromwell, San Diego, representing Slovak Heritage Association of San Diego, Inc., states that she has used ECPAC for previous performances and will be using it in the future; will be donating \$25,000 for Duceane University.

**Anne Tropeano**, 1337 Gregory Street, San Diego, manager of a local band called Tapwater, speaks regarding a program that they are going to put on; how fund raising will impact the Council.



## **4.2 MAYOR'S BLUE RIBBON COMMISSION ON THE EAST COUNTY PERFORMING ARTS CENTER – FINAL REPORT DATED APRIL 7, 2005 (CONTINUED)**

**Dick Emerick**, 9575 Cambury Drive, Santee, speaks regarding keeping ECPAC open to the public and financially stable; also informs the Council of his experience in the performing arts; is not sure erasing the debt or hiring a new manager will solve the problem; suggests that an organization be contracted.

**Jim Kelly**, 9453 Debbie Court, El Cajon, President of Grossmont Community College, commends the Councilmembers on wanting to distribute tickets to students; feels that Government has a hard decision and should not subsidize tickets; feels the Council has shown the courage to do what is right.

**Gail Nye**, 11078 Horizon Hills Drive, El Cajon, speaks regarding that she feels the attendance numbers for the events at ECPAC as reported in the Commission's report to be incorrect; feels the Council should vote for option 1 with funding for five years.

**Tony Sottile**, 1473 Whitsett Drive, El Cajon, speaks regarding the fact that the City cannot compete with the casinos and that ECPAC should become a family-oriented company.

**Juline Moore** left.

**Patricia Lazard**, 436 Murray Drive, El Cajon, formerly Chairperson of ECPAC, currently Co-Chair, and **Clayton Anderson**, 8220 University Avenue, Co-Chair, distributes and reviews a handout regarding points of operation for the coming year.

**Veronica McCowan**, 735 Jamacha Road, El Cajon, suggests that advertising should be more aggressive and mailed flyers should be shared with friends and neighbors.

**John Fistere**, 1129 Lorena Lane, El Cajon, likes the headliners shown at ECPAC; speaks regarding the debt is something that ECPAC has taken on and not because it has lost the monies; all other arts centers receive a subsidy from the local governments; feels that the program needs real support from the Council; feels it is a resource and not a traditional business.

**Janis Vanderport**, 624 J Street, Chula Vista, usher at ECPAC, speaks regarding ECPAC being a wonderful theater which the other cities in San Diego County are envious; encourages the City to continue supporting ECPAC.

## **4.2 MAYOR'S BLUE RIBBON COMMISSION ON THE EAST COUNTY PERFORMING ARTS CENTER – FINAL REPORT DATED APRIL 7, 2005 (CONTINUED)**

**David Carney**, 9131 Campo Road, Spring Valley, feels that there needs to be fiscal responsibility by ECPAC; says arts do not have to be expensive but can still be of quality; does not know how the City can continue to support an organization that has lost the amount of money that has been lost.

**Rick Alexander**, 2033 Chardon Lane, El Cajon, speaks regarding his support of the comments made by Council in support of the arts in education.

**Jay Mills**, 792 Singing Vista Drive, El Cajon, commends the Council on the attitude and atmosphere at the Council meeting; commends the Commission on its report; does not think that the amount being asked for is enough money for ECPAC to successfully continue and suggests a larger amount for the current year with the statement that ECPAC is then on its own.

**Bill Rosenbaum**, Member of the Blue Ribbon Commission, informs the Council of how the Commission arrived at the dollar figure as shown in the Commission's report.

**Daryl Priest**, Chairman of the Blue Ribbon Commission, responds to some of the statements made by the public and questions the Council has.

**Councilmember Ramos sees only two choices: to continue with the current management or go out for new management; impressed with proposals given by ECPAC co-chairs; feels the City should determine first year amount that could be given to the Foundation to assure success and return at the end of year to evaluate; feels there should be more days in the season.**

**Mayor Pro Tem McClellan doesn't think the amount being asked by ECPAC's co-chairs is enough; feels any business needs money in the checking account to make the business viable; suggests the City find a volunteer organization to run ECPAC as a rental house with the City paying electrical cost.**

**Councilmember Hanson-Cox feels Foundation needs to change its focus; bring back only those shows that showed a profit; feels that the debt will have to be written off; is in favor of agreeing with ECPAC's proposal with the Foundation returning each year if additional funding is required.**

**Councilmember Kendrick is in favor of going out for an RFP**

**4.2 MAYOR'S BLUE RIBBON COMMISSION ON THE EAST COUNTY PERFORMING ARTS CENTER – FINAL REPORT DATED APRIL 7, 2005 (CONTINUED)**

Mayor Lewis' proposal is to remove the debt in whatever amount determined by the end of the fiscal year, go out for an RFP, review all RFPs received, set an amount the City can afford to include utilities, maintenance, and a subsidy on a regular basis.

There were no further comments.

**MOTION BY LEWIS, SECOND BY McClellan to refer this item to Staff to return in two weeks with a proposal**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. REPORTS OF MAYOR LEWIS NONE**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM BOB McCLELLAN: NONE**

**COUNCILMEMBER DICK RAMOS: NONE**

**COUNCILMEMBER GARY KENDRICK: NONE**

**COUNCILMEMBER JILLIAN HANSON-COX: NONE**

**7. LEGISLATIVE REPORT**

Councilmember Ramos states that both the Senate and Assembly have voted to keep the CDBG grant monies in effect; also the Council has been asked to support AB 1248, Booking Fees, Council agrees and requests Staff to prepare letter in support of the bill.

- 7.1 League of California Cities Legislative Bulletin dated March 18, 2005 *Priority Focus***  
**League of California Cities Legislative Bulletin dated March 25, 2005 *Priority Focus***  
**League of California Cities Legislative Bulletin dated April 1, 2005 *Priority Focus***

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

**9. ORDINANCES: FIRST READING**

**Mayor Lewis** requests the City Clerk to recite the title.

**9.1 AMENDMENT OF MUNICIPAL CODE CHAPTERS 3.16 AND 3.20  
(Report: Purchasing Agent)**

An ordinance repealing Sections 3.16.040 through 3.16.090, inclusive of Chapter 3.16, and Sections 3.20.010, 3.20.020, 3.20.040, 3.20.070, 3.20.090, 3.20.110 and 3.20.120 of Chapter 3.20 and adding new Sections 3.16.040, 3.16.060, 3.16.070, 3.16.080 and 3.16.090 to Chapter 3.16 and new Sections 3.20.005, 3.20.010, 3.20.020, 3.20.040, 3.20.070, 3.20.090, 3.20.110, 3.20.120 and 3.20.130 to Chapter 3.20 of the El Cajon Municipal Code regarding bidding and written contracts; and centralized bidding process.

**9. ORDINANCE: SECOND READING AND ADOPTION**

**Mayor Lewis** requests the City Clerk to recite the title.

**9.2 SPECIFIC PLAN 501**

An ordinance approving Specific Plan 501 to exceed the 20-ft. height limitation for two proposed two-story dwellings in the R-2-R (Two Family Residential Restricted) Zone on property located on the north side of Peach Avenue between Oro and North Second Streets, and addressed as 1208-1218 Peach Avenue.

**MOTION BY LEWIS, SECOND BY McCLELLAN** to adopt ORDINANCE NO. 4810 approving Specific Plan 501.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**10. CLOSED SESSION:**

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

- **CONFERENCE WITH LABOR NEGOTIATORS** – Conference with labor negotiators pursuant to Government Code Section 54957.6:

Agency Designated Representatives: Kathi Henry  
Mike Shelton  
Joan Ward

Employee Organizations: El Cajon Police Officers Association  
El Cajon Police Officers Association Management Group  
El Cajon Municipal Employees Association  
El Cajon Mid-Management Association  
El Cajon Professional Engineers Association  
El Cajon Firefighters Association  
El Cajon Fire Captain's Unit

Unrepresented Employees: Executive, Unrepresented and Confidential Employees

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

- **Under Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

| <u>Property</u>   | <u>Negotiating Party</u>           | <u>Agency Negotiator</u>                                       |
|---|------------------------------------|--|
| APN #488-111-28<br>City and Agency<br>owned property at<br>210 E. Main Street | Creative Restaurant<br>Group, Inc. | Executive Director<br>Redevelopment Manager<br>General Counsel |

**For the Agency/Council to provide instructions to its negotiators regarding the price and terms of a possible lease of the City and Agency owned property**

**MOTION by LEWIS, SECOND BY McCLELLAN, to adjourn to Closed Session.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION - MAYOR LEWIS INFORMS  
THERE IS NOTHING TO REPORT.**

**Mayor Lewis continued the Regular Joint Meeting of the City Council/  
Redevelopment Agency held this 12th day of April, 2005 at 6:35 p.m. to  
Tuesday, April 12, 2005 at 7:00 p.m.**

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**KATHIE J. RUTLEDGE  
City Clerk/Secretary**

## **GENERAL INFORMATION:**

The following items are informational and are not discussed unless the Council/Agency brings the item(s) forward for discussion under Item No. 8 of the agenda.

### **A. PLANNING COMMISSION RESOLUTIONS**

**No. 10108** – Granting renewal of Conditional Use Permit 1629 for an existing towing service and impound yard in the M Zone at 1167 West Palm Avenue.

**No. 10111** – Granting renewal of Conditional Use Permit 1555 for an existing transition service center with bingo games and corporate offices in the M Zone at 1385 North Johnson Avenue, Building B, Suite 102/103.

### **B. SANDAG BOARD ACTIONS**

Newsletter dated March 25, 2005 from SANDAG.

### **C. Status report on emergency sewer repair at Aldwych Road and Willis Road.**

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**MINUTES**

**CITY OF EL CAJON  
EL CAJON, CALIFORNIA**



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**April 12, 2005**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, April 12, 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, April 12, 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, City Clerk/Secretary<br>Foley, City Attorney/General Counsel<br>Henry, City Manager/Executive Director<br>Munzenmaier, Director of Public Works<br>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:**

**Councilmember Hanson-Cox** introduced **Jacklyn Clegg** and **Andrea Burrow**, **Miss El Cajon Ambassadors**.

**James Kelley**, Homeless, speaks regarding Environmental Studies on condominiums being built in El Cajon.

## **PUBLIC HEARINGS:**

**100 PLANNED UNIT DEVELOPMENT 255 AND TENTATIVE SUBDIVISION MAP 569 (CondoConversions.com/Tseng Wang Tai) – 1027 Leslie Road (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 255**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10096** to convert an existing five-unit apartment complex to a common interest development in the R-3 Zone at 1027 Leslie Road.

**TENTATIVE SUBDIVISION MAP 569**

**Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10097** for a one-lot subdivision map in the R-3 Zone at 1027 Leslie Road

## **DISCUSSION**

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

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

**Mayor Pro Tem McClellan** states that on the pink resolutions, Item 6-B-13 shows “energy-efficient doors and windows” and that it should reflect dual pane windows.

**Peter Mothander**, 4817 Palm Avenue, 91941, representing the client, speaks regarding the upgrades to the project and addresses concerns regarding the appearance of the project voiced by the Council.

**PUBLIC HEARINGS: (CONTINUED)**

No further comments are offered.

**MOTION BY LEWIS, SECOND BY KENDRICK, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PLANNED UNIT DEVELOPMENT 255  
TENTATIVE SUBDIVISION MAP 569**

**MOTION BY LEWIS, SECOND BY KENDRICK, to continue hearing for two weeks (April 26, 2005) and direct staff to relay Council's concerns regarding the appearance of the project.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 REQUEST FOR TIME EXTENSION OF TENTATIVE  
SUBDIVISION MAP (TSM) 490 – 2685 AVOCADO AVENUE  
(Report: Director of Public Works)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- Consider granting a time extension for TSM 490 (expiration date April 24, 2005) and set the expiration date to be April 24, 2006, requesting alternative vehicular access for a proposed five-lot subdivision in the R-S-14-H Zone on a vacant lot located on the west side of Avocado Avenue between West Chase Avenue and Cajon View Drive.

**DISCUSSION**

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

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

**Daryl Priest**, 124 Main Street, Suite 240, El Cajon, is present to answer any questions the Council may have.

No comments are offered.

**PUBLIC HEARINGS: (CONTINUED)**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to approve granting a time extension for TSM 490 (expiration date April 24, 2005) and set the expiration date to be April 24, 2006, requesting alternative vehicular access for a proposed five-lot subdivision in the R-S-14-H Zone on a vacant lot located on the west side of Avocado Avenue between West Chase Avenue and Cajon View Drive.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 AMENDMENT OF SPECIFIC PLAN 182 – Downtown Area  
(Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve, modify or disapprove Planning Commission Resolution No. 10103 recommending approval of Amendment of Specific Plan 182 to add a definition of “mixed-use” and not establish a maximum residential density as shown on Exhibit “A”.**

**DISCUSSION**

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

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

**Claire Carpenter**, 168 East Main Street, El Cajon, President, El Cajon Community Development Corporation, speaks regarding the City requirements being a little vague for some developers and makes some suggestions to help alleviate these risk aversions.

May 10, 2005, for workshop to review and accept suggestions.

**PUBLIC HEARINGS: (CONTINUED)**

**Sherry Casper**, 259 South Mollison Avenue, El Cajon, speaks regarding mixed-use for development.

**Daryl Priest**, 124 Main Street, Suite 240, El Cajon, feels mixed-use is a wonderful concept and that it will greatly benefit the City.

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 approve Planning Commission Resolution No. 10103 recommending approval of Amendment of Specific Plan 182 to add a definition of “mixed-use” and not establish a maximum residential density as shown on Exhibit “A” with a workshop on May 10.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**103 PLANNED UNIT DEVELOPMENT 267 AND TENTATIVE SUBDIVISION MAP 580 (Watson for Mollison 61, LLC) – 800 North Mollison Avenue (Report: City Clerk)**

**RECOMMENDATION:**

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

**PLANNED UNIT DEVELOPMENT 267**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10104** to convert an existing 61-unit apartment complex to a common interest development in the R-3 Zone at 800 North Mollison Avenue.

## **PUBLIC HEARINGS: (CONTINUED)**

### **TENTATIVE SUBDIVISION MAP 580**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10105** for a one-lot subdivision map in the R-3 Zone at 800 North Mollison Avenue.

## **DISCUSSION**

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

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

**Mark Maron**, 800 North Mollison Avenue, speaks regarding the “wholesale evictions” due to the condo conversions and the concerns that it raises for the elderly residents.

**Bill Wegner**, 800 North Mollison Avenue, regarding the 90-day eviction notice he has received and how much time the residents actually have before they must move.

**Walid Romaya**, 5422 Napa Street, San Diego, CESN Communities, states that he and **Christina Watson**, 9252 Chesapeake Drive, Project Manager, are present to answer any questions the Council may have. Ms. Watson informs Council the notices were sent and tenant meetings were held.

**Donna Taylor**, 1280 West Main Street, speaks to the condo-conversion issues relating to her apartment building and that the residents are not getting any relocation assistance or information of who or where to call for assistance. (This speaker is not speaking about this project.)

No further comments are offered.

**MOTION BY LEWIS, SECOND BY RAMOS, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **PLANNED UNIT DEVELOPMENT 267**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 69-05 to approve Planning Commission Resolution No. 10104 to convert an existing 61-unit apartment complex to a common interest development in the R-3 Zone at 800 North Mollison Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (CONTINUED)**

**TENTATIVE SUBDIVISION MAP 580**

**MOTION BY LEWIS, SECOND BY RAMOS,** to adopt RESOLUTION NO. 70-05 to approve Planning Commission Resolution No. 10105 for a one-lot subdivision map in the R-3 Zone at 800 North Mollison Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 PLANNED UNIT DEVELOPMENT 268 AND TENTATIVE SUBDIVISION MAP 581 (Maisel Presley, Inc. for Ma) – 225 Taft Avenue  
(Report: City Clerk)**

**RECOMMENDATION:** That the City Council

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

**PLANNED UNIT DEVELOPMENT 268**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10106** to convert an existing 26-unit apartment complex into a common interest development in the R-3 Zone at 225 Taft Avenue.

**TENTATIVE SUBDIVISION MAP 581**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10107** for a one-lot subdivision map in the R-3 Zone at 225 Taft Avenue.

**DISCUSSION**

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

**Director of Public Works Munzenmaier** states the Public Works Department did not get its comments to the Planning Commission and asks that the date of requirements be shown as March 21, 2005.

**PUBLIC HEARINGS: (CONTINUED)**

**104 PLANNED UNIT DEVELOPMENT 268 AND TENTATIVE  
SUBDIVISION MAP 581 (Maisel Presley, Inc. for Ma) – 225 Taft  
Avenue  
(Report: City Clerk)**

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

**Michael D'Amelio**, Maisel Presley, Inc., 4445 Eastgate Mall, #407, San Diego, states the company stipulates to the comments by Mr. Munzenmaier.

**Lonnie Jackson**, 225 Taft Avenue, says although he would not mind buying one of the condo-conversions, that he cannot afford it.

Comments were offered to Mr. Jackson regarding the different programs which may be available to assist him in the purchase of a home.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY McCLELLAN, to Close the Public  
Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PLANNED UNIT DEVELOPMENT 268**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt  
RESOLUTION NO. 71-05 to amend Planning Commission Resolution  
No. 10106 to include comments by Public Works Director  
Munzenmaier that the date in Item 4.F be March 21, 2005, to convert  
an existing 26-unit apartment complex into a common interest  
development in the R-3 Zone at 225 Taft Avenue,**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (CONTINUED)**

- 104 PLANNED UNIT DEVELOPMENT 268 AND TENTATIVE SUBDIVISION MAP 581 (Maisel Presley, Inc. for Ma) – 225 Taft Avenue  
(Report: City Clerk)**

**TENTATIVE SUBDIVISION MAP 581**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 72-05 to modify Planning Commission Resolution No. 10107 to include comments by Public Works Director Munzenmaier that the date in Condition 3 be March 21, 2005, for a one-lot subdivision map in the R-3 Zone at 225 Taft Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

- 105 PLANNED UNIT DEVELOPMENT 262 AND TENTATIVE SUBDIVISION MAP 575 (Neil, CB Richard Ellis for Hagey) – 478 VanHouten Avenue**

**CONTINUED BY PLANNING COMMISSION ON MARCH 28, 2005, TO PLANNING COMMISSION MEETING OF MAY 9, 2005, AND CITY COUNCIL MEETING OF JUNE 14, 2005**

- 106 PLANNED UNIT DEVELOPMENT 257 AND TENTATIVE SUBDIVISION MAP 619 (Roberts) – 1454, 1456 and 1458 Naranca Avenue –**

**CONTINUED BY PLANNING COMMISSION ON MARCH 14, 2005, TO PLANNING COMMISSION MEETING OF MAY 23, 2005, AND CITY COUNCIL MEETING OF JUNE 28, 2005**

- 107 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING:**

Items #5 through #11 were discussed.



**ADJOURNMENT: Mayor Lewis adjourned the Regular Joint Meeting of the City Council and the Redevelopment Agency held this 12th day of April, 2005 at 9:30 p.m. to Tuesday April 26, 2005 at 3:00 p.m.**

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KATHIE J. RUTLEDGE  
City Clerk/Secretary