

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



**MINUTES**

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

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**April 26, 2005**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, April 26, 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
Council/Agencymembers absent:	Ramos
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, 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 March 22, 2005 Meetings and the Agenda of the April 26, 2005 Meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- ❖ **Pride of El Cajon Outstanding Employee  
Joyce Nevarez, Senior Accountant**
- ❖ **Safe Driver Award – Gary Scott 30 Years of Safe Driving**
- ❖ **Proclamation – 36<sup>th</sup> Annual Municipal Clerk’s Week  
May 1 - 7, 2005**
- ❖ **Proclamation – Days of Remembrance**
- ❖ **Proclamation – Arbor Day – April 29, 2005**
- ❖ **Proclamation – Pollution Prevention Week  
April 25 - 29, 2005**
- ❖ **Proclamation – El Cajon Youth Week - May 1 – 7, 2005**
- ❖ **Proclamation – Yogurt Shmogurt Day – April 26, 2005**
- ❖ **Adopt-A-Dog from the Animal Shelter – Kathy Cleveland**

**AGENDA CHANGES:                    NONE**

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY LEWIS, SECOND BY KENDRICK,** to approve Consent Items 1.1 to 1.9, pulling Item 1.10, as requested by Councilmember Jillian Hanson-Cox and Item 1.11 as requested by a member of the public.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

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

Approve Minutes of the April 12, 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.

**1.4 REQUEST TO NAME BALLFIELD #1 AT CAJON VALLEY MIDDLE SCHOOL PARK IN HONOR OF VERN KELLEY  
(Report: Recreation Services Manager)**

**City Council** names the lighted ballfield (area #1) at Cajon Valley Middle School Park in honor of Vern Kelley.

**1.5 LETTER OF APPRECIATION – WALL OF FAME**

Authorizes to be included in the *Wall of Fame* the letter from Kelly Orsborn thanking Recreation staff, in particular Tracy Best, Abby Hill and Suleiman Suleiman for their support in making it possible for a special needs child to participate in a dance class and Spring Recital sponsored by the Recreation Department, and/or letters of appreciation be sent to appropriate parties.

**1.6 DONATION TO THE Y.A.N.A. PROGRAM  
(Report: Interim Chief of Police)**

Accepts the donation from the El Cajon Rotary Foundation of \$500.00 to the Police Department's You Are Not Alone Program (Y.A.N.A.).

**1.7 WITTMAN ENTERPRISES, LLC AGREEMENT (Report: Fire Chief)**

Approves the written request of Wittman Enterprises for an extension of the agreement with a fee increase of 5.2% for Emergency Medical Services (EMS) Billing.

**1.8 PARCEL MAP FOR TENTATIVE PARCEL MAP (TPM) 618 – 1230 FLAMINGO AVENUE (Report: Director of Public Works)**

Approves the Parcel Map for Tentative Parcel Map (TPM) 618 for 1230 Flamingo Avenue.

**1.9 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 501 – 2121 AND 2123 EAST MADISON AVENUE (Report: Director of Public Works)**

Approves the Subdivision Agreement and Final Subdivision Map for Tentative Subdivision (TSM) 501 at 2121 and 2123 East Madison Avenue.

**1.10 RESOLUTION: AWARD OF BID NO. 037-05, CHAIN LINK FENCING  
(Report: Purchasing Agent)  
PULLED FOR DISCUSSION BY COUNCILMEMBER JILLIAN HANSON-COX**

**RECOMMENDATION:** That the **City Council** adopt the next RESOLUTION in order to appropriate funds and award the bid to the low bidder, Golden State Fence Co., in the amount of \$72,060.00.

**1.11 REQUEST FOR IMPROVEMENTS TO BE CONSTRUCTED AS PROVIDED FOR BY EXISTING LIEN CONTRACTS – 768 AND 794 DOROTHY AVENUE (Report: Director of Public Works) PULLED FOR DISCUSSION BY A MEMBER OF THE PUBLIC.**

**RECOMMENDATION:** That the City Council require improvements be constructed for 768 and 794 Dorothy Avenue at this time in accordance with the provisions of the existing Lien Contracts and direct the City Engineer to mail a “Notice to Construct Improvements” to the affected property owners.

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**1.10 RESOLUTION: AWARD OF BID NO. 037-05, CHAIN LINK FENCING (Report: Purchasing Agent) PULLED FOR DISCUSSION BY COUNCILMEMBER JILLIAN HANSON-COX**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to appropriate funds and award the bid to the low bidder, Golden State Fence Co., in the amount of \$72,060.00.

**Discussion**

**Councilmember Hanson-Cox** requested time frame for the completion of the new Police Department.

**City Manager Henry** informs Council that it is at least five years.

**MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt RESOLUTION NO. 73-05 in order to appropriate funds and award the bid to the low bidder, Golden State Fence Co., in the amount of \$72,060.00.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**1.11 REQUEST FOR IMPROVEMENTS TO BE CONSTRUCTED AS PROVIDED FOR BY EXISTING LIEN CONTRACTS – 768 AND 794 DOROTHY AVENUE (Report: Director of Public Works) PULLED FOR DISCUSSION BY A MEMBER OF THE PUBLIC.**

**RECOMMENDATION:** That the City Council require improvements be constructed for 768 and 794 Dorothy Avenue at this time in accordance with the provisions of the existing Lien Contracts and direct the City Engineer to mail a “Notice to Construct Improvements” to the affected property owners.

## Discussion

**John Shay**, 5120 Rockridge Road, La Mesa, representing Lo-Har Gardens, 768 and 794 Dorothy, says they are being asked to install a five-foot sidewalk and gutters on their property but because of the uncertainty of the use of the property, requests Council to postpone the requirement for one year to allow for time to re-evaluate the use of the property.

**Councilmember Jillian Hanson-Cox** inquires as to whether the owners were aware of the lien on the property when it was purchased. **Mr. Shay** replied that they were.

**MOTION BY LEWIS, SECOND BY KENDRICK**, to require improvements be constructed for 768 and 794 Dorothy Avenue at this time in accordance with the provisions of the existing Lien Contracts and direct the City Engineer to mail a "Notice to Construct Improvements" to the affected property owners.

**MOTION CARRIES BY UNANIMOUS VOTE.**  
**(Ramos absent.)**

## PUBLIC COMMENT:

**John Gibson**, 1000 Pioneer Way, speaks regarding a group which represents a constituency in the City that supports political candidates and disseminates misinformation, and has failed to file necessary paperwork with the City Clerk; requests the Council admonish the group to make the proper legal financial disclosures.

**Tony Sottile**, 1473 Whitsett Drive, speaks regarding comments made by Mr. Gibson, things that are not moral, and ghettos.

**Claire Carpenter**, 168 East Main Street, El Cajon, El Cajon Community Development Corporation, informs Council that the Concerts on the Green opening night is May 6, and the Classic Cruise opening night is May 18 with the World Guinness Competition Most Groucho Marx's on Main Street; gives an update on the Clean and Safe Ambassador Program.

**Sunshine Horton**, 1525 Granite Hills Drive, El Cajon, CA, informs Council that the community was successful in getting the beer company to remove billboards located on busy streets near downtown El Cajon advertising beer for the Cinco de Mayo holiday; thanks **Councilmember Hanson-Cox** for her donation to purchase 400 yellow ribbons to be placed on the trees.

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 REQUEST FOR RELOCATION OF PARKWAY SPORTS CENTER**

Letter from Ron Pennock, David Waitley and Lou Tejada requesting a determination of the feasibility of creating a private-public partnership to relocate Parkway Sports Center to the Kennedy Park area of El Cajon.

#### **DISCUSSION**

Discussion ensues among **Council** and **Staff** concerning other locations where the Center may be relocated.

**Ron Pennock**, 124 West Main Street, El Cajon, speaks regarding the Center being in El Cajon since 1974; currently has approximately 100 teens each day playing indoor soccer at this location; requests the City support the Center being re-located next to the roller blade park.

Direct the City Manager to prepare letter to the school district encouraging it to find a facility for this Center; also to check with the Recreation Department to see if there is a location where the Center might be moved.

**MOTION BY LEWIS, SECOND BY KENDRICK**, directs City Manager to prepare a letter to the school district with comments received encouraging the district to find a location for this facility; also to request the City's Recreation Department to check to see if it is feasible to relocate the facility at one of the City's recreation centers.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**PUBLIC HEARINGS:**

**3.1 RESOLUTION APPROVING AND ADOPTING NEGATIVE DECLARATION NUMBER SCH 2004041115 AND THE FINAL DRAFT COUNTYWIDE SUMMARY PLAN AND COUNTYWIDE SITING ELEMENT (Report: Director of Public Works)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
  
- Adopt the next RESOLUTION in order approving Negative Declaration Number SCH 2004041115 for the purpose of adopting the Final Draft Countywide Summary Plan and Countywide Siting Element.
  
- Adopt the next RESOLUTION in order certifying the approving and adoption of the Final Draft Countywide Summary Plan and Countywide Siting Element.

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

**Director of Public Works Munzenmaier** gave a brief overview.

No comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

- **MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt RESOLUTION NO. 74-05 adopting Negative Declaration Number SCH 2004041115 for Final Draft Countywide Summary Plan and Countywide Siting Element.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

- **MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt RESOLUTION NO. 75-05 approving and adopting the Final Draft Countywide Summary Plan and Countywide Siting Element.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**3.2 EXTENSION OF INTERIM URGENCY ORDINANCE NO. 4769 FOR SMOKE SHOP MORATORIUM IN SP 182 (Report: City Attorney)**

**RECOMMENDATION:** That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Request the City Clerk to recite the title of an ORDINANCE** extending for the second, and final time, the urgency ordinance to establish a moratorium on smoke shops and tobacco shops as permitted uses in the SP 182 area, while staff continues to conduct a study on the impacts that smoke shops might have in the downtown area.

An ordinance to extend Interim Urgency Ordinance No. 4769 of the City of El Cajon, adopted pursuant to California Government Code Section 65858, temporarily prohibiting “tobacco shops” and “smoke shops” in the area of the City covered by Specific Plan 182.

- **MOTION to adopt the Ordinance to extend interim urgency Ordinance No. 4769 to April 27, 2006.**

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

**Mayor Pro Tem McClellan** speaks regarding the urgency of adopting this ordinance.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

- **MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt Ordinance No. 4811 to extend interim urgency Ordinance No. 4769 of the City of El Cajon, adopted pursuant to California Government Code Section 65858, temporarily prohibiting “tobacco shops” and “smoke shops” in the area of the City covered by Specific Plan 182 to April 27, 2006.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**



### **3. ADMINISTRATIVE REPORTS:**

#### **3.3 EAST COUNTY PERFORMING ARTS CENTER (Report: City Manager)**

**RECOMMENDATION:** That the City Council review the information provided and direct staff on how to proceed.

#### **Discussion**

**Jim Kelly**, 9453 Debbie Court, El Cajon, thanks the Council for the great job it's doing; states that the current management has been fiscally irresponsible, has created a huge deficient, and feels it does not have the right to try again.

**Kim Gilligan**, 1445 Cary Court, El Cajon, feels ECPAC needs to pursue a course that is economically responsible to the taxpayers that support it; cannot, and should not, compete with the casinos; feels the City cannot continue to subsidize ECPAC; ECPAC should use local talent and headliners only when they can be afforded.

**Jerry Turchin**, 1808 Altozano, El Cajon, business at 297 South Marshall, speaks regarding the fact that the City has been good to his family and for his business; states that negative feelings on the Council have resulted in negative decisions.

**Clayton Anderson**, 4515 Fourth Street, La Mesa, Co-Chair for the Foundation, says the members of the Foundation Board are eager to continue; reports the Board has adopted the 6 Point Plan; thanks the City Manager for her report; Plan B of the City Manager's report is to adopt the 6 Point Plan; Plan A of the City Manager's report would be to discontinue ECPAC with present Staff being laid off and re-hired as part of the Recreation Department; thanks the Mayor for his fiscal responsibility; requests that the City go out for an RFP under Plan A and allow the Foundation Board to continue in the interim.

**Brian Castor**, 647 Crest Drive, El Cajon, also has a couple of businesses in town; feels appalled that the Council is having this discussion again; feels the Blue Ribbon Committee did an excellent job and that ECPAC should be shut down to allow for an RFP to be sent out quicker.

**Dick Zellner**, 180 Rea, El Cajon, President of ECPAC, states what he feels are discrepancies between the City Manager's report and Blue Ribbon Committee's report.

**Anne Tropeano**, 1337 Gregory Street, San Diego, apologizes for her behavior at the previous meeting; states that all performing arts centers receive a subsidy; talks about supporting an RFP that will develop a new program but not the deficient and loss of the talented staff; suggests keeping the current management and going out for an RFP at a later date.

**Tony Sottile**, 1473 Whitsett Drive, El Cajon, states that no business venture should be rewarded for losing money and receiving a “handout” from the City; suggests that family-friendly entertainment be invited to perform.

**David Carney**, 9131 Campo Road, Spring Valley, feels that it cannot continue for even one more year; feels there are quality acts that could be brought in and still make a profit; believes ECPAC was built for the citizens of El Cajon where they could go to see quality acts in a fiscally responsible manner.

**Raymond Lutz**, 1010 Old Chase Avenue, El Cajon, President of Grossmont Community Concert Association, which has been doing family-friendly concerts; feels their season this year is threatened and cannot get contacts right now until they get something that can be depended upon; speaks regarding the Blue Ribbon Commission report and items that were not addressed within the report; requests the City keep the current management.

**David Picone**, 8015 Irene Court, El Cajon, City of San Diego Paramedic, states the Foundation has not run ECPAC efficiently; needs to have the theater provide quality events.

**Michael Oakley**, 10034 Woodrose Avenue, Santee, states that it is real important to bring the arts back to the City; feels it’s the students in the community that will benefit from the theater most.

**Larry Wilson**, 213 Almyra Road, El Cajon, represents Christian Heritage College, El Cajon would love to use the theater for its students if management were put in place to encourage it.

**Mario Tilaro**, 735 Mundo Terrace, El Cajon, speaks regarding there has been seven years of continual losses; IRS considers that if an individual loses for five consecutive years, the business is considered a hobby and not a business; does not feel the City can afford to support a losing theater.

**Eric Knolls**, 1044 Pioneer Way, El Cajon, speaks about sitting in the audience approximately 2-1/2 years ago when the Council wrote off a \$600,000 debt for ECPAC; feels the Council needs to come up with a new plan to move forward.

**John Fistere**, 11290 Lorena Lane, El Cajon, interested in the continued development of downtown El Cajon; feels ECPAC is not a business, but a resource; all other arts centers in California receive a subsidy from the cities; feels ECPAC has displayed excessive optimism in the past.

**Robert Oliver Hambrick**, 1746 Garywood Street, El Cajon, is a 16-year citizen of El Cajon, family has been involved in the theater at all levels; feels there is no theater like ECPAC and that ECPAC is head and shoulders above any of the other theaters in East County; an experience that children cannot receive any other place; subsidies may be an important part as the Council's support of the arts; does not see that staff would necessarily be fired.

**Gary Woods**, 1202 East Madison Avenue, El Cajon, feels the subsidies are excessive for the size of El Cajon; at the Planning Commission meeting on Monday evening, people spoke regarding their concerns about the lack of necessary police officers and the poor response time; subsidy is a regressive tax on City residents who need better police and fire protection; ECPAC needs to be given back to the community.

**John Davis**, 4148-1/2 Poplar Street, San Diego, speaks from the prospective of the arts, an era where it's agreed upon that the artist does not care about fiscal matters, but that is not true; feels that ECPAC needs responsible financial support; urges a community focus that concentrates on local talent.

**Richard and Kathy Plaisted**, 10310 Circa Valley Verde, El Cajon, did not wish to speak but supports CCT and CYT.

**Mayor Pro Tem McClellan** speaks of when the nation faced a difficult time in the 1970's and there was a shortage on gasoline, his company lost money that year, he laid off a few employees, rolled up his sleeves, and worked seven days a week, but the next year the company broke even; the City needs fire and police protection; the City cannot continue to support the losing of money as the City has in the past; feels the City should cut its loses, change horses, and get on with its business.

**Councilmember Hanson-Cox** states the Council has never advocated closing the theater; one thing that was addressed at the Planning Commission meeting on Monday evening was the poor response time from the Police; states the points that she wrote down during discussion by the public; feels that ECPAC is not only a resource but also a business; needs some assurance that if ECPAC signs contracts the City will not be responsible for those debts; likes the 6 Point Plan but feels there should be some changes made to the Plan.

**Councilmember Kendrick** says there is no doubt in his mind that the Foundation has a dedicated Board; states that he cannot make an emotional decision but must look at the needs of the citizens of the City; will support going out for an RFP.

**Mayor Lewis** says he has been involved with ECPAC for over 19 years including during the time that Grossmont College was managing it; feels that the Foundation has had sufficient time to show a profit or break-even point; thanks the Foundation for its years and encourage the Foundation to maintain its non-profit corporate status.

**MOTION BY LEWIS, SECOND BY McCLELLAN**, to terminate agreement with the current management, direct staff to negotiate a settlement agreement and release of all claims between the City and the Arts Center Foundation which will transfer all property, equipment, assets, improvements, and box office information currently held by the Foundation to the City in consideration of those funds owed to the City by the Foundation through June 30, 2005, (estimated at this time to be approximately \$2.4 million); Arts Center Foundation financial records, contracts, and other legal agreements will be turned over to the City on April 27, 2005, and no payments will be issued from that date forward without proper City authority.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**Councilmember Kendrick** voices concerns about the Grossmont Association, feels that whoever picks up the RFP that the new management honors Grossmont's contract.

#### **4. COMMISSION REPORTS:**

##### **4.1 TRAFFIC COMMISSION RECOMMENDATIONS – APRIL 13, 2005 (Report: Secretary to the Traffic Commission)**

##### **ITEM I – NO PARKING – ORO AT FLAMINGO**

**RECOMMENDATION:** That the City Council approve the next RESOLUTION in order to establish a "No Parking" Zone along the westerly edge of Oro Street, beginning at the southerly edge of Flamingo Avenue, thence south a distance of 165 feet.

##### **ITEM II – YIELD CONTROL – GRAVES AVENUE AT LLOYD STREET/REX HALL**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish a "Yield" control on southbound Graves Avenue at Lloyd Street/Rex Hall.

##### **ITEM III – ANNUAL PEDESTRIAN RAMP REVIEW**

**RECOMMENDATION:** That the City Council continue the current Pedestrian Ramp Program.

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve Items I, II, and III as presented adopting RESOLUTION NO. 76-05 to establish a “No Parking” Zone along the westerly edge of Oro Street, beginning at the southerly edge of Flamingo Avenue, thence south a distance of 165 feet and adopting RESOLUTION NO. 77-05 to establish a “Yield” control on southbound Graves Avenue at Lloyd Street/Rex Hall.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**5. REPORTS OF MAYOR LEWIS NONE**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM BOB McCLELLAN: NONE**

**COUNCILMEMBER GARY KENDRICK: NONE**

**COUNCILMEMBER DICK RAMOS: ABSENT**

**COUNCILMEMBER JILLIAN HANSON-COX: NONE**

**7. LEGISLATIVE REPORT**

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

**League of California Cities Legislative Bulletins dated April 8, 2005 and April 15, 2005 - *Priority Focus***

**8. GENERAL INFORMATION ITEMS FOR DISCUSSION:**

**9. ORDINANCES: FIRST READING**

**9.1 AMENDMENT OF SPECIFIC PLAN 182 – DOWNTOWN AREA**

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

An ordinance approving amendment of Specific Plan 182 to add a definition of “mixed-use development.”

**ORDINANCES: SECOND READING**

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

**9.2 AMENDMENT OF MUNICIPAL CODE CHAPTERS 3.16 AND 3.20**

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.

- **MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt Ordinance No. 4812 amending Chapters 3.16 and 3.20 of the Municipal Code.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**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

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

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 McCLELLAN, to adjourn into closed  
session.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

11. **RECONVENE TO OPEN SESSION - Nothing to report.**

**Adjournment: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of  
the City Council/ Redevelopment Agency held this 26th day of April, 2005 at  
6:24 p.m. to Tuesday, May 10, 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 MEETING OF MARCH 28, 2005**

Discussion on Specific Plan 19 – Shopping Carts at Parkway Plaza.

**Councilmember Hanson-Cox** spoke regarding the shopping carts at Parkway Plaza; inquires whether a report can be made as to where the carts are being picked up.

**Mayor Lewis** suggests that this item be placed on a future agenda.

### **B. METRO WASTEWATER JPA NEWSLETTER**

April 2005 News Brief for Metro Wastewater Joint Powers Authority.



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**MINUTES**

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

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**April 26, 2005**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, April 26, 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 Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, April 26, 2005 by order of the City Council and Redevelopment Agency.

**ROLL CALL**

Council/Agencymembers present:	Hanson-Cox, Kendrick
Council/Agencymembers absent:	Ramos
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Rutledge, 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:**

**Ron Pennock**, 124 West Main Street, #120, El Cajon, Chair of Condo Conversion Task Force; commends City staff on the planter boxes outside City hall; speaks relating to out-sourcing issues and how retirements affect the time lines for maps, etc., and suggests that a meeting be scheduled with City staff to review the possibility of out-sourcing.

**Director of Community Development Griffin** and **Director of Public Works Munzenmaier** presented reasons why out-sourcing may not be feasible since staff that works on maps must be under the direct control of City staff.

**Mayor Lewis** suggested that Mr. Pennock write up his request and concerns to be presented at a later meeting for consideration by the Council.

## **PUBLIC HEARINGS:**

**100 PLANNED UNIT DEVELOPMENT 255 AND TENTATIVE SUBDIVISION MAP 569 (CondoConversions.com/Tseng Wang Tai)– 1027 Leslie Road (CONTINUED FROM CITY COUNCIL MEETING OF APRIL 12, 2005) (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.

**Chris Christensen**, 4817 Palm Avenue, La Mesa, speaks on the issues Council brought up at the April 12 meeting and what changes have been proposed.

Discussion ensues among **Council, Staff,** and **Mr. Christensen** regarding concerns of the Council and proposed changes for the project.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY McCLELLAN, to continue hearing for two weeks.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**101 PUD 238/TSM 552 - ERB ENGINEERING INC. FOR BALLANTYNE INVESTMENTS LP, A 4-UNIT COMMON INTEREST DEVELOPMENT, AND 5-LOT SUBDIVISION MAP INCLUDING ONE COMMON LOT – 852 BALLANTYNE STREET - CONTINUED BY PLANNING COMMISSION TO APRIL 26, 2005 – CONTINUED AGAIN TO PLANNING COMMISSION MEETING OF MAY 9, 2005 AND CITY COUNCIL MEETING OF JUNE 14, 2005.**

**102 PLANNED UNIT DEVELOPMENT 269 AND TENTATIVE SUBDIVISION MAP 582 (Westone Management Consultants for Jacoba Graves, LLC) 549 Graves Avenue (Report: City Clerk)**

**RECOMMENDATION:**

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

**PLANNED UNIT DEVELOPMENT 269**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10109 to convert an existing 25-unit apartment complex to a common interest development in the R-4 Zone at 549 Graves Avenue.**

**TENTATIVE SUBDIVISION MAP 582**

- **Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 10110 for a one-lot subdivision map in the R-4 Zone at 540 Graves Avenue.**

**DISCUSSION**

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

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

**Joseph Scarlotti**, 8799 Balboa Avenue, Suite 240, San Diego, informs Council that a third set of stairs are not being installed, washers and dryers are being installed, and is present to answer any questions Council may have.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**PLANNED UNIT DEVELOPMENT 269**

**MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt **RESOLUTION No. 78-05** to approve Planning Commission Resolution No. 10109 to convert an existing 25-unit apartment complex to a common interest development in the R-4 Zone at 549 Graves Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**TENTATIVE SUBDIVISION MAP 582**

**MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt **RESOLUTION No. 79-05** to approve Planning Commission Resolution No. 10110 for a one-lot subdivision map in the R-4 Zone at 540 Graves Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.  
(Ramos absent.)**

**103 TENTATIVE PARCEL MAP 622 (Quintana-Reutzell) – REMOVAL OF RESTRICTION FROM AN EXISTING LOT THAT PROHIBITS PERMANENT STRUCTURES ON THE EASTERLY PORTION OF THE LOT IN THE R-S-9/R-S-9-H ZONES – 1191 HACIENDA DRIVE – CONTINUED BY PLANNING COMMISSION TO PLANNING COMMISSION MEETING OF MAY 9 AND CITY COUNCIL MEETING OF MAY 24, 2005.**

**104 PLANNED UNIT DEVELOPMENT 265 AND TENTATIVE SUBDIVISION MAP 578 (Neil, CB Richard Ellis for Deepak Israni, Pacifica Companies) - 453 GRAVES AVENUE - CONTINUED BY PLANNING COMMISSION ON MARCH 28, 2005, AND CITY COUNCIL MEETING OF APRIL 26, 2005, TO PLANNING COMMISSION MEETING OF APRIL 11, 2005, AND CITY COUNCIL MEETING OF MAY 10, 2005.**

**105 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING: NONE**

**ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 26th day of April, 2005 at 7:55 p.m. to Tuesday, May 10, 2005 at 3:00 p.m.**

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