

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

FEBRUARY 14, 2006

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, February 14, 2006, 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 January 24, 2006.

ROLL CALL

Council/Agencymembers present:	McClellan, Ramos
Council/Agencymembers absent:	Kendrick
Mayor Pro Tem/Vice Chair present:	Hanson-Cox
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 January 24, 2006, meetings and the Agenda of the February 14, 2006, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

- **Proclamation – “Patriotism Week – February 20-25, 2006”**

AGENDA CHANGES:

Mayor Pro Tem Hanson-Cox requested Information Item A be moved for discussion.

MOTION BY LEWIS, SECOND BY McCLELLAN, to move Information Item A to Item No. 8 for discussion.

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

CONSENT ITEMS: (1.1 – 1.11)

MOTION BY LEWIS, SECOND BY RAMOS, to approve Consent Items 1.1 to 1.7 and Items 1.9 to 1.11, pulling Item 1.8, as requested by Councilmember McClellan.

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

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the January 24, 2006, 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 SPECIAL OPERATION LICENSE APPLICATION – SENTIMENTAL VALUES QUALITY RESALE – 1077 Broadway

Approve the application as submitted by Eunice J. Hansen, owner of Sentimental Values Quality Resale, for a Special Operation License for a ladies resale boutique at 1077 Broadway.

1.5 NOTICE OF COMPLETION AND ACCEPTANCE OF BUS SHELTERS VARIOUS LOCATIONS, BID NO. 043-05, JOB NO. 2925 (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.

1.6 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE PARCEL MAP 610 – 838 North Third Street (Report: 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.

1.7 OCTOBER – DECEMBER 2005 – QUARTERLY TREASURER’S REPORT (Report: Assistant City Manager/Director of Finance and Treasurer)

Receive the latest quarterly Treasurer’s Report.

PULLED FOR DISCUSSION BY COUNCILMEMBER McCLELLAN

1.8 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)

RECOMMENDATION: That the City Council declare the listed property surplus and authorize disposal in accordance with policy.

1.9 RESOLUTION - AWARD OF BID NO. 009-06 – WHEEL LOADER AND LOADER BACKHOE (Report: Purchasing Agent)

Adopt RESOLUTION NO. 15-06 and award the bid for the wheel loader to the second low bidder, Matthews Machinery, Inc., in the amount of \$131,253.13, and reject all bids for the loader backhoe.

1.10 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY AND COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 523 – 930 Peach Avenue (Report: Director of Public Works)

Approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Map for TSM 523 at 930 Peach Avenue authorizing execution of the agreements.

1.11 RESOLUTIONS - REPLACEMENT OF SIDEWALKS AT VARIOUS LOCATIONS, ENGINEERING JOB NO. 3029/BID NO. 020-06 (Report: Director of Public Works)

Adopt RESOLUTION NO. 16-06 to approve Plans and Specifications and RESOLUTION NO. 17-06 to direct a Notice Inviting Sealed Bids to be opened on March 17, 2006, for the Replacement of Sidewalks at Various Locations.

PULLED FOR DISCUSSION BY COUNCILMEMBER McCLELLAN

1.8 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)

RECOMMENDATION: That the City Council declare the listed property surplus and authorize disposal in accordance with policy.

At **COUNCILMEMBER McCLELLAN's** questions, discussion ensues among **Council** and **Staff** concerning whether the school districts have been contacted regarding computers that may be given to the school districts to deserving students.

MOTION BY LEWIS, SECOND BY McCLELLAN, to declare the listed property surplus and authorize disposal in accordance with policy.

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

PUBLIC COMMENT:

J.D. Loveland, pastor for Set-Free Ministries, 1527 East Main Street, El Cajon, introduces David and Glenn House (brothers) who have entered the Ministries' training program; informs Council that decisions the Council has made have assisted in reforming these two individuals.

David House, 1527 East Main Street, El Cajon, thanks the Council for all the support it has given Set-Free Ministries which is helping him change his life.

Glenn House, 1527 East Main Street, El Cajon, also thanks the Council for all the support it has given Set-Free Ministries which is helping him change his life.

Frank Graziano, 822 Alveda Avenue, El Cajon, feels that he is being harassed by a neighbor and requests some relief from Council. **Cynthia Ross**, daughter of Mr. Graziano from City of Thousand Oaks, says that she hopes the Council can assist in providing relief for Mr. Graziano.

Tom Black, 1669 Green Grove Avenue, El Cajon, on behalf of the El Cajon Optimist Club, East County Performing Arts, and El Cajon Video & Film Festival, states that February 23 will be the kick-off Gala for the First Annual Film Festival, and on Saturday, February 25, the films will be presented at the East County Performing Arts Center; an all-day pass will be available for \$10.00.

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, speaks regarding letters of recognition from the Senate, Congress, and Assembly, which she has given to the Councilmembers; she is writing her memoirs which will be about the quality of life; a bone marrow drive is being given in Calexico for a young boy.

2. WRITTEN COMMUNICATIONS: NONE

3. ADMINISTRATIVE REPORTS:

**3.1 Substandard conditions at 623 Taft Avenue
(Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council (1) allow additional time (approximately one month) for complete renovation of the dwelling, and (2) direct staff to bring this case back for resolution, at which time staff time and administrative costs can be determined.

DISCUSSION

Dan Pavao, Building Official/Fire Marshal, informs Council that Staff has been out to inspect the property and secure it, and it looks like additional time is needed to complete the restoration.

John Gibson, 1000 Pioneer, El Cajon, thanks the Council for giving the property owner (Tim Cassin) the opportunity to restore this house.

No further comments are offered.

MOTION BY LEWIS, SECOND BY McCLELLAN, to (1) allow additional time (approximately one month) for complete renovation of the dwelling, and (2) direct staff to bring this case back for resolution, at which time staff time and administrative costs can be determined.

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

3.2 FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT PARK AVENUE HOMES, LP (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council/Redevelopment Agency take action to:

- Rescind the existing Affordable Housing Agreement between the Agency and the Developer for construction of sixteen (16) affordable units. This action will then subject the Developer to the requirements of Ordinance No. 4825;
- Find that the project meets the requirements of subdivision (1) of Section 15.82.065, Exceptions, Exemptions, as the Developer has already received building permits prior to the adoption of Ordinance 4825;
- Determine whether or not full compliance with the production of affordable housing units is not feasible under Section 15.82.070, Adjustments, Waivers. Such action will allow Council to determine eligibility of Developer to pay an In-Lieu Fee under Section 1582.040, Alternatives.
- Invoke Ordinance No. 4825, Section 15.82.040(2), Alternatives, to allow the Developer to meet his obligation for development of affordable units through payment of an In-Lieu Fee upon execution of the amendment to the Agreement.

MOTION BY LEWIS, SECOND BY RAMOS, to approve recommendations as presented by Staff.

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

**3.3. U.S. DOJ JUSTICE ASSISTANCE GRANT (JAG) PROGRAM
(Report: Chief of Police)**

RECOMMENDATION: That the City Council authorize the expenditure of the fiscal year 2005 U.S. Department of Justice, Justice Assistance Grant (JAG) in the amount of \$66,255 to fund police technology enhancements.

DISCUSSION

City Manager Henry gives a brief overview of the request.

No further comments were made.

MOTION BY LEWIS, SECOND BY McCLELLAN, to authorize the expenditure of the fiscal year 2005 U.S. Department of Justice, Justice Assistance Grant (JAG) in the amount of \$66,255 to fund police technology enhancements.

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

4. COMMISSION REPORTS: NONE

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 Board) - Alternate.

5.1 Council Activities Report

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM JILLIAN HANSON-COX

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

6.1 Council Activities Report

COUNCILMEMBER GARY KENDRICK

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

6.2 Council Activities Report – No Report

COUNCILMEMBER BOB McCLELLAN

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

6.3 Council Activities Report

COUNCILMEMBER DICK RAMOS

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

6.4 Council Activities Report – No Report

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated January 27, 2006 and February 3, 2006

8. GENERAL INFORMATION ITEMS FOR DISCUSSION:

A. Roof design for Condo Conversions

Mayor Pro Tem Hanson-Cox commends Staff on a great job of extending Council's comments and visions relating to condo conversions.

Councilmember McClellan says that even though this is not a requirement, it gives them the opportunity to do modification so the project looks less like a motel or flat-roof project.

Director of Community Development Griffin responds to questions by **Councilmember Ramos** regarding consideration being given to a lighter weight roofing material.

9. ORDINANCES: FIRST READING

RECOMMENDATION:

That Mayor Lewis requests the City Clerk to recite the titles.

9.1 SPECIFIC PLAN 506

An ordinance approving Specific Plan 506 to exceed the maximum building height of 35 feet for a 55-foot high wireless communications facility in the R-3 (Multiple Family) Zone on property located on the north side of East Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1400 East Washington Avenue.

9.2 SPECIFIC PLAN 507

An ordinance approving Specific Plan 507 for a reduction in setbacks and increase in building height for a mixed-use development in the O-P (Office Professional) Zone on property located on the southwest corner of South Sunshine and West Douglas Avenues, and addressed as 230 South Sunshine Avenue.

ORDINANCES: SECOND READING AND ADOPTION – None

10. CLOSED SESSIONS:

MOTION BY LEWIS, SECOND BY McCLELLAN, to adjourn into Closed Session.

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

Adjourned into Closed Session at 4:06 p.m.; reconvened into Open Session at 4:34 p.m.

- **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 REAL PROPERTY NEGOTIATOR - Pursuant to Section 54956.8 of the Government Code:**

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiators</u>
APN # 487-180-10-00 382-386 Linda Way	Robert W. & Carole Baker	Executive Director Redevelopment Manager City Attorney/General Counsel

City Attorney Foley announces that on MOTION BY LEWIS, SECOND BY McCLELLAN, directed Staff to approve sale of this property in the amount of \$630,000 and execute purchase of sale.

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

APN # 487-180-13-00 360-364 Linda Way	Jean A. Karam	Executive Director Redevelopment Manager City Attorney/General Counsel
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APN # 487-180-09-00 151-155 Chambers Street	Nilesh & Yamini Patel	Executive Director Redevelopment Manager City Attorney/General Counsel
APN # 487-180-11-00 376-380 Linda Way	Kouross Moslehpour	Executive Director Redevelopment Manager City Attorney/General Counsel
APN # 487-180-12-00 382-386 Linda Way	Jean A. Karam & Melissa D. Karam Trustees of the Phoenician Trust UDT November 17, 1997	Executive Director Redevelopment Manager City Attorney/General Counsel
APN # 487-191-14-00 131 Chambers Street	Security Title Insurance Co. Tr No 1743	Executive Director Redevelopment Manager City Attorney/General Counsel
APN # 487-191-15-00 Chambers Street Adjacent to 131 Chambers Street	Security Title Insurance Co. Tr No 1743	Executive Director Redevelopment Manager City Attorney/General Counsel

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

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

<u>Property</u>	<u>Negotiating Party</u>	<u>City Negotiator</u>
City owned property APN 508-080-32-00 and 508-020-04-00	Faucetta Development Company	City Manager City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

11. RECONVENE TO OPEN SESSION -

City Attorney announces that on motion by Lewis, second by McClellan, carries on a unanimous vote (Councilmember Kendrick absent), approves the purchase of property located at 382-386 Linda Way for \$630,000 and directs Staff to execute the purchase of the sale with negotiating parties Robert W. & Carole Baker.

Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 14th day of February, 2006, at 4:35 p.m. to Tuesday, February 14, 2006, at 7:00 p.m.

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. Roof Design for Condo Conversions – Staff Report and Recommendation from Planning Commission Meeting of December 12, 2005

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

FEBRUARY 14, 2006

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, February 14, 2006, 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 February 14, 2006, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	McClellan
Council/Agencymembers absent:	Kendrick, Ramos
Mayor Pro Tem/Vice Chair present:	Hanson-Cox
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:

Judy Kinman, 2153 Rodado Place, speaks regarding state and environmental laws, CEQA 1970 and NEPA 1970; states a full study should be completed for all projects before any work is done; feels noise and safety issues are not currently being addressed.

Betty Chafetz, 1943 Altozano, El Cajon, states that she was present at the scoping meeting but hasn't heard if any decisions have been made yet; speaks regarding location of Gillespie Field which has poor runways and surrounding mountains; feels that other locations of airports are better for training usage; requests the Council insist on a full environmental report before any additional work is done.

Susan Ehrhardt, 2160 Valley Lake Drive, El Cajon, states she is opposed to the expansion of Gillespie Field; feels the expansion will bring additional noise and dangers for the surrounding residents; speaks regarding the number of flights and resulting noise; the disregard by student pilots when performing "touch and go" patterns; requests the Council to demand an environmental study.

Michael Crescitelli, 1982 Belmore Court, El Cajon, speaks relating to the disregard for safety of the pilots flying out of Gillespie Field; this afternoon there were 14 flights flying less than 100 feet high over the Fletcher Hills area; requests the Council to get involved in this deadly situation.

PUBLIC HEARINGS:

**100 CONDITIONAL USE PERMIT 2016 (Kuo for TM 4300 Associates, LLC)
190 North Magnolia Avenue (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. 10253 for an outdoor eating area in conjunction with an existing restaurant in the C-R Zone at 190 North Magnolia Avenue.**

DISCUSSION

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.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 18-06 to approve Planning Commission Resolution No. 10253 for an outdoor eating area in conjunction with an existing restaurant in the C-R Zone at 190 North Magnolia Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

**101 PLANNED UNIT DEVELOPMENT 300 AND TENTATIVE SUBDIVISION MAP 614 (Hunters Run Apartments, LLC) - 532 Broadway
Continued by Planning Commission to Planning Commission Meeting of March 13, 2006 and City Council Meeting of April 11, 2006.**

**102 PLANNED UNIT DEVELOPMENT 305 AND TENTATIVE SUBDIVISION MAP 618 (Westone Management Consultants for Ellen Kay Associates)
2700 Chatham Street and 2950 Fletcher Parkway (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 305

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10245** recommending approval of Planned Unit Development 305 to convert an existing 138-unit apartment complex into a common interest development in the R-3 Zone at 2700 Chatham Street and 2950 Fletcher Parkway.

TENTATIVE SUBDIVISION MAP 618

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10246** recommending approval of Tentative Subdivision Map 618 for a one-lot subdivision map in the R-3 Zone at 2700 Chatham Street and 2950 Fletcher Parkway.

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

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

- Termite inspection report for the project.
- Details of the masonry trash enclosure.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

PLANNED UNIT DEVELOPMENT 305

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 19-06 to approve Planning Commission Resolution No. 10245 recommending approval of Planned Unit Development 305 to convert an existing 138-unit apartment complex into a common interest development in the R-3 Zone at 2700 Chatham Street and 2950 Fletcher Parkway.

**MOTION CARRIES BY UNANIMOUS VOTE.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

TENTATIVE SUBDIVISION MAP 618

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 20-06 to approve Planning Commission Resolution No. 10246 recommending approval of Tentative Subdivision Map 618 for a one-lot subdivision map in the R-3 Zone at 2700 Chatham Street and 2950 Fletcher Parkway.

**MOTION CARRIES BY UNANIMOUS VOTE.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

103 PLANNED UNIT DEVELOPMENT 306 AND TENTATIVE SUBDIVISION MAP 619 (American Dream Home Condo Conversions) 220 West Park Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 306

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10251** recommending approval of Planned Unit Development 306 to convert an existing 26-unit apartment complex into a common interest development in the R-4 Zone at 220 West Park Avenue.

TENTATIVE SUBDIVISION MAP 619

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10252** recommending approval of Tentative Subdivision Map 619 for a one-lot subdivision map in the R-4 Zone at 220 West Park Avenue.

DISCUSSION

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.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

PLANNED UNIT DEVELOPMENT 306

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 21-06 to approve Planning Commission Resolution No. 10251 recommending approval of Planned Unit Development 306 to convert an existing 26-unit apartment complex into a common interest development in the R-4 Zone at 220 West Park Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

TENTATIVE SUBDIVISION MAP 619

MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION NO. 22-06 to approve Planning Commission Resolution No. 10252 recommending approval of Tentative Subdivision Map 619 for a one-lot subdivision map in the R-4 Zone at 220 West Park Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.
COUNCILMEMBERS KENDRICK AND RAMOS ABSENT.**

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 14th day of February, 2006, at 7:55 p.m. to Tuesday February 28, 2006, at 3:00 p.m.

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