

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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NOVEMBER 29, 2005

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, November 29, 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 November 8, 2005.

#### ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Ramos
Council/Agencymembers absent:	Kendrick
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 Turner, Director of Public Works Griffin, Director of Community Development

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

**POSTINGS:** The City Clerk posted Orders of Adjournment of the November 8, 2005, meetings and the Agenda of the November 29, 2005, meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- **SANDAG & San Diego Regional Economic Development Corporation  
“2005 Indicators of Sustainable Competitiveness: A Quality of Life Index  
for San Diego” - Presentation by B. Michael Schuerman**
- **David Warren – EnviroBinz Metropolitan Transit - Recycling**

**AGENDA CHANGES: NONE**

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY LEWIS, SECOND BY RAMOS, to approve Consent Items 1.1 to 1.3, 1.5, 1.8 to 1.11, pulling Item 1.6, as requested by Councilmember Ramos, and Items 1.4 and 1.7 as requested by Councilmember Hanson-Cox.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

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

Approve Minutes of the November 8, 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.

**PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX.**

**1.4 SPECIAL OPERATION LICENSE APPLICATION – CASPI PAWN  
972-976 Broadway**

**RECOMMENDATION:** That the City Council approve the application as submitted by Ike Samadi for a Special Operation License to upgrade an existing pawn shop at 972-976 Broadway.

**1.5 JULY – SEPTEMBER 2005 – QUARTERLY TREASURER’S REPORT  
(Report: Director of Finance/Treasurer)**

Receive the latest quarterly Treasurer’s Report.

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS.**

**1.6 REVISED CLASSIFICATION SPECIFICATION FOR DIRECTOR OF PUBLIC  
WORKS (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revised classification specification for Director of Public Works.

**PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX.**

**1.7 ON-CALL PLAN CHECK SERVICES (Report: Acting Director of Public  
Works)**

**RECOMMENDATION:** That the City Council appropriate an additional \$100,000 to the Public Works Private Development Expenditure Budget (Activity #151330) for Other Professional/Technical Services.

**1.8 CITY COUNCIL POLICY D-3 (Report: City Attorney)**

Adopt the amended City Council Policy D-3, “Insurance Requirements,” to be effective immediately.

**1.9 PARCEL MAP FOR TENTATIVE PARCEL MAP (TPM) 620  
1203 Naranca Avenue (Report: Acting Director of Public Works)**

Approve the Parcel Map for Tentative Parcel Map (TPM) 620 for 1203 Naranca Avenue.

**1.10 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 546 – 1321 Greenfield Drive (Report: Acting Director of Public Works)**

Approve the Final Subdivision Map for Tentative Subdivision Map (TSM 546) at 1321 Greenfield Drive.

**1.11 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM 522) – Grossmont College Subdivision (Report: Acting Director of Public Works)**

Approve the Subdivision Agreement and Final Subdivision Map for Tentative Subdivision Map (TSM) 522 for Grossmont College Subdivision.

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**PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX.**

**1.4 SPECIAL OPERATION LICENSE APPLICATION – CASPI PAWN  
972-976 Broadway**

**RECOMMENDATION:** That the City Council approve the application as submitted by Ike Samadi for a Special Operation License to upgrade an existing pawn shop at 972-976 Broadway.

**DISCUSSION**

**Councilmember Hanson-Cox** inquires as to what the upgrades include.

**Ike Samadi** informs Council that he wishes to change the nature of his business to include a pawn shop.

**Director of Community Development Griffin** clarifies what type of business Mr. Samadi is currently operating and what changes/additions will be made.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY RAMOS, to approve the application as submitted by Ike Samadi for a Special Operation License to upgrade an existing pawn shop at 972-976 Broadway.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS.**

**1.6 REVISED CLASSIFICATION SPECIFICATION FOR DIRECTOR OF PUBLIC WORKS (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revised classification specification for Director of Public Works.

**DISCUSSION**

**Councilmember Ramos** questions the requirements of the position as stated on page 2 which have been deleted; would like to see the classification specification return being more specific as to what the duties are of the Director of Public Works.

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

- Classification specifications are being made consistent with other Director positions; the cross-outs (deletions) are provided for elsewhere; specifications are being kept open to allow for assignments from the City Manager.
- Proposed description is too subjective.

**MOTION BY LEWIS, SECOND BY RAMOS, to continue approval of revised classification specification for Director of Public Works until Tuesday, December 13, 2005.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX.**

**1.7 ON-CALL PLAN CHECK SERVICES (Report: Acting Director of Public Works)**

**RECOMMENDATION:** That the City Council appropriate an additional \$100,000 to the Public Works Private Development Expenditure Budget (Activity #151330) for Other Professional/Technical Services.

**DISCUSSION**

**Councilmember Hanson-Cox** inquires as to why a consultant is required at a cost of \$100,000.

Discussion ensues between **Council** and **Staff** regarding:

- The back log of projects due to condo conversions.
- Time constraints.
- Two companies to be utilized on as-needed basis.

**MOTION BY LEWIS, SECOND BY RAMOS, to appropriate an additional \$100,000 to the Public Works Private Development Expenditure Budget (Activity #151330) for Other Professional/Technical Services.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**PUBLIC COMMENT:**

**Jim Kelly**, Homeless, speaks regarding traffic control; boat traffic; County's general statement regarding housing set aside for low-income.

**Rayond Lutz**, 1010 Old Chase Avenue, El Cajon, extending his comments regarding outsourcing; had requested the list of 19 contacts and states that no theaters currently in business were contacted; concerned about the manner it was conducted; Community Christian Theater states that they will conduct "headliners" but there is no guarantee.

**Sunshine Horton**, 1525 Granite Hills Drive, El Cajon, speaks regarding her walk from her house to Children's Hospital on December 7; has finished the yellow ribbons; hopes that everyone is thankful for something this holiday season; informs Council that when her mother visits, she comments on how clean El Cajon is; cars parking on the corners obscures vision of traffic; young adults need support and guidance; on December 11 may save a life or two; she will advise the Council at the December meeting.

**2. WRITTEN COMMUNICATIONS: NONE**

### **3. PUBLIC HEARINGS:**

#### **3.1 DEMOLITION ORDER FOR PROPERTY AT 623 TAFT AVENUE (Report: Building Official/Fire Marshal)**

**RECOMMENDATION:** That the City Council (1) deem appropriate the Building Official/Fire Marshal's determination that the structure is substandard and a public nuisance, (2) require demolition of the structure by January 3, 2006, (3) if the structure is not demolished by January 3, 2006, direct staff to pursue demolition of the structure with all costs incurred by the City to be assessed against the property as a tax lien.

**Mayor Lewis** opens the public hearing.

**Dan Pavao**, Building Official/Fire Marshal, provides a brief overview regarding status of this project; provides a modification to the recommendation to include the opportunity for the property owner to renovate the structure in question.

**City Attorney Foley** informs the options open to the Council.

**Councilmember Hanson-Cox** inquires as to what plans the owner has for the property if it is renovated.

**John Gibson**, 1000 Pioneer Way, El Cajon, representing Tim Cassin, property owner, explains that Mr. Cassin has had some health problems that has made it difficult to respond to the City's concerns and/or letters; states Mr. Cassin has agreed to allow Mr. Gibson to renovate the structure and then sell the property; Mr. Gibson expects the renovation to take approximately 60 days.

**City Attorney Foley** suggests Council accept the new recommendation allowing for renovation during a 60-day period; Dan Pavao, Building Official/Fire Marshal, to return with a status report of the renovation on February 14, 2006. The public hearing process has been completed; and part of the motion should be to afford the Building Official direction to proceed if the renovation is not being done.

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

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

Discussion ensues between **Council** and **Staff** regarding:

- Acceptance of the revised recommendation to return with a status report after 75 days.
- A total of 90 days to complete the renovation project.

- To proceed with demolition at the end of 90 days if there is no renovation.
- Staff cost to be placed as a lien against the property.

**MOTION BY LEWIS, SECOND BY RAMOS, to: (1) deem appropriate the Building Official/Fire Marshal's determination that the structure is substandard and a public nuisance; (2) allow the property owner 10 days in which to elect to either demolish or renovate the structure; (3) allow the property owner approximately 90 days in which to renovate or demolish the dwelling; (4) Building Official/Fire Marshal to provide update on progress at the February 14, 2006, Council meeting; 5) direct Staff to bill the property owner for all costs (administrative costs and staff time) incurred by the City at the conclusion of this matter with the full amount to be assessed against the property as a tax lien if not paid within 90 days.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

#### **ADMINISTRATIVE REPORTS:**

#### **3.2 GUARD RAIL - FLETCHER PARKWAY BETWEEN CUYAMACA STREET AND LOMA PORTAL (Report: Acting Director of Public Works)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS in order to:

- Establish a new project for guard rail on the north side of Fletcher Parkway.
- Transfer \$120,000 of TransNet funds from the Granite Hills and Dehesa Road Traffic Signal Project to the Fletcher Parkway Guard Rail Project.
- Amend the Regional Transportation Improvement Plan (RTIP) to reflect the fund transfer authorized above.
- Approve Plans and Specifications and direct a Notice Inviting Sealed Bids to be opened on January 11, 2006, for the Guard Rail – Fletcher Parkway between Cuyamaca Street and Loma Portal Project.

**Rob Turner, Director of Public Works,** provides a brief summary of this project.



**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTIONS to:**

- **Establish a new project for guard rail on the north side of Fletcher Parkway, and transfer \$120,000 of TransNet funds from the Granite Hills and Dehesa Road Traffic Signal Project to the Fletcher Parkway Guard Rail Project – Resolution No. 251-05.**
- **Amend the Regional Transportation Improvement Plan (RTIP) to reflect the fund transfer authorized above – Resolution No. 252-05.**
- **Approve Plans and Specifications – Resolution No. 253-05; and direct a Notice Inviting Sealed Bids to be opened on January 11, 2006, for the Guard Rail – Fletcher Parkway between Cuyamaca Street and Loma Portal Project – Resolution No. 254-05.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**4. COMMISSION REPORTS:**

**4.1 TRAFFIC COMMISSION RECOMMENDATIONS – NOVEMBER 9, 2005 MEETING (Report: Acting Secretary to Traffic Commission)**

**ITEM I. SPEED HUMPS – CHATHAM STREET**

**RECOMMENDATION:** That the City Council approve the installation of speed humps on Chatham Street.

**DISCUSSION**

**JoAnn Swanson**, 2852 Chatham Street, El Cajon, speaks regarding the quality of life relating to Chatham Street and the proposed installation of speed humps which should reduce the speed of traffic on Chatham Street.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY RAMOS, to approve the installation of speed humps on Chatham Street.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**ITEM II. NO PARKING – 522 JAMACHA ROAD**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order to establish the requested No Parking Zone described as follows:

Along the westerly curblineline of Jamacha Road, beginning at a point 263 feet south of the southerly extended curblineline of Sunnyland Avenue, thence north a distance of 36 feet.

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION No. 255-05 to establish the requested No Parking Zone described as follows:**

Along the westerly curblineline of Jamacha Road, beginning at a point 263 feet south of the southerly extended curblineline of Sunnyland Avenue, thence north a distance of 36 feet.

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**5. REPORTS OF MAYOR LEWIS**

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).

**5.1 Letter from Santee City Council requesting the City adopt a RESOLUTION supporting the United States military's opposition to civilian joint use of facilities.**

**DISCUSSION**

**Mayor Lewis** provides a summary of his proposal to adopt a resolution supporting the United States military's opposition to civilian joint use of facilities.

Discussion ensues between **Council** and **Staff** regarding:

- That the resolution should oppose civilian aviation joint use of the MCAS Miramar base as a location for a regional airport.
- Not to eliminate all areas for a combined military and civilian joint use of facilities.

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt revised Resolution No. 256-05.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM BOB McCLELLAN: NONE**

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

**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 the Council that Senate Bill 435 (Housing: density bonuses) has now been chaptered and filed with the Secretary of State.

**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** states that she has enjoyed reading the Committees/Commissions minutes; Youth Commission's work plan and commends the Recreation Department; Commission on Aging and Disabilities; the East County generation games will be held on Wednesday, November 30, from 9:00 a.m. to 1:00 p.m.; new Medicare Pharmacy plans are out and information may be received at [www.medicare.gov](http://www.medicare.gov).

**7. LEGISLATIVE REPORT**

**7.1 League of California Cities Legislative Bulletins dated November 4, 2005, November 10, 2005 and November 18, 2005 - *Priority Focus***

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

**9. ORDINANCES: FIRST READING NONE**

**ORDINANCE: SECOND READING AND ADOPTION**

**RECOMMENDATION:** That the **Mayor Lewis** request the City Clerk to recite the title.

**9.1 AFFORDABLE HOUSING ORDINANCE**

An ordinance adding new Chapter 15.82 to the El Cajon Municipal Code regarding affordable housing in the Redevelopment Project Area.

- **MOTION to adopt the Ordinance adding a new Chapter 15.82 to the El Cajon Municipal Code.**

**DISCUSSION**

**Scott Molloy**, Building Industries Association of San Diego County, 9201 Spectrum Center Blvd, Suite 110, speaks in opposition to the affordable housing ordinance; feels this ordinance will have an overall negative impact on the City; stated several recommendations to clean up the ordinance as suggested by Building Industries Association of San Diego County.

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

- Following adoption of the proposed ordinance, it shall be returned for further comments following a brown bag luncheon to be attended by all persons concerned.
- No comment has been received by the City Attorney regarding concerns of the BIA.

**Scott Molloy**, in response to **Mayor Pro Tem McClellan's** question, states that there is no state law requiring the City to adopt an affordable housing ordinance; states he was not notified of this hearing.

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

- **Mayor Pro Tem McClellan** states he feels that Mr. Molloy and the City Attorney should meet to discuss the concerns stated.
- **City Attorney Foley** informs Council of the change in law (AB 1390) regarding redevelopment agencies; this is a City ordinance to provide affordable housing to the agencies; direction was given to those in attendance at the November 8 meeting, that individuals were to contact him with any concerns they may have; this is not a public hearing but an item for adoption of the ordinance; he was not contacted.
- City of El Cajon has twice the number of housing required.
- Section A, Findings, Page 1, clearly states that "at least 15% of new and substantially rehabilitated dwelling units developed within the Agency's Project Area by public or private entities or persons other than the Agency are affordable to Low and Moderate Income households...."

**Tracey Morgan Hollingsworth**, 1150 Broadway, El Cajon, speaks regarding rehabilitated units not being required unless Agency funding is used; entire cost of units must be made up by the City; distributed a paper on ideas used by different cities; anytime an increase is placed on the units, housing will be pushed further away from the individuals most in need; encourages Council not to adopt the proposed ordinance but to meet with individuals concerned and return with a revised ordinance.

**City Attorney Foley** states that this is not a redevelopment law, it is a City ordinance, whereby the City is exercising its police power.

**Ron Pennock**, 124 West Main Street, #120, speaks in opposition to the affordable housing ordinance as it will impact the health and safety code; with the assurance that Council will be revisiting this ordinance in 45 days, he finds that acceptable.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4825 adding a new Chapter 15.82 to the El Cajon Municipal Code Regarding Affordable Housing in the Redevelopment Project Area.**

**MOTION CARRIES BY A 3 TO 1 VOTE.  
COUNCILMEMBER McCLELLAN VOTES NO.  
COUNCILMEMBER KENDRICK ABSENT.**

## **9.2 DENSITY BONUS ORDINANCE**

An Ordinance of the City Council of the City of El Cajon Repealing Section 17.64.035 of Chapter 17.64 of Title 17 of the El Cajon Municipal Code and adding a new Section 17.64.035 to Chapter 17.64 and adding a new Chapter 17.65 to Title 17 of the El Cajon Municipal Code.

- **MOTION to adopt the Ordinance adding a new Section 17.64.035 to Chapter 17.64 and adding a new Chapter 17.65 to Title 17 of the El Cajon Municipal Code.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt Ordinance No. 4826 adding a new Section 17.64.035 to Chapter 17.64 and adding a new Chapter 17.65 to Title 17 of the El Cajon Municipal Code.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

## **9.3 SPECIFIC PLAN 440**

An Ordinance approving deletion of Specific Plan 440 to delete patio dining area, parking and property from the existing restaurant in the C-2 (General Commercial) Zone on property located on the south side of Fletcher Parkway between Brockton Street and Westwind Drive, and addressed as 2275 Fletcher Parkway.

- **MOTION to adopt the Ordinance deleting Specific Plan 440.**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4827 deleting Specific Plan 440.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**10. CLOSED SESSIONS:**

- **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - pursuant to subdivision (a) of Government Code Section 54956.9:**

Name of Case: GET OUTDOORS, LLC v. City of El Cajon, et al.  
Case No. 03CV 1437W

- **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9:**

Number of potential cases: 1

- **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9:**

Number of potential cases: 1

**MOTION BY LEWIS, SECOND BY RAMOS, to adjourn into Closed Session at 4:55 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

- 11. RECONVENE TO OPEN SESSION - Direction was given to the City Attorney on each of the three items.**

**Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 29th day of November, 2005, at 5:23 p.m. to Tuesday, November 29, 2005, at 7:00 p.m.**

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

**GENERAL INFORMATION:**

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

**A. METRO WASTEWATER JPA NEWS BRIEF – November, 2005**



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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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#### NOVEMBER 29, 2005

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, November 29, 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 November 29, 2005, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Ramos
Council/Agencymembers absent:	Kendrick
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:**

**Mayor Lewis** recognizes several students from the Government Class of Granite Hills High School and one Boy Scout.

**PUBLIC HEARINGS:**

**100 PLANNED UNIT DEVELOPMENT 295 AND TENTATIVE SUBDIVISION MAP 609 (Anthony-Taylor Consultants for Brighton Homes, LLC)  
203 Orlando Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 295**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10220** recommending approval of Planned Unit Development 295 to construct a four-unit common interest residential development in the R-3 Zone at 203 Orlando Street.

**TENTATIVE SUBDIVISION MAP 609**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10221** recommending approval of Tentative Subdivision Map 609 for a one-lot subdivision map in the R-3 Zone at 203 Orlando Street.

**DISCUSSION**

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

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

**Lindsay Erickson**, 304 Enterprise Street, Escondido, informs Council that some major improvements have been made to the project and is present to answer questions of Staff.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**PLANNED UNIT DEVELOPMENT 295**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION No. 257-05 to approve Planning Commission Resolution No. 10220** recommending approval of Planned Unit Development 295 to construct a four-unit common interest residential development in the R-3 Zone at 203 Orlando Street.

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**TENTATIVE SUBDIVISION MAP 609**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION No. 258-05 to approve Planning Commission Resolution No. 10221** recommending approval of Tentative Subdivision Map 609 for a one-lot subdivision map in the R-3 Zone at 203 Orlando Street.

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**101 PLANNED UNIT DEVELOPMENT 296 AND TENTATIVE SUBDIVISION MAP 610 (Rodick for Lang) - 1365 Broadway (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 296**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10222** recommending approval of Planned Unit Development 296 to convert an existing 37-unit apartment complex into a common interest development in the R-3 Zone at 1365 Broadway.

**TENTATIVE SUBDIVISION MAP 610**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10223** recommending approval of Tentative Subdivision Map 610 for a one-lot subdivision map in the R-3 Zone at 1365 Broadway.

## DISCUSSION

**Mayor Pro Tem McClellan** disqualifies himself due to a conflict of interest.

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

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

**Randy Lang**, 9160 Gramercy Drive, San Diego, is present to answer questions Council may have.

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

- The bottom units having a five-foot clapboard wall and whether it is being left.
- Different elevations with serious cracks, which will be brought up to current standards. (Condition 6.a.13 on Page 4 covers this concern.)

No further comments are offered.

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

**MOTION CARRIES BY 3 TO 0 VOTE.  
COUNCILMEMBER KENDRICK ABSENT.  
MAYOR PRO-TEM McCLELLAN DISQUALIFIED  
HIMSELF DUE TO A CONFLICT OF INTEREST.**

## PLANNED UNIT DEVELOPMENT 296

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION No. 259-05 to approve Planning Commission Resolution No. 10222** recommending approval of Planned Unit Development 296 to convert an existing 37-unit apartment complex into a common interest development in the R-3 Zone at 1365 Broadway.

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

**TENTATIVE SUBDIVISION MAP 610**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION No. 260-05 to approve Planning Commission Resolution No. 10223 recommending approval of Tentative Subdivision Map 610 for a one-lot subdivision map in the R-3 Zone at 1365 Broadway.**

**MOTION CARRIES BY 3 TO 0 VOTE.  
COUNCILMEMBER KENDRICK ABSENT.  
MAYOR PRO-TEM McCLELLAN DISQUALIFIED  
HIMSELF DUE TO A CONFLICT OF INTEREST.**

**102 PLANNED UNIT DEVELOPMENT 297 AND TENTATIVE SUBDIVISION MAP 611 (Westone Management Consultants for A.R.T. Properties "C" LLC) – 1121 East Washington Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 297**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10224** recommending approval of Planned Unit Development 297 to convert an existing 24-unit apartment complex into a common interest development in the R-3 Zone at 1121 East Washington Avenue.

**TENTATIVE SUBDIVISION MAP 611**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10225** recommending approval of Tentative Subdivision Map 611 for a one-lot subdivision map in the R-3 Zone at 1121 East Washington Avenue.

**DISCUSSION**

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

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

- Walkways on the second story, south side of the building.

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

**Joseph Scarlatti**, Westone Management Consultants, 8799 Balboa Avenue, Suite 129, San Diego, is present to answer questions of Council:

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

- Questions regarding walkways to the second story.
- Concerns regarding a new roof as opposed to the current roof.
- Concerns regarding conditions of the roof.
- Advises laundry appliances are only nine month old and need not be replaced.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**PLANNED UNIT DEVELOPMENT 297**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION No. 261-05 to approve Planning Commission Resolution No. 10224** recommending approval of Planned Unit Development 297 to convert an existing 24-unit apartment complex into a common interest development in the R-3 Zone at 1121 East Washington Avenue; 1) with requirements set forth in Title 16 of the El Cajon Municipal Code; 2) provide an inspection report from a licensed contractor or engineer that evaluates the current condition of the roof and makes a recommendation on its status, and then obtain necessary permits for the roof and should the remaining useful life of the roof be 15 years or less, all buildings shall be re-roofed; 3) delete Condition 6.a)14 with Condition 6.a)15 becoming Condition 6.a)14 which is to repair leak in the bathroom ceiling of Unit #1; 4) all other conditions of Planning Commission Resolution No. 10224, on file in the office of the City Clerk, shall remain in effect.

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**TENTATIVE SUBDIVISION MAP 611**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION No. 262-05 to approve Planning Commission Resolution No. 10225 recommending approval of Tentative Subdivision Map 611 for a one-lot subdivision map in the R-3 Zone at 1121 East Washington Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.  
COUNCILMEMBER KENDRICK ABSENT.**

**103 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 29th day of November, 2005, at 7:40 p.m. to Tuesday December 13, 2005, at 3:00 p.m.**

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