

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JUNE 13, 2006

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, June 13, 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 May 23, 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 May 23, 2006, meetings and the Agenda of the June 13, 2006, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

- **“Key to the City” Presentation by Mayor of Munchkin City and Wizard of Oz characters**
- **California Public Utilities Commission Presentation by John Morgan**

AGENDA CHANGES:

MOTION BY LEWIS, SECOND BY RAMOS, to remove from the Agenda Items 1.12 and Closed Session Item #3 as requested by the City Manager.

MOTION CARRIES BY UNANIMOUS VOTE.

CONSENT ITEMS: (1.1 – 1.17)

MOTION BY LEWIS, SECOND BY RAMOS, to approve Consent Items 1.1 - 1.4, 1.6 - 1.8, 1.10 - 1.11, 1.13 and 1.15 - 1.17, pulling Items 1.5 and 1.9 as requested by Councilmember Hanson-Cox, and 1.14 as requested by a member of the public.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the May 23, 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 NOVEMBER 7, 2006 GENERAL MUNICIPAL ELECTION
(Report: City Clerk)**

Adopt the next RESOLUTIONS in order in connection with the November 7, 2006 General Municipal Election:

- 1) RESOLUTION NO. 71-06: Calling and Giving Notice of the November 7, 2006 General Municipal Election for a Mayor and One Member of the City Council of the City of El Cajon for full four year terms to expire December 2010.
- 2) RESOLUTION NO. 72-06: Requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 7, 2006.
- 3) RESOLUTION NO. 73-06: Adopting Regulations for Candidates calling for prepayment for a 200 word Candidate's Statement.
- 4) RESOLUTION NO. 74-06: Adopting regulation to resolve a Tie Vote for the City Council Election by Lot.

PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX:

1.5 RESOLUTION – AWARD OF BID NO. 001-07 – GRAFFITI REMOVAL SERVICES (Report: Purchasing Agent)

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 75-06 and award the bid to the low bidder, Graffiti Protective Coatings, Inc., in the estimated amount of \$29,146.00.

1.6 RESOLUTION – AWARD OF BID NO. 024-06 – OPEN SPACE WEED ABATEMENT (Report: Purchasing Agent)

Adopt RESOLUTION NO. 76-06 and award the bid to the low bidder, Aztec Landscaping, Inc., in the amount of \$10,497.50.

1.7 DONATION OF TWO POLICE BICYCLES (Report: Chief of Police)

Authorize the purchase of two Police bicycles and accessories and accept the donation from Toyota of El Cajon for the costs associated with this purchase for an amount not to exceed \$3,000.00.

1.8 JULY 4TH PICNIC AT KENNEDY PARK (Report: Director of Recreation)

Approve vendors to sell in Kennedy Park associated with the July 4th picnic and fireworks.

CONSENT ITEMS: (Continued)

PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX:

- 1.9 UNDERGROUND UTILITY DISTRICT #26 – EAST MAIN STREET BETWEEN I-8/THIRD STREET AND EAST CITY LIMITS, AND BROADWAY BETWEEN EAST MAIN STREET AND BOSTONIA STREET – ENGINEERING JOB NO. 2854 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the use of undergrounding funds (Rule 20A) collected and administered by SDG&E for the conversion of residential and business properties along this project and that SDG&E assume responsibility for these service conversions to include appropriate trench, conduit, secondary cable and meter changes, including the provision of joint trench/conduit for communications facilities.

1.10 RESOLUTION SUPPORTING SUNRISE POWERLINK FOR RELIABLE AND COMPETITIVELY-PRICED POWER

Adopt RESOLUTION NO. 77-06 supporting Sunrise Powerlink for reliable and competitively-priced power pursuant to the presentation given by SDG&E at the City Council Meeting on May 23, 2006.

1.11 RESOLUTION – EXCLUSIVE RIGHT TO NEGOTIATE – G8 DEVELOPMENT, INC. (Report: Director of Redevelopment and Housing)

Adopt RESOLUTION NO. ECRA-375 approving the execution of an Exclusive Right to Negotiate the Agreement between the El Cajon Redevelopment Agency and G8 Development, Inc.

THROUGH PREVIOUS ACTION THIS ITEM WAS REMOVED FROM AGENDA:

- 1.12 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 539 – Ballantyne Street between East Main Street and East Park Avenue - Engineering Job No. 2906 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the Final Subdivision Map for TSM 539 at Ballantyne Street between East Main Street and East Park Avenue.

CONSENT ITEMS: (Continued)

1.13 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY AND COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 557 – 414 South Lincoln Avenue - Engineering Job No. 2931 (Report: Director of Public Works)

Approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units, and Final Subdivision Map for TSM 557 at 414 South Lincoln Avenue and authorize execution of the agreements.

PULLED FOR DISCUSSION BY A MEMBER OF THE PUBLIC:

1.14 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY AND COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 583 – 1000 South Mollison Avenue - Engineering Job No. 2974 (Report: Director of Public Works)

RECOMMENDATION: That the City Council approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Subdivision Map for TSM 583 at 1000 South Mollison Avenue and authorize execution of the agreements.

1.15 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 537 – 259 South Mollison Avenue – Engineering Job No. 2904 (Report: Director of Public Works)

Grant a one year time extension for TSM 537 and set the new expiration date to be June 8, 2007, in accordance with Municipal Code Section 16.12.110.

1.16 RESOLUTION – APPROVING THE ANNEXATION OF GILMORE REORGANIZATION OF 1.19 ACRES AT 1984 VALLEY VIEW BOULEVARD (Report: City Clerk)

Adopt RESOLUTION NO. 78-06 approving the annexation of Gilmore Reorganization of 1.19 acres at 1984 Valley View Boulevard.

1.17 RESOLUTION – AWARD OF BID NO. 002-07 – ROAD MAINTENANCE MATERIALS (Report: Purchasing Agent)

Adopt RESOLUTION NO. 79-06 and award the bid to the low bidder, Superior Ready Mix Concrete LP, in the estimated amount of \$150,156.63.

CONSENT ITEMS: (Continued)

PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX:

1.5 RESOLUTION – AWARD OF BID NO. 001-07 – GRAFFITI REMOVAL SERVICES (Report: Purchasing Agent)

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 75-06 and award the bid to the low bidder, Graffiti Protective Coatings, Inc., in the estimated amount of \$29,146.00.

DISCUSSION

In response to questions by Councilmember Hanson-Cox, City Manager Henry indicates the bidding parties must have an office in San Diego County.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Consent Item 1.5.

MOTION CARRIES BY UNANIMOUS VOTE.

PULLED FOR DISCUSSION BY COUNCILMEMBER HANSON-COX:

1.9 UNDERGROUND UTILITY DISTRICT #26 – EAST MAIN STREET BETWEEN I-8/THIRD STREET AND EAST CITY LIMITS, AND BROADWAY BETWEEN EAST MAIN STREET AND BOSTONIA STREET – ENGINEERING JOB NO. 2854 (Report: Director of Public Works)

RECOMMENDATION: That the City Council approve the use of undergrounding funds (Rule 20A) collected and administered by SDG&E for the conversion of residential and business properties along this project and that SDG&E assume responsibility for these service conversions to include appropriate trench, conduit, secondary cable and meter changes, including the provision of joint trench/conduit for communications facilities.

DISCUSSION

In response to questions by Councilmembers Hanson-Cox and McClellan, staff indicates the following:

- The project is estimated to begin late in 2007 and should run two to three years;
- Efforts will be made to coordinate phases of the project utilizing the same trench and construction timelines by all contractors, whenever possible;

(1.9 Continued)

- Should the Home Depot project be underway, that property would be included in this undergrounding project.

MOTION BY LEWIS, SECOND BY HANSON-COX, to approve Consent Item 1.9.

MOTION CARRIES BY UNANIMOUS VOTE.

PULLED FOR DISCUSSION BY A MEMBER OF THE PUBLIC:

1.14 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY AND COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 583 – 1000 South Mollison Avenue - Engineering Job No. 2974 (Report: Director of Public Works)

RECOMMENDATION: That the City Council approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Subdivision Map for TSM 583 at 1000 South Mollison Avenue and authorize execution of the agreements.

DISCUSSION

Joseph Scarlatti, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, indicates he is here to answer any questions.

Director of Public Works Turner requests approval of the items conditionally, with modifications to be added in the language of the Hold Harmless Agreement to reflect new improvements in the public right-of-way.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Consent Item 1.14.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, provides an update on her yellow ribbon project and suggests that people volunteer with blood drives and other community events.

2. WRITTEN COMMUNICATIONS:

2.1 REQUEST FOR WAIVER OF FEES FOR USE OF WELLS SENIOR CENTER– ELDER LAW & ADVOCACY (Report: Recreation Services Manager)

RECOMMENDATION: That the City Council review the request from Elder Law & Advocacy to waive facility use fees for use of a meeting room at Wells Senior Center to provide free legal services to seniors ages sixty (60) and over.

DISCUSSION

Councilmembers had questions and no representative was present to respond.

MOTION BY LEWIS, SECOND BY RAMOS, to Continue Item 2.1 for two weeks.

MOTION CARRIES BY UNANIMOUS VOTE.

2.2 REQUEST FROM CLAIRE CARPENTER, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF EL CAJON COMMUNITY DEVELOPMENT CORPORATION TO APPROVE BANNER DESIGNS FOR DOWNTOWN AREA

Letter from Claire Carpenter, President and Chief Executive Officer of El Cajon Community Development Corporation requesting City Council approval of proposed banners for light standards in the downtown area.

DISCUSSION

Claire Carpenter, representing the El Cajon Community Development Corporation (ECCDC), speaks about their new mini-magazine to promote downtown El Cajon, and requests Council support for the new banner design.

In response to questions by **Councilmember McClellan**, **Carpenter** says the Home Ownership Fair drew approximately 40 vendors and shuttle buses were utilized for tours. A sale was made as a result of the Fair.

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, indicates she supports use of the proposed banners; she commends the ECCDC for the wonderful job they are doing.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve the banners as part of a community-wide program.

MOTION CARRIES BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: None

3. PUBLIC HEARINGS

3.1 RESOLUTION – FIVE (5)-YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (2006 RTIP) – FY 2007-2011 LIST OF PROJECTS (Report: Director of Public Works)

RECOMMENDATION: That the City Council

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

Adopt the next RESOLUTION in order to approve the 2006 RTIP.

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to speak.

MOTION BY Lewis, SECOND BY RAMOS, to close the public hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 80-06 to approve the 2006 RTIP.

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.

5.1 SANDAG Board Actions – May 26, 2006

5.2 SANDAG Board of Directors – May 26, 2006

5.3 SANDAG Public Safety Committee – May 19, 2006

5.4 Metro Commission and Metro Wastewater JPA Meeting – June 1, 2006

Mayor Lewis reports he attended a retirement party for Ann McMillan, a teacher at the Bostonia School for 40 years.

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.

Councilmember Kendrick reports he attended Election Central in downtown San Diego.

6.2 Council Activities 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).

Councilmember McClellan reports he attended the LAFCO meeting on June 5th, and continues to participate in the Founding Fathers program.

6.3 No report.

COUNCILMEMBER DICK RAMOS:

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

6.4 No report.

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated

Councilmember Ramos reports legislation concerning AT&T is being followed.

City Attorney Foley indicates the League of California Cities suggests opposition to AB 573 (Wolk).

MOTION BY LEWIS, SECOND BY RAMOS, to send a letter in opposition to AB 573.

MOTION CARRIES BY UNANIMOUS VOTE.

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

9. ORDINANCES: FIRST READING

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

9.1 DELETION OF SPECIFIC PLAN 217

An Ordinance approving deletion of Specific Plan 217 for a proposed office development in the pending R-S-9-H (Residential Suburban 9,000 Sq. Ft. Hillside Overlay) Zone on property located on the northwest corner of West Main Street and Dewane Drive.

ORDINANCES: SECOND READING AND ADOPTION

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

9.2 An Ordinance of the City Council of the City of El Cajon adding a new Section 10.28.236 to Chapter 10.28 of the El Cajon Municipal Code establishing a Two-Hour Parking Zone on Jamacha Road between Granite Hills Drive and Washington Avenue.

9.2 (Continued)

MOTION to adopt Ordinance adding a new Section 10.28.236 to Chapter 10.28 of the El Cajon Municipal Code.

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4844 adding a new Section 10.28.236 to Chapter 10.28 of the El Cajon Municipal Code.

MOTION CARRIES BY UNANIMOUS VOTE.

9.3 ZONE RECLASSIFICATION 2278

An ordinance approving Zone Reclassification 2278 to rezone properties addressed as 229, 240 West Lexington Avenue; 200, 233, 317 South Orange Avenue; 140, 164 West Park Avenue; 227, 303, 315, 320 South Sunshine Avenue; and a vacant property, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

MOTION to adopt Ordinance approving Zone Reclassification 2278.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to adopt Ordinance No. 4845 approving Zone Reclassification 2278 to rezone properties addressed as 229, 240 West Lexington Avenue; 200, 233, 317 South Orange Avenue; 140, 164 West Park Avenue; 227, 303, 315, 320 South Sunshine Avenue; and a vacant property, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

MOTION CARRIES BY UNANIMOUS VOTE.

10. CLOSED SESSIONS:

- **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:**

10. (CLOSED SESSIONS - Continued)

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN #482-302-02 Property located at 480 N. Magnolia Avenue	Mark and Michelle Rubin Family Trust	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel
APN #482-302-06 Property located at 185 W. Madison Avenue	Copley Press, Inc.	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel
APN #487-171-46/47 Property located at 460 N. Magnolia Avenue	Security Title Insurance	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel
APN #487-171-37 Property located at 456 N. Magnolia Avenue	Guerrara Family Trust	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel
APN #487-171-33/34/38 Property located at 414 N. Magnolia Avenue	Chaldean-American Association	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel
APN #487-171-29-00 Property located at 220 Wisconsin Avenue	Jose & Nydia Sandoval	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel
APN #487-171-50-00 Property located at 225 W. Madison Avenue	Eye Center LLC	City Manager/Executive Director Redevelopment Manager Best, Best & Krieger, Attorneys/ Special Counsel

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

10. (CLOSED SESSIONS - Continued)

Through previous action this item was removed from Agenda:

- **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 482-250-17 573 Raleigh Ave	Ynez Two, LLC & K Motors Company, LLC	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 482-250-28 548 Raleigh Ave	Ynez Two, LLC & K Motors Company, LLC	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 482-250-37 573 Raleigh Ave	Ynez Two, LLC & K Motors Company, LLC	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 482-250-34 572 N. Johnson Ave	Ynez Two, LLC & K Motors Company, LLC	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 482-250-33 560 N. Johnson Ave	El Cajon Valley Property Partnership	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 482-250-32 542 N. Johnson Ave	DeMotte Charlotte T & Melisa L. Trust (Ynez Two, LLC & K Motors Company, LLC in escrow)	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 482-250-36 531 Raleigh Ave	Ynez Two, LLC & K Motors Company, LLC	Executive Director Redevelopment Manager City Attorney/General Counsel
APN 487-121-43 440 N. Johnson Ave	Ynez Two, LLC & K Motors Company, LLC	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 development of property.

City Attorney Foley indicates he must disqualify from the second Closed Session item. His firm has a business relationship with one of the negotiating parties.

10. (CLOSED SESSIONS - Continued)

MOTION BY LEWIS, SECOND BY RAMOS, to adjourn into Closed Session at 3:53p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

- 11. RECONVENE TO OPEN SESSION:** Reconvene into Open Session at 4:04 p.m.

In accordance with the Brown Act, **City Attorney Foley** announces the City Council approved, on a unanimous vote, the filing of a petition against the Local Agency Formation Commission of San Diego County to challenge its decision in denying the annexation application of the City for the Home Depot project. The motion was made by Mayor Lewis and seconded by Councilmember Ramos. Council instructed the City Attorney's office to seek a cooperative agreement with Home Depot, to assist with the litigation.

Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 13th day of June 2006, at 4:05 p.m. to Tuesday, June 13, 2006, at 7:00 p.m.

KATHIE J. RUTLEDGE
City Clerk/Secretary

GENERAL INFORMATION:

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

None

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JUNE 13, 2006

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

Rebecca Hernandez, 15940 Greystone Road, Poway, shares a thank you letter to the City Council from H.A.R.M., for their efforts to prevent the sale of tobacco products and drug paraphernalia to underage minors in the City.

Don Parent, Public Affairs Director, SDG&E, Johnson Avenue, El Cajon, speaks about energy resources and various energy-saving programs during the summer months.

PUBLIC HEARINGS:

100 SPECIFIC PLAN 510, PLANNED UNIT DEVELOPMENT 313 AND TENTATIVE SUBDIVISION MAP 628 (B & B Properties 2000, LP) 1123 East Washington Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

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

SPECIFIC PLAN 510

- **Approve, Modify or Disapprove Planning Commission Resolution 10308** recommending approval of Specific Plan 510 to exceed the 20-foot height limitation for a proposed residential development in the R-3-R Zone at 1123 East Washington Avenue.

PLANNED UNIT DEVELOPMENT 313

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10309** recommending approval of Planned Unit Development 313 to construct a seven-unit common interest development in the R-3-R Zone at 1123 East Washington Avenue.

TENTATIVE SUBDIVISION MAP 628

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10310** recommending approval of Tentative Subdivision Map 628 for an eight-lot subdivision map in the R-3-R Zone at 1123 East Washington Avenue.

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to speak.

PUBLIC HEARINGS: (100 - Continued)

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

MOTION CARRIES BY UNANIMOUS VOTE.

SPECIFIC PLAN 510

MOTION BY LEWIS, SECOND BY RAMOS, to approve Planning Commission Resolution 10308 recommending approval of Specific Plan 510 to exceed the 20-foot height limitation for a proposed residential development in the R-3-R Zone at 1123 East Washington Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

PLANNED UNIT DEVELOPMENT 313

MOTION BY LEWIS, SECOND BY MCCLELLAN, to adopt RESOLUTION NO. 81-06 to approve Planning Commission Resolution No. 10309 recommending approval of Planned Unit Development 313 to construct a seven-unit common interest development in the R-3-R Zone at 1123 East Washington Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

TENTATIVE SUBDIVISION MAP 628

MOTION BY LEWIS, SECOND BY MCCLELLAN, to adopt RESOLUTION NO. 82-06 to approve Planning Commission Resolution No. 10310 recommending approval of Tentative Subdivision Map 628 for an eight-lot subdivision map in the R-3-R Zone at 1123 East Washington Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

101 PLANNED UNIT DEVELOPMENT 314 AND TENTATIVE SUBDIVISION MAP 629 (CondoConversions.com for Western Portofino, LLC) 822 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 314

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10311** recommending approval of Planned Unit Development 314 to convert an existing 40-unit apartment complex into a common interest development in the R-3 Zone at 822 South Mollison Avenue.

TENTATIVE SUBDIVISION MAP 629

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10312** recommending approval of Tentative Subdivision Map 629 for a one-lot subdivision map in the R-3 Zone at 822 South Mollison Avenue.

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Chris Christensen, representing Condoconversions.com, 4817 Palm Ave., Suite I, La Mesa, is here to answer any questions and requests approval of the projects.

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

- A condition to restrict the size and location of dish antennas on the subject property;
- Replacement of wooden fences;
- Adding architectural detail to the outside of the buildings;
- Having the developer set design review guidelines for possible incorporation into the CC&Rs for the project.

Christensen states they will address the issue of consistency with fencing materials and will submit, to **City Attorney Foley**, appropriate language in the CC&Rs for restrictions on dish antennas. They will also add design treatments to the large blank walls of the buildings.

No further comments are offered.

MOTION BY LEWIS, SECOND BY McClellan, to close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (101 - Continued)

Under Discussion, **City Attorney Foley** indicates that the owner of the property can address the issue of the dish antennas, but the City cannot place restrictions under telecommunications laws.

PLANNED UNIT DEVELOPMENT 314

MOTION BY LEWIS, SECOND BY HANSON-COX, to adopt RESOLUTION NO. 83-06 to approve Planning Commission Resolution No. 10311 recommending approval of Planned Unit Development 314 to convert an existing 40-unit apartment complex into a common interest development in the R-3 Zone at 822 South Mollison Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

TENTATIVE SUBDIVISION MAP 629

MOTION BY LEWIS, SECOND BY Hanson-Cox, to adopt RESOLUTION NO. 83-06 to approve Planning Commission Resolution No. 10312 recommending approval of Tentative Subdivision Map 629 for a one-lot subdivision map in the R-3 Zone at 822 South Mollison Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

102 PLANNED UNIT DEVELOPMENT 312 AND TENTATIVE SUBDIVISION MAP 626 (Westone Management Consultants for Jacoba Estes, LLC) 945 Estes Street (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 312

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10306 recommending approval of Planned Unit Development 312 to convert an existing 57-unit apartment complex into a common interest development in the R-3 Zone at 945 Estes Street.**

PUBLIC HEARINGS: (102 - Continued)

TENTATIVE SUBDIVISION MAP 626

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10307** recommending approval of Tentative Subdivision Map 626 for a one-lot subdivision map in the R-3 Zone at 945 Estes Street.

DISCUSSION

In response to the question by **Ramos, Director of Community Development Griffin** indicates that garages will be installed and the storage bins should be removed.

Mayor Lewis announces the Public Hearing is now Open.

Joseph Scarlatti, Westone Management Consultants, speaks in favor of the project and indicates that rehab will start in approximately 75 days. He confirms that the two temporary storage bins will be removed from the property.

Director Griffin discusses the Planning Commission's concerns about the ratio of parking spaces to number of bedrooms for each unit. He recommends deletion of Condition 5.n. and retention of Condition 10 in the conditions of approval.

Scarlatti indicates his agreement with the conditions of approval.

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

PLANNED UNIT DEVELOPMENT 312

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 85-06 to approve Planning Commission Resolution No. 10306 recommending approval of Planned Unit Development 312 to convert an existing 57-unit apartment complex into a common interest development in the R-3 Zone at 945 Estes Street, and deleting Condition 5n concerning the addition of bedrooms.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (102 - Continued)

TENTATIVE SUBDIVISION MAP 626

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 86-06 to approve Planning Commission Resolution No. 10307 recommending approval of Tentative Subdivision Map 626 for a one-lot subdivision map in the R-3 Zone at 945 Estes Street.

MOTION CARRIES BY UNANIMOUS VOTE.

ITEMS CONTINUED FROM THE 3:00 P.M. MEETING: None

ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 13TH day of June 2006, at 7:33 p.m. to Tuesday, June 27, 2006, at 3:00 p.m.

KATHIE J. RUTLEDGE
City Clerk/Secretary