

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

OCTOBER 25, 2005

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, October 25, 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 October 11, 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 Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Krulikowski, Acting 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 October 11, 2005, meetings and the Agenda of the October 25, 2005, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

- **“Pride of El Cajon” Outstanding Employee presentation to Police Dispatchers Wendy Sue, Craig Groll and Allen Davis**
- **Trolley Safety Presentation – Andy Goddard, Systems Safety Manager for San Diego Trolley**
- **“Use Candles With Care – When You Go Out Blow Out!”
Fire Safety Poster Contest Winners – 3rd Grade
1st Place: Soleen Doski – Bostonia Elementary School
2nd Place: Emily Sullivan – Flying Hills Elementary School
3rd Place: Anabel Moreno – Chase Avenue Elementary School**

AGENDA CHANGES: NONE

CONSENT ITEMS: (1.1 – 1.12)

MOTION BY LEWIS, SECOND BY HANSON-COX, to approve Consent Items 1.1 to 1.8, and Items 1.11 to 1.12, pulling Item 1.9 as requested by Councilmember Hanson-Cox and Item 1.10 as requested by Councilmember Ramos.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the October 11, 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 RESOLUTION: PURCHASE OF FIRE APPARATUS
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 231-05 to establish a budget and approve the purchase of a new fire engine from Pierce Manufacturing, Inc. in the amount of \$459,998.63.

**1.5 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION
MAP (TSM) 375 – Sunterra (Originally named “Posada Del Valle”)
589 North Johnson Avenue (Report: Acting Director of Public Works)**

Accept the public improvements and authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement and require the developer to maintain insurance in force until the release of all bonds for the project.

**1.6 RESOLUTION: AWARD OF BID NO. 012-06 – MOTOR VEHICLES
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 232-05 and award the bid to the low bidders, Villa Ford in the amount of \$384,901.11, Raceway Ford in the amount of \$80,472.94 and Kearny Mesa Ford in the amount of \$23,390.60.

**1.7 RESOLUTION: SUMMARY VACATION OF A PORTION OF “LOT A”
ACROSS THE FRONTAGE OF 573 DURHAM STREET ORIGINALLY
RESERVED FOR FUTURE STREET PURPOSES BY OAKDALE TERRACE
SUBDIVISION, MAP NUMBER 4168, RECORDED MAY 8, 1959 (Report:
Acting Director of Public Works)**

Adopt RESOLUTION NO. 233-05 to approve the Summary Vacation of a portion of “Lot A” across the frontage of 573 Durham Street originally reserved for future street purposes by Oakdale Terrace Subdivision, Map Number 4168, recorded May 8, 1959.

**1.8 SUMMARY VACATION OF IRREVOCABLE OFFERS OF DEDICATION FOR
PUBLIC SEWER WITH ACCESS EASEMENTS AT 2119 EAST MADISON
AVENUE (Report: Acting Director of Public Works)**

Adopt RESOLUTION NO. 234-05 to approve the Summary Vacation of Irrevocable Offers of Dedication for public sewer with access easements at 2119 East Madison Avenue, conditioned upon the recording of an Irrevocable Offer of Dedication for Replacement Easements.

PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX

**1.9 REQUEST FOR LIEN CONTRACT TO DEFER THE PUBLIC IMPROVEMENTS REQUIRED BY TENTATIVE PARCEL MAP (TPM) 625
548 Ann Street (Report: Acting Director of Public Works)**

RECOMMENDATION: That the City Council consider David Weiland’s request for a Lien Contract to defer the public improvements required by Tentative Parcel Map (TPM) 625 located at 548 Ann Street.

PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS

**1.10 STATE COPS PROGRAM FUNDING FY 2005-2006 EXPENDITURE PLAN
(Report: Chief of Police)**

RECOMMENDATION: That the City Council accept the State FY 2005-2006 Citizens’ Options for Public Safety (COPS) Program Grant in the amount of \$140,974 and approve use of the funds to help support the Police Department’s ongoing communications and technology systems upgrade project.

1.11 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 549 – 930 Jamacha Road (Report: Acting Director of Public Works)

Approve the Final Subdivision Map for Tentative Subdivision Map (TSM) 549 at 930 Jamacha Road.

**1.12 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY; COVENANT NOT TO CONVEY CONDOMINIUM UNITS; AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 518 – 1386 East Madison Avenue
(Report: Acting Director of Public Works)**

Approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units, and Final Map for TSM 518 at 1386 East Madison Avenue, authorizing execution of the agreement.

PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX

**1.9 REQUEST FOR LIEN CONTRACT TO DEFER THE PUBLIC IMPROVEMENTS REQUIRED BY TENTATIVE PARCEL MAP (TPM) 625
548 Ann Street (Report: Acting Director of Public Works)**

RECOMMENDATION: That the City Council consider David Weiland’s request for a Lien Contract to defer the public improvements required by Tentative Parcel Map (TPM) 625 located at 548 Ann Street.

Councilmember Hanson-Cox inquires as to whether the City will be responsible for removal of all liens on property.

MOTION BY LEWIS, SECOND BY McCLELLAN, to consider David Weiland's request for a Lien Contract to defer the public improvements required by Tentative Parcel Map (TPM) 625 located at 548 Ann Street.

MOTION CARRIES BY UNANIMOUS VOTE.

PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS

**1.10 STATE COPS PROGRAM FUNDING FY 2005-2006 EXPENDITURE PLAN
(Report: Chief of Police)**

RECOMMENDATION: That the City Council accept the State FY 2005-2006 Citizens' Options for Public Safety (COPS) Program Grant in the amount of \$140,974 and approve use of the funds to help support the Police Department's ongoing communications and technology systems upgrade project.

Councilmember Ramos inquires as to what is being upgraded; City Manager Henry states this money will be used to pay the debt service on the equipment.

MOTION BY LEWIS, SECOND BY McCLELLAN, to accept the State FY 2005-2006 Citizens' Options for Public Safety (COPS) Program Grant in the amount of \$140,974 and approve use of the funds to help support the Police Department's ongoing communications and technology systems upgrade project.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Claire Carpenter, El Cajon CDC, 168 East Main Street, informs Council on the status of the Farmers Market; tomorrow is the First Halloween Car Show with prizes to the kids in costumes; the Light of the Holiday Film Series will begin on Friday evening, November 18 through December 17; start of a new free series at Judson Park to assist businesses in Downtown El Cajon.

"Cruella de Vile" aka Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, speaks regarding all the good things the El Cajon CDC is doing and encourages all citizens to take advantage of them; the war against drunk drivers and how she is helping with SADD.

2. WRITTEN COMMUNICATIONS: NONE

3. PUBLIC HEARINGS:

3.1 DELINQUENT REFUSE COLLECTION CHARGES
(Report: Acting Director of Public Works)

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony, Close the Public Hearing**
- **Adopt the next RESOLUTION** in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
- **Authorize the City Clerk** to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

DISCUSSION

Mayor Pro Tem McClellan excused himself and is disqualified to vote due to a conflict of interest.

Mayor Lewis announces the Public Hearing is now Open.

Kristy Mundt, 741 Pelican Way and 737 Pelican Way, El Cajon, informs Council that she has a "granny flat" in which her parents are living and inquires as to why she is being required to have a separate trash receptacle.

Director of Community Development Griffin responds to Ms. Mundt's concerns.

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

- An exception being made for Ms. Mundt since the residents are her parents.
- Whether she would be willing to sign document that once her parents pass, she will have a separate trash receptacle.
- Referred to Staff for review and possible resolution.

Cathryn Cloyd, 1776 Granite Hills Drive, El Cajon, speaks regarding a rental house located at 1545 Fargo Avenue, El Cajon, that has been vacant for several months, and inquires as to why she is being charged for trash pickup.

No further comments are offered.

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

**MOTION CARRIES BY 4 TO 0 UNANIMOUS VOTE.
MAYOR PRO-TEM McCLELLAN DISQUALIFIED
HIMSELF DUE TO A CONFLICT OF INTEREST.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 235-05 certifying the list of property owners as delinquent in the payment of their mandatory trash service bills.

**MOTION CARRIES BY 4 TO 0 UNANIMOUS VOTE.
MAYOR PRO-TEM McCLELLAN DISQUALIFIED
HIMSELF DUE TO A CONFLICT OF INTEREST.**

MOTION BY LEWIS, SECOND BY RAMOS, to authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

**MOTION CARRIES BY 4 TO 0 UNANIMOUS VOTE.
MAYOR PRO-TEM McCLELLAN DISQUALIFIED
HIMSELF DUE TO A CONFLICT OF INTEREST.**

3.2 DELINQUENT SEWER SERVICE CHARGES (Report: Assistant City Manager/Director of Finance)

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony, Close the Public Hearing**
- **Adopt the next RESOLUTION** in order confirming the charges and levying the assessments on the next regular tax bill; and
- **Authorize the City Clerk** to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

DISCUSSION

Mayor Pro Tem McClellan excused himself and is disqualified to vote due to a conflict of interest.

Mayor Lewis announces the Public Hearing is now Open.

No comments are offered.

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

**MOTION CARRIES BY 4 TO 0 UNANIMOUS VOTE.
MAYOR PRO-TEM McCLELLAN DISQUALIFIED
HIMSELF DUE TO A CONFLICT OF INTEREST.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 236-05 confirming the charges and levying the assessments on the next regular tax bill

**MOTION CARRIES BY 4 TO 0 UNANIMOUS VOTE.
MAYOR PRO-TEM McCLELLAN DISQUALIFIED
HIMSELF DUE TO A CONFLICT OF INTEREST.**

MOTION BY LEWIS, SECOND BY RAMOS, to authorize the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

**MOTION CARRIES BY 4 TO 0 UNANIMOUS VOTE.
MAYOR PRO-TEM McCLELLAN DISQUALIFIED
HIMSELF DUE TO A CONFLICT OF INTEREST.**

**3.3 ADOPTION OF A NEW FIVE-YEAR IMPLEMENTATION PLAN
(Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency

- **Open the Public Hearing, accept any testimony, Close the Public Hearing**
- **Adopt the Five Year Implementation Plan**

DISCUSSION

David Cooksy, Director of Redevelopment and Housing, provides a summary of the Item.

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

- Page 19: Ending fund balance for FY 2004-2005 is \$6,890,967 but the beginning balance for FY 2005-2006 is only \$6,835,317.
- \$4 million set aside is only for land acquisition, relocation, and miscellaneous expenses of which some of the monies will be recovered when the projects are sold.

Mayor Lewis announces the Public Hearing is now Open.

No comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt the Five-Year Implementation Plan.

MOTION CARRIES BY UNANIMOUS VOTE.

3. ADMINISTRATIVE REPORTS:

3.4 LINDA WAY PROJECT (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the Redevelopment Agency authorize the Executive Director to negotiate and execute an exclusive right to negotiate agreement with Paladin Partners for a period of not to exceed one hundred eighty (180) days, unless extended by the Agency.

DISCUSSION

David Cooksy, Director of Redevelopment and Housing, gives a brief overview of this new housing project.

Eric Davy, Anthony Badeaux, and Mark Miller, owners of Paladin Partners, introduced themselves to Council.

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

- How value of units is determined.
- Clarification of "fair market value."

MOTION BY LEWIS, SECOND BY RAMOS, to authorize the Executive Director to negotiate and execute an exclusive right to negotiate agreement with Paladin Partners for a period of not to exceed one hundred eighty (180) days, unless extended by the Agency.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS:

4.1 TRAFFIC COMMISSION RECOMMENDATIONS – October 12, 2005 MEETING (Report: Acting Secretary to Traffic Commission)

ITEM I. TRAFFIC CONDITIONS – SOUTH MOLLISON AVENUE BETWEEN WASHINGTON AND CHASE

RECOMMENDATION: That the City Council approve the Traffic Commission recommendation to restripe Mollison Avenue between Washington and Chase to provide parking for both sides of the street, a bicycle lane for both sides, one travel lane in each direction and a two way left turn lane.

MOTION BY LEWIS, SECOND BY KENDRICK, to approve the Traffic Commission recommendation to restripe Mollison Avenue between Washington and Chase to provide parking for both sides of the street, a bicycle lane for both sides, one travel lane in each direction and a two way left turn lane.

MOTION CARRIES BY UNANIMOUS VOTE.

5. REPORTS OF MAYOR LEWIS: NONE

SANDAG (San Diego Association of Governments) Regional Transportation; SANDAG (Public Safety Committee); METRO Commission (Metropolitan Sewerage System) and METRO Wastewater JPA; MTS (Metropolitan Transit System).

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM BOB McCLELLAN:

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate; LAFCO (Local Agency Formation Commission – Advisory Committee).

6.1 CALIFORNIA BORDER POLICE INITIATIVE

That the City Council adopt the next RESOLUTION in order to support the California Border Police Initiative.

Mayor Pro Tem McClellan speaks regarding why he feels this initiative is necessary.

MOTION BY McCLELLAN, SECOND BY RAMOS, to adopt RESOLUTION NO. 237-05 to support the California Border Police initiative.

MOTION CARRIES BY UNANIMOUS VOTE.

COUNCILMEMBER GARY KENDRICK: NONE

Heartland Communications JPA; Heartland Fire Training JPA; Chamber of Commerce – Business/Economic Development.

COUNCILMEMBER DICK RAMOS:

ADAPT (Alcohol and Drug Abuse Prevention Task Force); Heartland Fire Training JPA (Alternate); Legislative Report.

Councilmember Ramos informs Council that some service stations are advertising gas on the main billboard at a reduced price but after people fill up their tanks, they learn that this price is the “cash only” price.

City Attorney Foley states this may be something the Consumers’ Fraud Unit of the District Attorney is looking into. He will be meeting with them and will report back to Council.

COUNCILMEMBER JILLIAN HANSON-COX:

SANDAG (San Diego Association of Governments) (Alternate); MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; League of California Cities, San Diego Division; East San Diego County Gang Task Force.

Councilmember Hanson-Cox thanks Staff for copies of the minutes from the various City commissions; states there are so many great events coming up as shown in the minutes for the Commission on Aging and Disabilities, and inquires as to how the seniors are notified of these events.

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus* – October 14, 2005

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: NONE

9. ORDINANCES: FIRST READING

9.1 ZONE RECLASSIFICATION 2233

An Ordinance approving Zone Reclassification 2233 to prezone property located on the north side of East Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 East Madison Avenue, from the County A-70 Zone to the City R-E-20-H (Residential Estates 20,000 Sq. Ft. Lots/Hillside Overlay) Zone.

DISCUSSION

Elaine Ancell, 2050 Eula Lane, El Cajon, asks why individuals were not notified this item is on the Agenda;

Director of Community Development Griffin informs Council and Ms. Ancell public hearings were held previously and residents were notified of impending Council action.

Ms. Ancell also inquires as to how they can ensure that property owners are not given the run around when calling for emergency services.

Mayor Lewis responds to Ms. Ancell's concerns and directs the City Manager to check into the matter and let Ms. Ancell know how she will receive these services.

Mayor Lewis requests the City Clerk to recite the title of the proposed ordinance.

ORDINANCE: SECOND READING AND ADOPTION

Mayor Lewis requests the City Clerk to recite the titles.

9.2 ZONE RECLASSIFICATION 2265

An Ordinance approving Zone Reclassification 2265 rezoning the properties located at 2216, 2236 and 2250 Tampa Avenue from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

- **MOTION to adopt the Ordinance approving Zone Reclassification 2265.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4822 approving Zone Reclassification 2265.

MOTION CARRIES BY UNANIMOUS VOTE.

9.3 ZONE RECLASSIFICATION 2266

An Ordinance approving Zone Reclassification 2266 to rezone property located on the north side of Tyrone Street between North Westwind Drive and Milford Place, and addressed as 689 Tyrone Street from the R-P (Residential Professional) Zone to the R-2 (Two-Family Residential) Zone.

- **MOTION to adopt the Ordinance approving Zone Reclassification 2266.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4823 approving Zone Reclassification 2266.

MOTION CARRIES BY UNANIMOUS VOTE.

10. CLOSED SESSIONS: None

Adjournment: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 25th day of October, 2005, at 4:17 p.m. to Tuesday, October 25, 2005, at 7:00 p.m.

KATHIE J. RUTLEDGE
City Clerk/Secretary

GENERAL INFORMATION:

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

- A. Metro Wastewater JPA News Brief – October 2005**

- B. El Cajon Community Development Corporation; Film Series**

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

OCTOBER 25, 2005

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, October 25, 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 October 25, 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 Foley, City Attorney/General Counsel Henry, City Manager/Executive Director Krulikowski, Acting Director of Public Works Griffin, Director of Community Development

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

AGENDA CHANGES: NONE

PUBLIC COMMENT: NONE

PUBLIC HEARINGS:

100 PLANNED UNIT DEVELOPMENT 292 AND TENTATIVE SUBDIVISION MAP 606 (Westone Management Consultants for Pars Group) 1371 East Washington Avenue - CONTINUED BY PLANNING COMMISSION TO PLANNING COMMISSION MEETING OF OCTOBER 24, 2005 – TO BE RE-NOTICED FOR FUTURE CITY COUNCIL MEETING

101 AMENDMENT OF ZONING ORDINANCE TO ADD CHAPTER 17.65 AND AMENDMENT OF SECTION 17.64.035 REGARDING DENSITY BONUSES (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION in order to approve the Negative Declaration**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10199, recommending approval of Amendment of Zoning Ordinance to add Chapter 17.65 and an amendment of Section 17.64.035 regarding density bonuses.**

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

No comments are offered.

MOTION BY LEWIS, SECOND BY HANSON-COX, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY KENDRICK, to adopt RESOLUTION NO. 238-05 to approve the Negative Declaration.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY KENDRICK, to approve Planning Commission Resolution No. 10199 recommending approval of Amendment of Zoning Ordinance to add Chapter 17.65 and an amendment of Section 17.64.035 regarding density bonuses.

MOTION CARRIES BY UNANIMOUS VOTE.

**102 CONDITIONAL USE PERMIT 2010 (The Caddy Shack for Cayugan)
351 West Main Street
(Report: City Clerk)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10198 to expand an existing cocktail lounge with outdoor seating to include dance floor and live entertainment (indoors and outdoors) and reduced parking in the C-2 Zone at 351 West Main Street.**

DISCUSSION

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

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

- Hours other restaurants operate.
- Six-month review instead of a one-year review from the time of opening.

Mayor Lewis announces the Public Hearing is now Open.

No comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 239-05 to approve the Planning Commission Resolution No. 10198 to expand an existing cocktail lounge with outdoor seating to include dance floor and live entertainment (indoors and outdoors) and reduced parking in the C-2 Zone at 351 West Main Street, amending Condition 11 of Planning Commission Resolution No. 10198 for a six-month review of the Conditional Use Permit rather than 12 months.

MOTION CARRIES BY UNANIMOUS VOTE.

103 PLANNED UNIT DEVELOPMENT 281 AND TENTATIVE SUBDIVISION MAP 594 (Maisel Presley, Inc. for Ma) - 1019 Peach Avenue (Report: City Clerk) CONTINUED FROM CITY COUNCIL MEETINGS OF SEPTEMBER 27, 2005, AND OCTOBER 11, 2005

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 281

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10191 recommending approval to convert an existing 34-unit apartment complex into a common interest development in the R-3 Zone at 1019 Peach Avenue.**

TENTATIVE SUBDIVISION MAP 594

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10192 recommending approval of Tentative Subdivision Map 594 for a one-lot subdivision map in the R-3 Zone on property located at 1019 Peach Avenue.**

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Mark Viguri, 4445 Eastgate Mall, San Diego, discusses the changes made as requested by Council at the previous meetings.

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

PLANNED UNIT DEVELOPMENT 281

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 240-05 to approve Planning Commission Resolution No. 10191 recommending approval to convert an existing 34-unit apartment complex into a common interest development in the R-3 Zone at 1019 Peach Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

TENTATIVE SUBDIVISION MAP 594

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 241-05 to approve Planning Commission Resolution No. 10192 recommending approval of Tentative Subdivision Map 594 for a one-lot subdivision map in the R-3 Zone on property located at 1019 Peach Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

104 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 25th day of October, 2005, at 7:21 p.m. to Tuesday November 8, 2005, at 3:00 p.m.

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