

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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MARCH 14, 2006

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

#### ROLL CALL

Council/Agencymembers present:	McClellan, Kendrick, Ramos
Council/Agencymembers absent:	None
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 February 28, 2006, meetings and the Agenda of the March 14, 2006, meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- “Night 2 Night - A Day In El Cajon” Film Presentation
- Mayor Lewis announces there is a Special Person in the Chambers this afternoon; City Manager Kathi Henry will be having a birthday next week; Mayor Lewis requested everyone to sing Happy Birthday to Ms. Henry.

**AGENDA CHANGES: NONE**

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY LEWIS, SECOND BY RAMOS, to approve Consent Items 1.1 to 1.4, 1.6, 1.8, 1.10 and 1.11, pulling Item 1.5, as requested by a member of the public; Item 1.9, as requested by Councilmember Ramos; and Item 1.7, as requested by Mayor Pro Tem Hanson-Cox.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

Approve Minutes of the February 28, 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 NOTICE OF COMPLETION AND ACCEPTANCE, BID NO. 033-05 – REPAIRS TO CIVIC CENTER HARDSCAPE  
(Report: Purchasing Agent)**

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds according to the agreement for the project.

**PULLED FOR DISCUSSION BY A MEMBER OF THE PUBLIC**

**1.5 COMMUNITY EVENT AT RENETTE PARK  
(Report: Recreation Services Manager)**

**RECOMMENDATION:** That the City Council approve the request by New Life Church to conduct an Easter Egg Hunt for the community at Renette Park, requiring a certificate of insurance naming the City of El Cajon as additionally insured, a signed Hold Harmless Agreement, and payment of applicable fees to include cleaning deposit.

**1.6 RESOLUTION – AWARD BID NO. 018-06 – MAILING MACHINE  
(Report: Purchasing Agent)**

Adopt RESOLUTION NO. 25-06 and award the bid to the low bidder, Neopost, Inc., in an amount not to exceed \$14,511.35.

**PULLED FOR DISCUSSION BY MAYOR PRO TEM HANSON-COX**

**1.7 REVISED CLASSIFICATION SPECIFICATIONS FOR BUILDING AND FIRE SAFETY INSPECTOR (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the proposed revised classification specifications for Building and Fire Safety Inspector.

**1.8 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY AND COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 536  
792 AVOCADO AVENUE – Engineering Job No. 2901  
(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 536 at 792 Avocado Avenue authorizing execution of the agreements.

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS**

**1.9 REVISED CLASSIFICATION SPECIFICATIONS FOR DEPUTY DIRECTOR OF PUBLIC WORKS AND SUPERVISING ENGINEERING TECHNICIAN  
(Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the new classification specifications for Deputy Director of Public Works and Supervising Engineering Technician (formerly Technical Engineering Supervisor) and allocate the salaries to ranges 111.2, \$92,477 - \$112,674 and 95.9, \$63,378 - \$77,230, respectively.

**1.10 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP  
(TSM) 543 – 855 PORTLAND STREET – Engineering Job No. 2912  
(Report: Director of Public Works)**

Grant a one-year time extension for TSM 543 and set the new expiration date to be July 13, 2007, in accordance with Municipal Code Section 16.12.110.

**1.11 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP  
(TSM) 541 – 508 NORTH THIRD STREET – Engineering Job No. 2910  
(Report: Director of Public Works)**

Grant a one-year time extension for TSM 541 and set the new expiration date to be July 13, 2007, in accordance with Municipal Code Section 16.12.110.

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**PULLED FOR DISCUSSION BY A MEMBER OF THE PUBLIC**

**1.5 COMMUNITY EVENT AT RENETTE PARK  
(Report: Recreation Services Manager)**

**RECOMMENDATION:** That the City Council approve the request by New Life Church to conduct an Easter Egg Hunt for the community at Renette Park, requiring a certificate of insurance naming the City of El Cajon as additionally insured, a signed Hold Harmless Agreement, and payment of applicable fees to include cleaning deposit.

**DISCUSSION**

**James Kelly**, homeless, speaks regarding no wheelchair ramp having been installed on the northeast corner of the park making it inconvenient for an individual in a wheelchair.

**MOTION BY LEWIS, SECOND BY RAMOS**, to approve the request by New Life Church to conduct an Easter Egg Hunt for the community at Renette Park, requiring a certificate of insurance naming the City of El Cajon as additionally insured, a signed Hold Harmless Agreement, and payment of applicable fees to include cleaning deposit.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PULLED FOR DISCUSSION BY MAYOR PRO TEM HANSON-COX**

**1.7 REVISED CLASSIFICATION SPECIFICATIONS FOR BUILDING AND FIRE SAFETY INSPECTOR (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the proposed revised classification specifications for Building and Fire Safety Inspector.

**DISCUSSION**

**Mayor Pro Tem Hanson-Cox** speaks regarding the combining of these two positions to streamline the City; wishes to confirm that duties listed are in the job description. **City Manager Henry** states that those responsibilities are not within either of these positions but are duties of the Code Compliance Officer.

**MOTION BY LEWIS, SECOND BY HANSON-COX,** to approve the proposed revised classification specifications for Building and Fire Safety Inspector.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PULLED FOR DISCUSSION BY COUNCILMEMBER RAMOS**

**1.9 REVISED CLASSIFICATION SPECIFICATIONS FOR DEPUTY DIRECTOR OF PUBLIC WORKS AND SUPERVISING ENGINEERING TECHNICIAN (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the new classification specifications for Deputy Director of Public Works and Supervising Engineering Technician (formerly Technical Engineering Supervisor) and allocate the salaries to ranges 111.2, \$92,477 - \$112,674 and 95.9, \$63,378 - \$77,230, respectively.

**DISCUSSION**

**Councilmember Ramos** speaks regarding the salaries at the beginning and ending steps; questions whether these are positions to be promoted within and whether there will be layoffs. **City Manager Henry** responds that there are no anticipated layoffs with this action.

**MOTION BY LEWIS, SECOND BY RAMOS**, to approve the new classification specifications for Deputy Director of Public Works and Supervising Engineering Technician (formerly Technical Engineering Supervisor) and allocate the salaries to ranges 111.2, \$92,477 - \$112,674 and 95.9, \$63,378 - \$77,230, respectively.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:**

**John Yeakey**, 1516 East Chase Avenue, El Cajon, speaks regarding Daffodil Days, and the amount employees purchased to assist with the Daffodil Days, which was almost \$3,000 for the American Cancer Society.

**Dorman Owens**, 817 Latisha Place, El Cajon, speaks regarding boom box music that is heard everywhere in his neighborhood, with individuals playing it as loud and as long as the individual wishes; police seems unable to curtail this problem; feels that the police should be giving notice that a second call will result in a citation.

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

- City's noise regulation ordinance.
- Review of each event and determine whether it can be successfully prosecuted.

**Elaine Ancell**, 2050 Eula Lane, El Cajon, Citizens for Political Reform, questions why CCT was given \$490,000 as CCT states that no headliners would be scheduled at the East County Performing Arts Center since it is too risky.

**Rob McClellan**, 919 El Cajon Blvd, El Cajon, speaks regarding vandalism to vehicles; questions as to where the police are and how often the police patrol the boulevard; does not feel that he should handle the vandalism situation himself instead of the police; feels there are a lot of homeless and drug problems on El Cajon Blvd at night.

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

- When a video showing an alleged crime is turned into the police, whether return calls are made regarding status of the theft/vandalism.
- Suggestion that people be encouraged to buy small, inexpensive cameras to film any illegal activity.
- The area that Mr. McClellan referred to is a high crime rate area in the City.

- **Police Chief Diamond** says the calls must be made so the police can track the areas being affected and establish patterns to better determine which areas are in need of additional patrols.
- Whether there is a need to increase the police patrol in the El Cajon Blvd area.

**Giovanni Spinali**, 919 El Cajon Blvd, El Cajon, landowner in the area; states that he gets a call almost every day regarding a break-in somewhere on one of his properties; just paid a “false alarm” fee from the City and states that these are not false alarms but actual break-ins; does not feel that the patrols are very visible in the area.

**Red Knappen**, 673 El Cajon Blvd, El Cajon, states he has been in business there approximately one year; states the type of debris that has been left on and around his property; informs Council that he can tell who the homeless people and prostitutes are and where they are; feels the police has done a lot in his area but not in some of the other areas.

**Greg Kaminsky**, 300 El Cajon Blvd, El Cajon, reiterates what previous speakers have said; suggests that the patrol be increased in the area; has observed there are issues with the homeless people by having the recycle center next door; has a contract with a security company.

**James Kelly**, homeless, speaks regarding what has been done since Council has signed the “eradication of the homeless”; asks how the City can justify giving CDC over \$20,000 per year, tax free, and why the \$20,000 cannot be given to a homeless shelter rather than to CDC for furniture; asks if employees are requested to sign a contract that City caps cannot be given away but must be thrown away.

**Sunshine Horton**, 1525 Granite Hills Drive, El Cajon, states that sometimes it is not easy to solve the problems the people before her were speaking about; says that the people must come together to solve these problems; suggests that all the businesses should get together and buy cameras, so prosecutions can be made; feels that respect should be shown for all people, property, and animals; needs two additional judges for the Guacamole Bowl this Saturday.

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 COMMUNITY EVENT IN THE PUBLIC RIGHT-OF-WAY – 5TH ANNUAL DOWNTOWN EL CAJON GRAND PRIX BICYCLE RACE (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council concur with the City’s Special Events Committee and approve the request for a Community Event in the public right-of-way on Sunday, April 23, 2006, with conditions outlined in Agenda Report. The applicant is asking that the City once again be an official co-sponsor of the event.

## DISCUSSION

**Tamara House**, 1217 Dawnride Avenue, El Cajon, speaks regarding the City co-sponsoring this event; the event has been changed to Sunday, April 23, 2006; course has been changed this year to make it more interesting; positive feedback has been received from the sponsors.

**MOTION BY LEWIS, SECOND BY RAMOS**, to concur with the City's Special Events Committee and approve the request for a Community Event in the public right-of-way on Sunday, April 23, 2006, with conditions outlined in Agenda Report; and approves the City once again being an official co-sponsor of the event in the approximate amount of \$4,000.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 3. PUBLIC HEARINGS:

#### 3.1 SUBSTANDARD CONDITIONS AT 221 WEST PARK AVENUE (Report: Building Official/Fire Marshal) Continued from February 28, 2006

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

- **Continue the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **That the City Council** (1) establish March 1, 2006, as accrual date for civil penalties; (2) declare the property as substandard as defined by the El Cajon Municipal Code; (3) establish March 10, 2006, as the date by which the property owner must elect to repair or demolish the structure; (4) direct Staff to pursue demolition of the structure in the event that the owner fails to repair or demolish the structure; (5) direct Staff to file a Notice of Restriction against the property; (6) direct Staff to monitor the progress of demolition or rehabilitation and bring this case back to Council for final resolution.

## DISCUSSION

**Dan Pavao**, Building Official/Fire Marshal, states this was continued from a previous meeting and is an on-going problem.



**Mitchell Ramsey**, 221 West Park Avenue, El Cajon, has assessed the problem and has an engineer who, he believes, has submitted the plans to do the work to the City; had an electrician today to review the electrical situation; currently, there are seven adults living in the house and he has until March 17 before an eviction process can begin; states his hands are tied regarding the inside of the home until the residents can be moved out; regarding the 35 items on the list, there are seven that are being worked on; nothing is being done to the garage at this time as the residents have personal property stored in the garage; a foundation for the house is currently being installed.

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

- Whether permit applications have been issued.
- Intentions of Mr. Ramsey to rehab the house.
- The inside of the house has been inspected and deemed capable of being rehabilitated.
- Other actions Mr. Ramsey may take to terminate the tenancy in light of the substandard condition of the building.
- Eviction process to be started on March 17, which usually takes 45 days, unless the tenants move out before then.
- Suggested March 24 as the date for necessary repairs to be made.
- Suggestion made for a 30-day continuance or to hold everything in abeyance.
- Determination of date to accrue assessment of fees even though a 30-day continuance may be granted.
- Whether a lien on the property would present a problem for the property owner in obtaining financial assistance for rehabilitating the property.
- Continuance for 28 days; holding fees until after financial assistance is obtained.
- Establish March 15 as the accrual date for civil penalties.

**MOTION BY LEWIS, SECOND BY RAMOS**, to continue public hearing for 28 days and establish March 15, 2006, as the beginning date for accrual of civil penalties.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 3. ADMINISTRATIVE REPORTS:

#### 3.2 U.S. DOJ JUSTICE ASSISTANCE GRANT (JAG) 2006 APPLICATION (Report: Chief of Police)

**RECOMMENDATION:** This is an informational item only that meets the grant requirement to provide the JAG 2006 Grant Application to the governing body. The expenditure plan will be included in Budget FY2007. This grant will help fund the Officer Safety Enhancement Program.

No action was taken on this item as it is an information-only item.

#### 3.3 RESOLUTIONS - PHYSICAL SECURITY SYSTEMS FOR POLICE HEADQUARTERS, CITY HALL, AND FIRE HEADQUARTERS (Report: Chief of Police)

**RECOMMENDATION:** That the City Council take the following action:

1. Amend the Police Department Headquarters Security Capital Improvement Project (the "Project") budget from \$238,000 to \$512,000 to include other City facilities;
2. Authorize the City Manager to accept Urban Area Security Initiative ("UASI") Grant Funds in the amount of \$374,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds, for the Project;
3. Appropriate the UASI Grant Funds in the amount of \$374,000 as part of the Project budget, and reduce the General Fund appropriation to the Project by \$100,000;
4. **Adopt the next RESOLUTION** in order, waiving the bidding requirement for the Project in accordance with El Cajon Municipal Code Section 3.20.010(C)(5); and
5. **Adopt the next RESOLUTION** in order, approving an agreement with Science Applications International Corporation ("SAIC") for the purchase and installation of security systems at City Hall, the Council Chambers, Fire Headquarters, and Police Headquarters, substantially in the form presented at this meeting, and authorizing the City Manager to execute a final agreement with such changes as she shall deem necessary.

### DISCUSSION

**City Manager Henry** provides a brief history of the project; states that **Captain Pat Sprecco** is the technical person for this project.

**Captain Pat Sprecco** explains that hiring of the security guard is only phase one of the project to control access to the building with the basement door to be controlled later by proximity cards; only approximately 50% of the recommendations are being implemented to keep the City “visitor friendly.”

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

- Proximity cards will be provided only to employees and selected individuals.
- Waiver of bidding process is necessary due to deadlines listed within the grant.
- Possible hardship for handicapped persons to go around the building to the entrance on the west side.
- Issues in moving the ADA door to the south side which has steps rather than a ramp.

**MOTION BY LEWIS, SECOND BY KENDRICK**, to take the following action:

1. Amend the Police Department Headquarters Security Capital Improvement Project (the “Project”) budget from \$238,000 to \$512,000 to include other City facilities;
2. Authorize the City Manager to accept Urban Area Security Initiative (“UASI”) Grant Funds in the amount of \$374,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds, for the Project;
3. Appropriate the UASI Grant Funds in the amount of \$374,000 as part of the Project budget, and reduce the General Fund appropriation to the Project by \$100,000;
4. Adopt RESOLUTION NO. 26-06 waiving the bidding requirement for the Project in accordance with El Cajon Municipal Code Section 3.20.010(C)(5); and
5. Adopt RESOLUTION NO. 27-06 approving an agreement with Science Applications International Corporation (“SAIC”) for the purchase and installation of security systems at City Hall, the Council Chambers, Fire Headquarters, and Police Headquarters, substantially in the form presented at this meeting, and authorizing the City Manager to execute a final agreement with such changes as she shall deem necessary.

**MOTION CARRIES BY 4 TO 1 UNANIMOUS VOTE.  
RAMOS VOTING NO**

**3.4 REORGANIZATION IN THE POLICE DEPARTMENT  
(Report: Chief of Police)**

**RECOMMENDATION:** That the City Council approve the promotion of an acting Captain position to regular Captain.

There were no comments.

**MOTION BY LEWIS, SECOND BY KENDRICK,** to approve the promotion of an acting Captain position to regular Captain.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**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.

**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.

**COUNCILMEMBER GARY KENDRICK:**

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

Commends efficiency of the Police Department regarding a hit-an-run accident.

**COUNCILMEMBER BOB McCLELLAN:**

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

**COUNCILMEMBER DICK RAMOS:**

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

**7. LEGISLATIVE REPORT**

**7.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated February 24, 2006 and March 3, 2006**

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

**9. ORDINANCES: FIRST READING**

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

**9.1 ZONE RECLASSIFICATION 2263**

An ordinance approving Zone Reclassification 2263 to rezone properties located on the west side of North Third Street between Oakdale and East Madison Avenues, and addressed as 538, 546 and 554 North Third Street from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the R-2 (Two-Family) Zone.

**ORDINANCE: SECOND READING AND ADOPTION NONE**

**10. CLOSED SESSIONS:**

**RECOMMENDATION:** That the City Council/Redevelopment Agency adjourn to Closed Session as follows:

- **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 4:57 p.m.

**MOTION CARRIES BY UNANIMOUS VOTE.**

- 11. RECONVENE TO OPEN SESSION** – Reconvened into Open Session at 5:05 p.m. Direction was given to Staff.

**Adjournment:** Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 14th day of March, 2006, at 5:06 p.m. to Tuesday, March 14, 2006, at 7:00 p.m.

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

## **GENERAL INFORMATION:**

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

### **A. PLANNING COMMISSION RESOLUTIONS**

**No. 10254** – A Resolution of Intention to initiate an amendment to the Zoning Ordinance to review various sections regarding parking space size.

**No. 10256** - A Resolution of Intention to initiate Zone Reclassification 2275, to consider rezoning the property located at 256 Witherspoon Way from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

**No. 10257** – A Resolution of Intention to initiate Zone Reclassification 2276, to consider rezoning the properties located at 277, 1050 and 1201 Broadway from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

**No. 10262** – A Resolution of Intention to initiate Zone Reclassification 2277, to consider rezoning the properties located at 328, 334 and 402 Highland Avenue, 357, 522 and 552 South Magnolia Avenue and 552 Farragut Circle from the R-P (Residential Professional) Zone to a zone that is consistent with the General Plan.

**No. 10263** – A Resolution of Intention to initiate General Plan Amendment 2006-01 to consider an amendment of the housing element and consolidated plan.

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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#### MARCH 14, 2006

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

#### ROLL CALL

Council/Agencymembers present:	McClellan, Kendrick, Ramos
Council/Agencymembers absent:	None
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: NONE**

**PUBLIC HEARINGS:**

**100 ADOPTION OF NEW FEES; MODIFICATION OF EXISTING FEES; AND AMENDMENT OF SCHEDULE OF MISCELLANEOUS FEES (Report: City Attorney)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony;**
- **Close the Public Hearing;**
- **Adopt the next RESOLUTION** in order to modify certain existing fees, which includes increasing certain building fees, adding and increasing certain Fire Department fees, adding a new Public Works fee, and eliminating certain discounted recreation fees, and to amend the City's Schedule of Miscellaneous Fees.

**DISCUSSION**

**City Attorney Foley** provides a summary of the Item.

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

- Recovery collection rate for the Emergency Medical Services charges.
- Deletion of Demolition Permits fees and Relocation Permits fees.

**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 McCLELLAN,** to adopt RESOLUTION No. 28-06 to modify certain existing fees, which include increasing certain building fees with the deletion of the fees on Page 5 for the Demolition Permits and Relocation Permits, adding and increasing certain Fire Department fees, adding a new Public Works fee, and eliminating certain discounted recreation fees, and to amend the City's Schedule of Miscellaneous Fees.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 PLANNED UNIT DEVELOPMENT 304 AND TENTATIVE SUBDIVISION MAP 617 (High Tide Development for Chad A. Bramwell, Trust)  
368 Orlando Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 304**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10264** recommending approval of Planned Unit Development 304 to convert an existing 27-unit apartment complex into a common interest development in the R-3 Zone at 368 Orlando Street.

**TENTATIVE SUBDIVISION MAP 617**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10265** recommending approval of Tentative Subdivision Map 617 for a one-lot subdivision map in the R-3 Zone at 368 Orlando Street.

**DISCUSSION**

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

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

- Current condition of project.
- Additional condition: 6.b)14. Replacement of patio covers.
- First approval of project in 1972.
- Definition of "Evaluation Period."
- Replacement, rather than repair, of exterior doors.
- Replacement of sewer pipes.
- Ownership of washers and dryers retained by Home Owners Association rather than individual homeowners.
- Replacement of all kitchen appliances.

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

Loreen Vertifueille, 4901 Moreno Blvd, Ste 207, San Diego, speaks on behalf of the project; explains how the contract is held on the ownership for the washers and dryers; parking area is being fully resealed and reslurried; patios will be completely removed; solid wood doors will be either repaired or replaced; steps will be resealed and stamped concrete will be used.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PLANNED UNIT DEVELOPMENT 304**

**MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt RESOLUTION NO. 29-06 to modify Planning Commission Resolution No. 10264 by adding Condition 6(b)14 to obtain Building Official acceptance of sewer lines approving Planned Unit Development 304 to convert an existing 27-unit apartment complex into a common interest development in the R-3 Zone at 368 Orlando Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**TENTATIVE SUBDIVISION MAP 617**

**MOTION BY LEWIS, SECOND BY McCLELLAN,** to adopt RESOLUTION NO. 30-06 to approve Planning Commission Resolution No. 10265 approving Tentative Subdivision Map 617 for a one-lot subdivision map in the R-3 Zone at 368 Orlando Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 SPECIFIC PLAN 509 AND CONDITIONAL USE PERMIT 2019 (Cingular Wireless for Gabae M & Alp) – 450 East Chase Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**SPECIFIC PLAN 509**

- **Approve, Modify or Disapprove Planning Commission Resolution 10266 recommending approval** to exceed the 35-foot height limit for a wireless communications facility in the C-1 zone at 450 East Chase Avenue.

**CONDITIONAL USE PERMIT 2019**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10267** requesting a wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

## DISCUSSION

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

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

**Mike Sloop**, Cingular Wireless, 4810 Eastgate Mall, San Diego, speaks relating to the height and location of the proposed sign.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **SPECIFIC PLAN 509**

**MOTION BY LEWIS, SECOND BY McCLELLAN**, to approve Planning Commission Resolution 10266 recommending approval to exceed the 35-foot height limit for a wireless communications facility in the C-1 zone at 450 East Chase Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **CONDITIONAL USE PERMIT 2019**

**MOTION BY LEWIS, SECOND BY McCLELLAN**, to adopt RESOLUTION NO. 31-06 to approve Planning Commission Resolution No. 10267 requesting a wireless communications facility in the C-1 Zone at 450 East Chase Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**103 CONDITIONAL USE PERMIT 2017 (Lottes Family Trust) 321, 323 and 325 Van Houten Avenue (Report: City Clerk) (Continued from February 28, 2006)**

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

- **Continue 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. 10259 for reduced parking and expansion of an existing commercial building in the pending O-P Zone on property located at 321, 323 and 325 Van Houten Avenue.**

## DISCUSSION

**Director of Community Development Griffin** provides an update 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. 32-06 to modify Planning Commission Resolution No. 10259 for reduced parking and expansion of an existing commercial building in the pending O-P Zone on property located at 321, 323 and 325 Van Houten Avenue by amending:**

- Condition 3(e) to extend to six feet in height the solid block wall along the southerly property line;
- Condition 5(a) to comply with requirement of the Building Division indicated in comments dated December 5, 2005, except that the requirement to underground all on-site utilities is waived upon the execution of a lien contract; and
- Condition 8 that the conditional use permit shall have a life of 25 years and shall expire on January 30, 2031; and approve CUP 2017.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 PLANNED UNIT DEVELOPMENT 309 AND TENTATIVE SUBDIVISION MAP 623 (CondoConversions.com for Daylon Investments, LLC) 528 Emerald Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 309**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10268 recommending approval of Planned Unit Development 309 to convert an existing eight-unit apartment complex into a common interest development in the R-3 Zone at 528 Emerald Avenue.**

## **TENTATIVE SUBDIVISION MAP 623**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10269** recommending approval of Tentative Subdivision Map 623 for a one-lot subdivision map in the R-3 Zone at 528 Emerald Avenue.

## **DISCUSSION**

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

- Relocate trash receptacles from the front to the back off the alley.
- Existing block wall along north wall is one foot within the property line instead of on the property line; Planning Commission has recommended the wall be moved; applicant has requested that he not be required to move the wall.
- Changes as stated in the Staff Report.

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

- Alley in back of the project on the north side.
- Trash enclosure location; possible for owners to access the trash enclosure without entering into the unsecured alleyway.
- Security gates in front and back.

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

**Chris Christensen**, 4817 Palm Avenue, on behalf of John Kellogg, speaks regarding the concerns voiced by **Councilmember Ramos** and **Mayor Pro Tem Hanson-Cox**; “shifting” of the current block wall would require the wall being demolished and a new wall installed; requests fence along rear of property line be made of wood.

**John Kellogg**, Daylon Investments, LLC, 5638 Lake Murray Blvd, Ste 158, speaks regarding the alleyway and security of same; elimination of the chain link fence.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PLANNED UNIT DEVELOPMENT 309**

**MOTION BY LEWIS, SECOND BY RAMOS**, to adopt RESOLUTION NO. 33-06 to modify Planning Commission Resolution No. 10268 by amending Condition 6(a)9 to extend existing masonry wall along the northerly property line to the alley approvomg Planned Unit Development 309 to convert an existing eight-unit apartment complex into a common interest development in the R-3 Zone at 528 Emerald Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**TENTATIVE SUBDIVISION MAP 623**

**MOTION BY LEWIS, SECOND BY McCLELLAN**, to adopt RESOLUTION No. 34-05 approving Planning Commission Resolution No. 10269 recommending approval of Tentative Subdivision Map 623 for a one-lot subdivision map in the R-3 Zone at 528 Emerald Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**105 PLANNED UNIT DEVELOPMENT 308 AND TENTATIVE SUBDIVISION MAP 622 (CondoConversions.com for Foley Property Assets) 989-999 Leslie Road - Continued by Planning Commission to Planning Commission Meeting of March 13, 2006**

**106 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 March, 2006, at 7:54 p.m. to Tuesday, March 28, 2006, at 3:00 p.m.

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