

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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DECEMBER 13, 2005

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, December 13, 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 29, 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 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 29, 2005, meetings and the Agenda of the December 13, 2005, meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS:**

- **Carolers from the Christian Community Theater sang several Christmas songs prior to the start of the Council meeting.**
- **EPA Presentation of check (\$200,000 grant for downtown revitalization) to City Council/Redevelopment Agency.**
- **Mayor Lewis announces that El Cajon is one of three cities in California that has been chosen for elections for Iraqi citizens.**

## **AGENDA CHANGES:**

**City Manager Henry removes Item 3.2 from the Agenda; Councilmember Hanson-Cox states she has questions regarding 3.H of Item 3.2; she will speak with the City Manager later regarding these questions.**

**MOTION BY LEWIS, SECOND BY KENDRICK to approve the changes to the Agenda as made.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **CONSENT ITEMS: (1.1 – 1.15)**

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve Consent Items 1.1 to 1.4, 1.7, 1.11 to 1.15, pulling Items 1.6 and 1.8, as requested by Councilmember Ramos; pulling Items 1.5 and 1.10, as requested by Councilmember Hanson-Cox; Mayor Pro Tem McClellan states he will be voting “no” on Item 1.9.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

**Approve Minutes of the November 29, 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 AMENDED AND RESTATED JOINT POWERS AGREEMENT FOR HEARTLAND COMMUNICATIONS FACILITY AUTHORITY (Report: City Manager)**

Approve the Amended and Restated Joint Powers Agreement for Heartland Communications Facility Authority.

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

**1.5 PARAMEDIC RESOURCE POOL (Report: Fire Chief)**

**RECOMMENDATION:** That the City Council approve the Memorandum of Understanding for a Paramedic/Firefighter Resource Pool.

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS.**

**1.6 REVISED CLASSIFICATION SPECIFICATION FOR SENIOR HUMAN RESOURCES ANALYST (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revised classification specification for Senior Human Resources Analyst.

**1.7 REVISIONS TO CITY COUNCIL POLICY A-9, CITY SAFETY COMMITTEE (Report: Director of Human Resources)**

Approve the revisions to City Council Policy A-9, City Safety Committee.

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS.**

**1.8 CONTRACT TO ADMINISTER EPA GRANT FUNDS (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council consider entering into and approving a contract between the Redevelopment Agency and the El Cajon Community Development Corporation and adopt the next RESOLUTION in order approving the execution of this contract.

**1.9 AFFORDABLE HOUSING ORDINANCE  
(Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the City Council adopt the next Resolutions in order to establish the following: 1) Affordable Housing Trust Fund; 2) Affordable Housing in Lieu Fee; and 3) Affordable Housing Guidelines.

**MOTION BY LEWIS, SECOND BY HANSON-COX, to adopt the next Resolutions in order to establish the following:**

- 1) Affordable Housing Trust Fund ~ Resolution No. 263-05;**
- 2) Affordable Housing in Lieu Fee ~ Resolution No. 264-05;**
- 3) Affordable Housing Guidelines ~ Resolution No. 265-05.**

**MOTION CARRIES BY A 4 TO 1 VOTE.  
MAYOR PRO TEM McCLELLAN VOTING NO.**

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

**1.10 CONCRETE TRUCK REPLACEMENT (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council appropriate \$52,000 from the Gas Tax Fund Balance for the purchase of a new concrete form truck.

**1.11 ACCEPTANCE OF CHAIN LINK FENCING PROJECT (Report: Director of Public Works)**

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

**1.12 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 523 – 930 Peach Avenue (Report: Director of Public Works)**

Grant a one-year time extension for TSM 523 and set the new expiration date to be December 2, 2006, in accordance with Municipal Code Section 16.12.110.

**1.13 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 556 – 472 Graves Avenue (Report: Director of Public Works)**

Approve the Final Subdivision Map for TSM 556 at 472 Graves Avenue.

**1.14 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 510R – 1850 Avocado Boulevard (Report: Director of Public Works)**

Approve the Subdivision Agreement and Final Subdivision Map for TSM 510R.

**1.15 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 554 – 1490 Naranca Avenue (Report: Director of Public Works)**

Approve the Final Subdivision Map for TSM 554 at 1490 Naranca Avenue.

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

**1.5 PARAMEDIC RESOURCE POOL (Report: Fire Chief)**

**RECOMMENDATION:** That the City Council approve the Memorandum of Understanding for a Paramedic/Firefighter Resource Pool.

**DISCUSSION**

**Councilmember Hanson-Cox** questions whether the members will be East County based; responding to the question, **City Manager Henry** states the pool will be made up of any department that has paramedics.

**MOTION BY LEWIS, SECOND BY HANSON-COX, to approve the Memorandum of Understanding for a Paramedic/Firefighter Resource Pool.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS.**

**1.6 REVISED CLASSIFICATION SPECIFICATION FOR SENIOR HUMAN RESOURCES ANALYST (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the revised classification specification for Senior Human Resources Analyst.

## DISCUSSION

**Councilmember Ramos** asks whether Councilmembers will be prohibited from speaking with employees; **City Manager Henry** explains that will not be the case, the reasoning for the proposed changes, and requests Councilmembers to follow the "chain of command."

**MOTION BY LEWIS, SECOND BY HANSON-COX, to approve the revised classification specification for Senior Human Resources Analyst.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS.**

**1.8 CONTRACT TO ADMINISTER EPA GRANT FUNDS (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the **City Council** consider entering into and approving a contract between the Redevelopment Agency and the El Cajon Community Development Corporation and adopt the next RESOLUTION in order approving the execution of this contract.

## DISCUSSION

**Councilmember Ramos** inquires as to why the City cannot do this and what the administration fees are; **David Cooksy, Director of Redevelopment and Housing**, explains the Agency is contracting as it will be working closely with the development and the City will also receive administration fees.

**MOTION BY LEWIS, SECOND BY RAMOS, approves a contract between the Redevelopment Agency and the El Cajon Community Development Corporation and adopt RESOLUTION NO. ECRA-370 approving the execution of the contract.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

**1.10 CONCRETE TRUCK REPLACEMENT (Report: Director of Public Works)**

**RECOMMENDATION:** That the **City Council** appropriate \$52,000 from the Gas Tax Fund Balance for the purchase of a new concrete form truck.

## DISCUSSION

**Councilmember Hanson-Cox** questions where the \$52,000 comes from; **City Manager Henry** explains that the monies come from gas taxes.

**MOTION BY LEWIS, SECOND BY HANSON-COX, to appropriate \$52,000 from the Gas Tax Fund Balance for the purchase of a new concrete form truck.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **PUBLIC COMMENT:**

**Sunshine Horton**, 1525 Granite Hills Drive, El Cajon, speaks regarding the ribbon cutting ceremony of a billboard in loving memory of officers killed by drunk drivers on Wednesday, December 14, at 10:00 a.m., at 930 Washington Avenue; in 2006 all individuals should be more tolerant and loving of others.

**Raymond Lutz**, 1010 Old Chase Avenue, El Cajon, speaks relating to Christian Community Theater/East County Performing Arts Center; tries to look at what is wrong with the contract; CCT does not give any assurance that headliners will be brought in; there is no separate accounting books; requests Council to stand back to see if it is operating to the benefit of the City or if the actions will have a negative impact on the City.

**Bill Murphy**, 245 Lincoln, El Cajon, says the City was smart when it hired him as a police officer, and a few weeks later hired Bill McClurg who is retiring after 33-1/2 years of service to the Police Department.

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 LETTER FROM DARYL PRIEST, PRESIDENT OF PRIEST DEVELOPMENT CORPORATION**

Letter from Daryl Priest, President of Priest Development Corporation, requesting an amendment to the Disposition and Development Agreement entered into by the El Cajon Redevelopment Agency and Priest Development Corporation for the Park Avenue Project at Ballantyne and Park Avenue.

**MOTION BY LEWIS, SECOND BY RAMOS, to negotiate with Mr. Priest and return with an amended Disposition and Development Agreement.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **2.2 LETTER FROM CLAIRE CARPENTER, PRESIDENT AND CEO OF EL CAJON COMMUNITY DEVELOPMENT CORPORATION**

Letter from Claire Carpenter, President and CEO of El Cajon Community Development Corporation, providing a copy of the 2004-2005 Audit, 2005-2006 Budget, including details on the City of El Cajon's contributions to the ECCDC.

### **DISCUSSION**

**Claire Carpenter**, 168 East Main Street, El Cajon, explains the budget and activities of ECCDC and is present to answer any questions Council may have.

Discussion ensues among **Council, Staff, and Ms. Carpenter** concerning:

- Discussion of proposed project located at Ballantyne and Main Street;
- Update on the car shows;
- Celebrations in the downtown area;
- Movies that are being shown on Friday evenings;
- Information for last year and for the upcoming year to allow comparisons;
- Questions on the amount of monies that come from the private sector;
- Thanks Claire for all her/staff hard work as the City looks better than ever;
- The Downtown Ambassadors are helping to eliminate the problems with the homeless people;
- ECCDC Staff had a walking tour of "Little Italy," the horse ties were left in.

## **2.3 LETTER FROM DON STURTEVANT, PRESIDENT, DESCO REAL ESTATE, INC.**

Letter from Don Sturtevant, President, Desco Real Estate, Inc., requesting either amending or temporarily suspending enforcement of ECMC 17.66.020 with regard to "sign spinners."



## DISCUSSION

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

- Enforcement of City Ordinance by City Staff.

**Don Sturtevant**, President of Desco Real Estate, Inc., 4542 Ruffner Street, #140, San Diego, explains that he wants an “even playing field” with the ordinance prohibiting sign spinners being enforced for everyone; says his traffic is down 50% and sales have decreased since he received the letter to no longer use the spinners; requests the City suspend enforcement of the ordinance and conduct a study on this issue.

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

- History of sign spinners and previous actions taken.
- Ordinance allows real estate people to install temporary signs.
- Suggestion was made for the RSVP personnel to give tickets to the sign spinners that are working on the weekends and after hours.

**MOTION BY LEWIS, SECOND BY RAMOS, to file letter.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **2.4 LETTER FROM ANDRÉ ZEEHANDELAAR, PRESIDENT OF GILLESPIE FIELD EAGLES, INC.**

Letter from André Zeehandelaar, President of Gillespie Field Eagles, Inc., requesting the City Council waive any fees associated with violations in connection with an incident at the Mother Goose Parade on November 20, 2005.

## DISCUSSION

**Director of Public Works Turner** gives a brief summary of the problem addressed.

**Andre Zeehandelaar**, Fernwood, Pahrump, NV, provides a summary of the Gillespie Field Eagles; also provides a brief summary of the problems encountered in having an aircraft in the Mother Goose Parade and the marking of the streets; requests the City waive fees imposed.

Discussion ensues between **Council, Staff and Mr. Zeehandelaar** regarding:

- The paint GFE used to mark the streets.
- GFE being a volunteer group.
- Responsibility of parade participants to contact appropriate departments for assistance.
- The City’s policy to not waive any fees or penalties.

**MOTION BY LEWIS, SECOND BY RAMOS, to instruct Gillespie Field Eagles to remove the paint within two weeks or the City will remove the paint at City cost with GFE receiving an invoice for costs incurred.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. PUBLIC HEARINGS:**

**3.1 REALLOCATION OF CDBG FUNDS (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing, solicit public input and close the Public Hearing;**
- **Determine the amount and extent of reallocation of CDBG funds;**
- **Adopt the next City RESOLUTION in order for reallocation and commitment of these funds; and**
- **Authorize the City Manager or designee to submit these changes of the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute all affiliated documents.**

**MOTION BY LEWIS, SECOND BY RAMOS, to close the public hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY RAMOS, adopting City RESOLUTION NO. 266-05 for reallocation and commitment of these funds; and authorizes the City Manager or designee to submit these changes of the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute all affiliated documents.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS:**

**3.2 CONTRACTUAL AGREEMENT FOR MANAGEMENT OF THE EAST COUNTY PERFORMING ARTS CENTER (Report: Director of Recreation)**

**RECOMMENDATION:** That the **City Council** review the requested changes to the Agreement to manage the East County Performing Arts Center (ECPAC) as proposed by Christian Community Theater (CCT).

**THIS ITEM WAS REMOVED FROM THE AGENDA BY STAFF.**

**3.3 SELECTION OF MAYOR PRO TEM (Report: City Clerk)**

**RECOMMENDATION:** That the **City Council** select a Mayor Pro Tem according to the El Cajon Municipal Code.

**MOTION BY LEWIS, SECOND BY McCLELLAN, to appoint Councilmember Hanson-Cox as the Mayor Pro Tem for 2006.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.4 STATUS REPORT ON TOBACCO LICENSING (Report: Director of Community Development)**

**RECOMMENDATION:** That the **City Council** receive this status report and direct any questions to staff.

**DISCUSSION**

**Director of Community Development Griffin** gives a brief summary of this project; as of today there area a total of four which have not paid; recognizes Judy Jones, Enforcement Officer, for her efforts in bringing the businesses into compliance.

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

- Limit of accumulated fines before it is turned over to the attorney.
- Legal actions that may be taken by City Staff.
- A new store selling tobacco.
- Contact with the non-conforming businesses has been only through written correspondence; suggestion was made to make personal contact with the businesses.

**Ronnee Brown and Cody Littlefield**, Students Together Against Alcohol'N Drugs, 554 Broadway, El Cajon, thanks Council for adoption of the ordinance; speaks regarding the addiction of alcohol; encourages the City to enforce the ordinance.

**City Attorney Foley** explains how CASA may be used in assisting enforcement of the ordinance; responds to questions regarding retailers that have been in a sting operation.

**Lorenzo Higley**, 554 Broadway, El Cajon, Communities Against Substance Abuse (CASA), uses a state-approved methodology; supports Staff enforcement efforts; states that he can probably survey all the retailers in El Cajon by July, 2006.

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

- Starting the sting operations as soon as possible.
- Council previously voted 5-0 to adopt this ordinance.

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

##### **4.1 AMENDMENT OF CONDITIONAL USE PERMIT 1659 (Searle Family Trust 07-11-84) 1149 Broadway (Report: City Clerk)**

##### **RECOMMENDATION: That the City Council**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10228** granting amendment of Conditional Use Permit 1659 to renew a conditional use permit for auto sales and repair in the C-2 Zone at 1149 Broadway.

**MOTION BY LEWIS, SECOND BY McCLELLAN, to approve Planning Commission Resolution No. 10228 granting amendment of Conditional Use Permit 1659 to renew a conditional use permit for auto sales and repair in the C-2 Zone at 1149 Broadway.**

**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).

### **PULLED FROM AGENDA**

#### **6.1 CONSUMER ACCESS TO VEHICLE KEY INFORMATION**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order supporting AB 714 for consumer access to vehicle key information.

Item filed until a later date.

**Mayor Pro Tem McClellan's** reports that his company had its Christmas party at the Ronald Reagan Community Center; City Staff dismantled the dance floor as soon as the party was over; complimented the Police Department regarding a stolen vehicle; son has a West El Cajon Blvd business, and because of the vandalism and theft going on in the automotive industry, requests additional patrols in that area.

### **COUNCILMEMBER GARY KENDRICK:**

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

**Councilmember Kendrick** informs that he attended four Traditions of Christmas performances at East County Performing Arts Center and on Sunday he also ushered; the Two Dollar Bills promotion was successful; visit to Walt Disney World gave him ideas for lighting in the downtown area.

### **COUNCILMEMBER DICK RAMOS:**

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

**Councilmember Ramos** has a request from the League of Cities to send a letter of thanks to the Governor regarding funding of Proposition 42, transportation monies, and fill the gap in Proposition 42 for funding for the cities and counties.

**MOTION BY RAMOS, SECOND BY McCLELLAN, directing Staff to draft letters thanking the Governor for funding Proposition 42 and requesting filling the gaps in the funding for the cities and counties.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**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** speaks about the beauty of the City and requests an update of the abandoned shopping cart problem.

**City Manager Henry** states that the City has recently sent letters to businesses with shopping carts giving an example of what other businesses have done and stating that the City will develop a committee to determine how to keep the carts on business premises if the businesses themselves do not address the problem.

**Councilmember Kendrick** inquires as to whether the City is regulated on how much recovery cost the City can have.

**City Attorney Foley** responds to **Councilmember Kendrick's** questions and what actions the City will be able to pursue.

**City Manager Henry** says when the City's newsletter comes out again, there will be a page with the businesses and phone numbers listed that individuals could call for pickup of carts.

**City Attorney Foley** speaks regarding actions taken by people to obscure the ownership of the carts.

**7. LEGISLATIVE REPORT**

**7.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated December 2, 2005**

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

**9. ORDINANCES: FIRST READING**

**9.1 AMENDING MUNICIPAL CODE UPDATING OFFICERS AND EMPLOYEES EXCEPTED FROM THE PROVISIONS OF THE PERSONNEL SYSTEM**

An ordinance repealing Section 2.64.050 of Chapter 2.64 of the El Cajon Municipal Code and adding new Section 2.64.050 to Chapter 2.64 of the El Cajon Municipal Code adding and deleting officers and employees excepted from the provisions of the personnel system.

**ORDINANCE: SECOND READING AND ADOPTION          NONE**

**10. CLOSED SESSIONS:**

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

Number of potential cases: 7

- **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 McCLELLAN, to adjourn into Closed Session.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

- 11. RECONVENED TO OPEN SESSION** at 5:20 p.m. - Instructions were given to the City Attorney on each of the items.

**Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 13th day of December, 2005, at 5:21 p.m. to Tuesday, December 13, 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 items forward for discussion under Item No. 8 of the agenda.

- A. SANDAG BOARD ACTIONS – Bulletin of actions taken by the San Diego Association of Governments Board dated November 18, 2005.**
- B. Letter from Mayor Lewis to Teri Basta at Metro Waste Water appointing Rob Turner, Director of Public Works, as the City of El Cajon new alternate to the Metro Waste Water JPA effective December 1, 2005.**
- C. Planning Commission Resolution No. 10229 – Granting Conditional Use Permit 2013 for off-sale beer and wine in conjunction with existing tobacco products sales in the C-R Zone at 415 Fletcher Parkway.**
- D. Letter from Dave Allen, Chair, Board of Commissioners of Heartland Fire Training Facility, requesting additional space at the current training facility and the possibility of shared use facilities.**



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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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DECEMBER 13, 2005

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, December 13, 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 December 13, 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 Turner, 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:**

**Malcolm “Hoagy” Carmichael**, 212 South Second Street, #30, El Cajon, reported on the Intergeneration Games held November 30 at the Boys & Girls Club, with 80 students attending who were paired with seniors; the students wrote essays regarding their experience with seniors and awards were presented.

**Ysidro “Marty” Martinez**, 989 Peach Avenue, El Cajon, speaks regarding the Intergeneration Games and fund raising events for the Boys & Girls Club.

**PUBLIC HEARINGS:**

**100 ZONE RECLASSIFICATION 2269 AND AMENDMENT OF SITE DEVELOPMENT PLAN 60 (Amendment of Site Development Plan 60 withdrawn by applicant at Planning Commission Meeting of November 21, 2005) (Lottes Family Trust c/o California Accounts) 321, 323 and 325 Van Houten Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10217 recommending approval of Zone Reclassification 2269 to rezone property located at 321, 323 and 325 Van Houten Avenue from the R-P Zone to the O-P Zone.**

**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 RAMOS, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY RAMOS, to approve Planning Commission Resolution No. 10217 recommending approval of Zone Reclassification 2269 to rezone property located at 321, 323 and 325 Van Houten Avenue from the R-P Zone to the O-P Zone.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 PLANNED UNIT DEVELOPMENT 299 AND TENTATIVE SUBDIVISION MAP 613 (Comer, CB Richard Ellis) 758 South Mollison Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 299**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10226** recommending approval of Planned Unit Development 299 to convert an existing 62-unit apartment complex into a common interest development in the R-3 Zone at 758 South Mollison Avenue.

**TENTATIVE SUBDIVISION MAP 613**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10227** recommending approval of Tentative Subdivision Map 613 for a one-lot subdivision map in the R-3 Zone at 758 South Mollison Avenue.

**DISCUSSION**

**Mayor Pro Tem McClellan** disqualifies himself due to a conflict of interest and leaves the Council Chambers.

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

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

**Eric Comer**, 4365 Executive Drive #900, San Diego, says he is available for questions; states that the project will have assigned parking; states there will be stamped concrete around the pool area.

**Councilmember Ramos** says he hopes that the location of the condo will be considered when assigning parking to the homeowners.

**Director of Community Development Griffin** clarifies for Council that the additional room will be a third bedroom to the adjacent unit, a meeting room for the homeowners association, or laundry facilities; a wooden fence that is not in top condition, will be replaced (Condition 6.a.4).

**Yezen Younan**, 3023 West Conyar Avenue, San Diego, representing his mother who lives in the complex with many Chaldeans, voices concerns of some of the residents that they live in this complex because it is close to shopping and church; some of the residents are elderly; displacement will be difficult for the residents; encourages Council to disapprove this project, thereby allowing the current residents to remain.

**Wisam Kisa**, 758 South Mollison, #30, El Cajon, speaks regarding hot water running underneath the living room so that when a pipe needs to be replaced, the entire living room floor must be torn out; feels that the small size of the apartments are not conducive to conversion to a condo; does not see where a washer and/or dryer may be placed inside the units; noise from one unit to the next is disturbing because of thin walls.

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

- Piping placed under the flooring is a “common interest” problem and should be resolved by the homeowners association.
- Requests wording from the City Attorney regarding this problem.
- One-hour firewall will probably create a greater distance between units, thereby reducing the noise level.
- “Set aside” funding for the homeowners association addressing roof leaks, etc. required by State law.
- Rerouting the water lines from the floor areas to the walls. Condition 6.b.3. In addition, to reroute all water lines that are in the slabs.

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.**

**PLANNED UNIT DEVELOPMENT 299**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 267-05 to approve Planning Commission Resolution No. 10226** recommending approval of Planned Unit Development 299 to convert an existing 62-unit apartment complex into a common interest development in the R-3 Zone at 758 South Mollison Avenue and amending Condition 6(b)(3) to install plumbing upgrades as recommended in the Physical Elements Report, and reroute all existing, active, hot water pipes that are located in the slab to accessible locations in walls or ceilings.

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

**TENTATIVE SUBDIVISION MAP 613**

**MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 268-05 to approve Planning Commission Resolution No. 10227** recommending approval of Tentative Subdivision Map 613 for a one-lot subdivision map in the R-3 Zone at 758 South Mollison Avenue.

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

**102 PLANNED UNIT DEVELOPMENT 300 AND TENTATIVE SUBDIVISION MAP 614 (Hunters Run Apartments, LLC) 532 Broadway – Continued by Planning Commission to Planning Commission Meeting of January 9, 2006 and City Council Meeting of February 14, 2006.**

**103 ZONE RECLASSIFICATION 2263 (Yoak for Ortega/Russell/Stoffel)  
538, 546 and 554 North Third 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 the Mitigated Negative Declaration.**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10216 recommending approval of Zone Reclassification 2263 to rezone property from the R-1-6 Zone to the R-2 Zone on property located at 538, 546 and 554 North Third Street.**

**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 McCLELLAN, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 269-05 to approve the Mitigated Negative Declaration for Zone Reclassification 2263.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to approve Planning Commission Resolution No. 10216 recommending approval of Zone Reclassification 2263 to rezone property from the R-1-6 Zone to the R-2 Zone on property located at 538, 546 and 554 North Third Street.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 ZONE RECLASSIFICATION 2270, CONDITIONAL USE PERMIT 2014, PLANNED UNIT DEVELOPMENT 291 AND TENTATIVE SUBDIVISION MAP 605 (El Cajon Community Development Corporation – ECCDC)  
Vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**ZONE RECLASSIFICATION 2270**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10232** recommending approval of Zone Reclassification 2270 to rezone vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street from the R-1-6 Zone to the R-3 Zone.

**CONDITIONAL USE PERMIT 2014**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10233** granting Conditional Use Permit 2014 for a density bonus and a development concession for driveway width in conjunction with a proposed residential project in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

**PLANNED UNIT DEVELOPMENT 291**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10234** recommending approval of Planned Unit Development 291 to construct a seven-unit common interest residential development in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

**TENTATIVE SUBDIVISION MAP 605**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10235** recommending approval of Tentative Subdivision Map 605 for an eight-lot subdivision map in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

**DISCUSSION**

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

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

**Ric Davy**, El Cajon CDC/Davy Architecture, 811 Tenth Street, San Diego, says they hope to achieve the same level of quality that is found in smaller homes.

**Stasi Williams**, El Cajon CDC, says she has a list already started of potential home buyers, plans on advertising for additional home buyers, plans on educating potential buyers on the First Time Home Buyers Program; Redevelopment Agency has provided a \$1.5 million loan to the ECCDC with annual interest rate in addition to a construction loan for the actual construction of the project, Affordable Housing Program Grant, and subsidies direct to the buyers.

**JoAnne Bushby**, Vice Chair of the ECCDC Real Estate Development Team, 168 East Main Street, El Cajon, thanks the City Staff for the support that has been given.

No further comments are offered.

**Councilmember Ramos** states that he does not feel government should get involved in private projects.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ZONE RECLASSIFICATION 2270**

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve Planning Commission Resolution No. 10232** recommending approval of Zone Reclassification 2270 to rezone vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street from the R-1-6 Zone to the R-3 Zone.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONDITIONAL USE PERMIT 2014**

**MOTION BY LEWIS, SECOND BY KENDRICK, to adopt RESOLUTION NO. 270-05 to approve Planning Commission Resolution No. 10233** granting Conditional Use Permit 2014 for a density bonus and a development concession for driveway width in conjunction with a proposed residential project in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**



**PLANNED UNIT DEVELOPMENT 291**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to adopt RESOLUTION NO. 271-05 to approve Planning Commission Resolution No. 10234** recommending approval of Planned Unit Development 291 to construct a seven-unit common interest residential development in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**TENTATIVE SUBDIVISION MAP 605**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to adopt RESOLUTION NO. 272-05 to approve Planning Commission Resolution No. 10235** recommending approval of Tentative Subdivision Map 605 for an eight-lot subdivision map in the pending R-3 Zone on vacant property located on the north side of Wisconsin Avenue between North Magnolia Avenue and Chambers Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**105 PLANNED UNIT DEVELOPMENT 301 AND TENTATIVE PARCEL MAP 626 (Lanes) 1185 Marline Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 301**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10236** recommending approval of Planned Unit Development 301 requesting to construct a three-unit common interest development in the R-2-R Zone at 1185 Marline Avenue.

**TENTATIVE PARCEL MAP 626**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10237** recommending approval of Tentative Parcel Map 626 for a four-lot parcel map in the R-2-R Zone at 1185 Marline Avenue.

## 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.**

### **PLANNED UNIT DEVELOPMENT 301**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to adopt RESOLUTION NO. 273-05 to approve Planning Commission Resolution No. 10236** recommending approval of Planned Unit Development 301 requesting to construct a three-unit common interest development in the R-2-R Zone at 1185 Marline Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **TENTATIVE PARCEL MAP 626**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 274-05 to approve Planning Commission Resolution No. 10237** recommending approval of Tentative Parcel Map 626 for a four-lot parcel map in the R-2-R Zone at 1185 Marline Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**106 PLANNED UNIT DEVELOPMENT 292 AND TENTATIVE SUBDIVISION MAP 606 (Westone Management Consultants for Pars Group LLC)  
1371 East Washington Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 292**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10230** recommending approval of Planned Unit Development 292 to convert an existing 10-unit apartment complex into a common interest development in the R-3 Zone at 1371 East Washington Avenue.

**TENTATIVE SUBDIVISION MAP 606**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10231** recommending approval of Tentative Subdivision Map 606 for a one-lot subdivision map in the R-3 Zone at 1371 East Washington Avenue.

**DISCUSSION**

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

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

**Joseph Scarlatti**, 8799 Balboa #240, San Diego, speaks regarding the project; to have more than one staircase leading to the second story would have impeded the parking; the extra room will be used as a den to the bottom unit as it is not large enough to make into a bedroom.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PLANNED UNIT DEVELOPMENT 292**

**MOTION BY LEWIS, SECOND BY McClellan, to adopt RESOLUTION NO. 275-05 to approve Planning Commission Resolution No. 10230** recommending approval of Planned Unit Development 292 to convert an existing 10-unit apartment complex into a common interest development in the R-3 Zone at 1371 East Washington Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**TENTATIVE SUBDIVISION MAP 606**

**MOTION BY LEWIS, SECOND BY McClellan, to adopt RESOLUTION NO. 276-05 to approve Planning Commission Resolution No. 10231** recommending approval of Tentative Subdivision Map 606 for a one-lot subdivision map in the R-3 Zone at 1371 East Washington Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**107 SPECIFIC PLAN 508 AND CONDITIONAL USE PERMIT 1840 (Priest Development for Promenade Square LLC) Vacant property at the southwest corner of West Main Street and South Magnolia Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**SPECIFIC PLAN 508**

- **Approve, Modify or Disapprove the Planning Commission Resolution** to increase building height to greater than 35 feet for three commercial buildings in the C-2 Zone on vacant property located on the southwest corner of West Main Street and South Magnolia Avenue based upon a verbal report provided by the Director of Community Development.

**CONDITIONAL USE PERMIT 1840**

- **Approve, Modify or Disapprove the Planning Commission Resolution** for reduced parking for commercial buildings in the C-2 Zone on property located on the southwest corner of West Main Street and South Magnolia Avenue based upon a verbal report provided by the Director of Community Development.

**DISCUSSION**

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

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

**Peter Moore-Kochlacs**, 146 West Douglas, El Cajon, speaks regarding the location of the trash receptacle; lack of parking in the area.

**Daryl Priest**, 124 West Main Street, El Cajon, speaks regarding:

- The history of the project;
- Feels the parking spaces available are adequate for the proposed usage;
- Underground parking for this project is not feasible as the site was contaminated and must be paved over, in addition, the water table is too high for underground parking;
- The site is not large enough for a multi-level parking structure;
- SP 508, change wording in Conditions 2.b. & 3. from “prior to issuance of building permits” to “prior to occupancy” to allow the project to proceed faster;
- CUP 1840, feels the proposed location is adequate for the trash receptacle and that it can be fully enclosed with pickup six days a week between 9:00 a.m. to 10:00 a.m.;
- Reaffirm Condition 6.c., that Building B will remain as recommended by the Planning Commission;
- Requests Condition 7.c. be changed from “prior to issuance of building permits” to “prior to occupancy”;
- Public Works B-2): does not feel there is a need for a raised median on Magnolia; has no problem with having no left in and left out on Magnolia;
- Public Works B-4): does not feel he should have to obtain permission from Helix to put a parking lot on their own property; there is an easement there; would like to enter into an agreement that if they tear up the improvements, it is the developer’s responsibility to replace them;
- Requests changing the requirement for lot line adjustment from “prior to issuance of building permits” to “prior to occupancy”.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 277-05 to approve the Negative Declaration for Specific Plan 508.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**SPECIFIC PLAN 508**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to approve Planning Commission Resolution No. 10247** Specific Plan 508 for an increase in building height to 60 feet and for a reduction in exterior setbacks for a proposed mixed-use development in the C-2 Zone on vacant property located on the southwest corner of West Main Street and South Magnolia Avenue; with comments made and the understanding between Council, Daryl Priest, and Director of Community Development Griffin.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 278-05 to approve the Negative Declaration for Amendment of Conditional Use Permit 1840.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONDITIONAL USE PERMIT 1840**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 279-05 approve the Planning Commission Resolution 10248** granting Amendment of Condition Use Permit 1840 for changes to the existing mixed-use development along with a reduction in the required parking in the C-2 Zone on property located on the southwest corner of West Main Street and South Magnolia Avenue based upon a verbal report provided by the Director of Community Development, amending Conditions 6(b) to provide a fully enclosed trash enclosure build in accordance with City standards as worked out with Planning Staff with trash pick up scheduled six days a week between the hours of 9:00 a.m. to 10:00 a.m.; and 7(f) to comply with the applicable Public Works Department requirements dated December 8, 2005, provided, however, that the Director of Public Works may consent to an alternative design proposed by the developer, or elimination, of the proposed raised median on Magnolia Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**108 SPECIFIC PLAN 504 (Lamar Pacific Development) 930 Jamacha Road  
(Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve Planning Commission Resolution No. 9998** requesting to exceed the maximum building height in the R-3-R Zone at 930 Jamacha Road.
- **Request City Clerk to recite the title for the second reading of the ordinance.**

An ordinance approving Specific Plan 504 to exceed the maximum building height in the R-3-R (Multiple Family Restricted) Zone on property located on the west side of Jamacha Road between Granite Hills Drive and Gustavo Street, and addressed as 930 Jamacha Road.

**DISCUSSION**

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

**Councilmember Ramos** inquires as to how close his property is to this project.

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

**Kay LeMenager**, 1488 Gustavo Street, states that Stasi Williams wants to let everyone know that they can put their name on the list to be considered for new homes; voices concerns that construction not start any earlier than 7:00 a.m., the height of each unit being 32 feet high, and dust from the construction site.

**MOTION BY LEWIS, SECOND BY McCLELLAN, to close the public hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt ORDINANCE NO. 4828 approving Specific Plan 504.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 13th day of December, 2005 adjourned at 9:10 p.m. to Tuesday, January 10, 2006 at 3:00 p.m.

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