

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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JULY 11, 2006

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, July 11, 2006, was called to order by Mayor/Chair Mark Lewis at 3:03 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 June 27, 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 June 27, 2006, meetings and the Agenda of the July 11, 2006, meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- **“Putt Fore Pets” – July 14<sup>th</sup>**
- **Proclamation - “Parks and Recreation Month – July 2006”**

**AGENDA CHANGES:**

**City Manager Henry** requests removal of Item 1.10 from the Agenda.

**CONSENT ITEMS: (1.1 – 1.12)**

**MOTION BY LEWIS, SECOND BY MCCLELLAN**, to approve Consent Items 1.1 to 1.4 and 1.6 to 1.9, pulling Item 1.5 as requested by **Councilmember McClellan**, removing Item 1.10 as requested by staff, and pulling Items 1.11 and 1.12 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 June 27, 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.

## **CONSENT ITEMS (CONTINUED)**

### **1.4 REQUEST FOR EXTENSION OF TIME FOR ZONE RECLASSIFICATION 2261 AND CONDITIONAL USE PERMIT 2004 – HOME DEPOT, USA (Report: Director of Community Development)**

Grant a one-year extension of time to July 12, 2007, for each application subject to the previous conditions of approval.

#### **PULLED FOR DISCUSSION:**

### **1.5 RESOLUTION – AWARD OF BID 004-07 – PHOTOCOPIERS (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Aztec Imaging, in the amount of \$31,271.85.

### **1.6 RESOLUTIONS – ASPHALT CONCRETE SPEED HUMPS ON CHATHAM STREET BETWEEN FLETCHER PARKWAY AND EAST LAKE DRIVE – BID NO. 006-07 - ENGINEERING JOB NO. 3050 (Report: Director of Public Works)**

Approve the funding for this project in the amount of \$20,000 from Gas Tax Funds and adopt RESOLUTION NO. 101-06 to approve the Plans and Specifications and RESOLUTION NO. 102-06 to direct a Notice Inviting Sealed Bids to be opened on July 28, 2006, for the installation of Asphalt Concrete Speed Humps on Chatham Street Between Fletcher Parkway and East Lake Drive.

### **1.7 SUBSTANDARD CONDITIONS AT 2685 DRYDEN ROAD (Report: Building Official/Fire Marshal)**

Consent to an additional 45-day (approximate) time period for completion of renovation work at the property addressed as 2685 Dryden Road.

## **CONSENT ITEMS (CONTINUED)**

- 1.8 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY, COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 576 – 851 South Mollison Avenue - Engineering Job No. 2967 (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 576 at 851 South Mollison Avenue and authorize the execution of the agreements.

- 1.9 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY, COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 537 – 259 South Mollison Avenue - Engineering Job No. 2904 (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 537 at 259 South Mollison Avenue and authorize execution of the agreements.

**THROUGH EARLIER ACTION, THIS ITEM WAS REMOVED FROM THE AGENDA:**

- 1.10 SUBDIVISION AGREEMENT, LIEN CONTRACT AND AGREEMENT NOT TO CONVEY, COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 591 – 419-439 South Johnson Avenue - Engineering Job No. 2989 (Report: Director of Public Works)**

Approve the Subdivision Agreement, Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Map for TSM 591 at 419-439 South Johnson Avenue and authorize execution of the agreements.

**PULLED FOR DISCUSSION:**

- 1.11 RESOLUTION - SHARED HOUSING AGREEMENT - HEARTLAND HUMAN RELATIONS AND FAIR HOUSING ASSOCIATION (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency adopt the next RESOLUTION in order for administration of the Shared Housing Program.

**CONSENT ITEMS (CONTINUED)**

**PULLED FOR DISCUSSION:**

**1.12 RESOLUTION – ASSET PURCHASE AND SETTLEMENT AGREEMENT WITH ARTS CENTER FOUNDATION (Report: City Attorney)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order, "Resolution of the City Council of the City of El Cajon Approving an Asset Purchase and Settlement Agreement".

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**1.5 RESOLUTION – AWARD OF BID 004-07 – PHOTOCOPIERS (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 100-06 and award the bid to the low bidder, Aztec Imaging, in the amount of \$31,271.85.

**DISCUSSION**

In response to questions by **Councilmember McClellan, Purchasing Agent Dawson** indicates bids evaluated include a five-year maintenance cost.

**MOTION BY LEWIS, SECOND BY MCCLELLAN,** to adopt RESOLUTION NO. 100-06 and award the bid to the low bidder, Aztec Imaging, in the amount of \$31,271.85.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.11 RESOLUTION NO. ECRA-377 - SHARED HOUSING AGREEMENT - HEARTLAND HUMAN RELATIONS AND FAIR HOUSING ASSOCIATION (Report: Director of Redevelopment and Housing)**

Adopt RESOLUTION NO. ECRA-377 for administration of the Shared Housing Program.

**DISCUSSION**

In answer to the questions by **Councilmember Hanson-Cox, City Manager Henry** advises that Community Development Block Grant (CDBG) funds will be utilized for the Community Oriented Policing (COPS) program.

**MOTION BY LEWIS, SECOND BY MCCLELLAN,** to adopt RESOLUTION NO. ECRA-377 for administration of the Shared Housing Program.

**MOTION CARRIES BY UNANIMOUS VOTE.**

## CONSENT ITEMS (CONTINUED)

### 1.12 RESOLUTION – ASSET PURCHASE AND SETTLEMENT AGREEMENT WITH ARTS CENTER FOUNDATION (Report: City Attorney)

Adopt RESOLUTION NO. 103-06, "Resolution of the City Council of the City of El Cajon Approving an Asset Purchase and Settlement Agreement".

#### DISCUSSION

In response to questions by Council, City Attorney Foley advises the terms of the agreement will be made public after approval of the asset purchase and settlement agreement by Council. The City is expected to receive a cash payment from the Foundation within the next week.

**MOTION BY LEWIS, SECOND BY KENDRICK**, to adopt RESOLUTION NO. 103-06.

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### PUBLIC COMMENT:

James Kelly indicates he is homeless, and is awaiting a refund of a bail amount.

### 2. WRITTEN COMMUNICATIONS: None

### 3. ADMINISTRATIVE REPORTS:

**THIS ITEM WILL BE CONSIDERED WHEN RECONVENING FROM THE CLOSED SESSION, ITEM 10:**

#### 3.1 TENTATIVE AGREEMENT WITH THE EL CAJON POLICE OFFICERS' ASSOCIATION (Report: Director of Human Resources)

**RECOMMENDATION:** That the City Council approve the tentative agreement reached with the El Cajon Police Officers' Association and authorize the City Manager to execute the applicable final Memorandum of Understanding (MOU) implementing the terms as changed in the report and adopt the next RESOLUTION in order if approved.

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

##### **4.1 RECOMMENDATION FOR 2006/2007 YOUTH LEAGUE UTILITY SUPPORT (Report: Recreation Services Manager)**

**RECOMMENDATION:** That the City Council approve the recommendation of the Recreation Council that 14 of the 17 Youth Leagues, which are members of the Recreation Council, receive utility support during fiscal year 2006/2007.

#### **DISCUSSION**

A discussion ensues among **Council** and **Staff** concerning:

- Required league participation at the monthly Recreation Council meetings;
- Maintenance of fields, fences and scoreboards.

**MOTION BY LEWIS, SECOND BY KENDRICK,** to approve the recommendation of the Recreation Council that 14 of the 17 Youth Leagues, which are members of the Recreation Council, receive utility support during fiscal year 2006/2007.

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **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 – June 23, 2006**

##### **5.2 Meeting of Metro Commission and Metro Wastewater JPA – July 6, 2006**

#### **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**

Report as stated.

## **REPORTS OF COUNCILMEMBERS: (CONTINUED)**

### **COUNCILMEMBER GARY KENDRICK:**

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

#### **6.2 No Report**

### **COUNCILMEMBER DICK RAMOS:**

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**

Report as stated.

### **COUNCILMEMBER BOB McCLELLAN:**

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 Bulletins dated June 23, 2006, and June 30, 2006 - *Priority Focus***

In response to the question by **Councilmember Ramos, City Manager Henry** indicates the City's lobbyist will follow the status on AB 573, concerning design professionals – indemnity, and the City will provide letters as recommended.

## **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 TWO-HOUR PARKING**

An Ordinance of the City Council of the City of El Cajon repealing Section 10.28.230 of Chapter 10.28 of the El Cajon Municipal Code and adopting Sections 10.28.230 and 10.28.231 of Chapter 10.28 of the El Cajon Municipal Code authorizing two-hour parking zones in the City of El Cajon.

## **ORDINANCES: SECOND READING AND ADOPTION**

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

### **9.2 SPECIFIC PLAN 509**

An Ordinance approving Specific Plan 509 for a 50 foot high wireless communications facility in the C-1 (Neighborhood Commercial) Zone on property located on the north side of East Chase Avenue between Avocado and Lincoln Avenues, and addressed as 450 East Chase Avenue.

- **MOTION to adopt Ordinance approving Specific Plan 509.**

**MOTION BY LEWIS, SECOND BY RAMOS,** to adopt Ordinance No. 4847 approving Specific Plan 509 for a 50 foot high wireless communications facility in the C-1 (Neighborhood Commercial) Zone on property located on the north side of East Chase Avenue between Avocado and Lincoln Avenues, and addressed as 450 East Chase Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **9.3 TWO-HOUR PARKING – 315-365 W. BRADLEY**

An Ordinance of the City Council of the City of El Cajon adding a new Section 10.28.237 to Chapter 10.28 of the El Cajon Municipal Code establishing a two-hour parking zone at 315-365 West Bradley Avenue.

- **MOTION to adopt Ordinance adding Section 10.28.237 to Chapter 10.28 of the El Cajon Municipal Code.**

### 9.3 (CONTINUED)

**MOTION BY LEWIS, SECOND BY RAMOS**, to adopt Ordinance No. 4848 adding a new Section 10.28.237 to Chapter 10.28 of the El Cajon Municipal Code establishing a two-hour parking zone at 315-365 West Bradley Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 9.4 ZONE RECLASSIFICATION 2280

An Ordinance approving Zone Reclassification 2280 to rezone properties addressed as 134, 142, 154-156, 160, 206, 214, 228-230, 232, 234, 258-262, 302 and 306 South Johnson Avenue from the R-P (Residential Professional) Zone to the R-2 (Two Family) Zone.

- **MOTION to adopt Ordinance approving Zone Reclassification 2280.**

**MOTION BY LEWIS, SECOND BY RAMOS**, to adopt Ordinance No. 4849 approving Zone Reclassification 2280 to rezone properties addressed as 134, 142, 154-156, 160, 206, 214, 228-230, 232, 234, 258-262, 302 and 306 South Johnson Avenue from the R-P (Residential Professional) Zone to the R-2 (Two Family) Zone.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 10. CLOSED SESSIONS:

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

- **CONFERENCE WITH LABOR NEGOTIATORS – Conference with labor negotiators pursuant to Government Code Section 54957.6:**

**Agency Designated Representatives:** Kathi Henry  
Mike Shelton  
Joan Ward

**Employee Organizations:** El Cajon Police Officers' Association

**MOTION BY LEWIS, SECOND BY RAMOS**, to adjourn to Closed Session at 3:40 p.m.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION AT 3:45 P.M.:**

**City Attorney or Representative reports on action taken in Closed Session pertaining to Item 3.1, which was to be considered after the Closed Session discussion.**

**3.1 TENTATIVE AGREEMENT WITH THE EL CAJON POLICE OFFICERS' ASSOCIATION (Report: Director of Human Resources)**

**RECOMMENDATION:** That the **City Council** approve the tentative agreement reached with the El Cajon Police Officers' Association and authorize the City Manager to execute the applicable final Memorandum of Understanding (MOU) implementing the terms as changed in the report and adopt the next RESOLUTION in order if approved.

**MOTION BY LEWIS, SECOND BY RAMOS,** to approve the tentative agreement reached with the El Cajon Police Officers' Association and authorize the City Manager to execute the applicable final Memorandum of Understanding (MOU) implementing the terms as changed in the report, and to adopt RESOLUTION NO. 104-06.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**Adjournment:** Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 11th day of July 2006, at 3:46 p.m. to Tuesday, July 11, 2006, at 7:00 p.m.

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

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**JULY 11, 2006**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, July 11, 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, July 11, 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 SPECIFIC PLAN 511 AND CONDITIONAL USE PERMIT 2026 (Yousif and Quin Family Trust) – 421 and 423 East Main Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**SPECIFIC PLAN 511**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10319** recommending approval of request to interconnect access between structures on adjacent, separately owned properties in lieu of a lot consolidation in the C-2 Zone at 421 and 423 East Main Street.

**CONDITIONAL USE PERMIT 2026**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10320** recommending approval of request for reduced parking and the expansion of an existing restaurant with alcohol sales in the C-2 Zone at 421 and 423 East Main Street.

**DISCUSSION**

In response to questions by **Councilmember Ramos, Director of Community Development Griffin** indicates the project includes a dedication of property and must meet ADA requirements. A condition of approval recommends the applicant work with staff concerning a landscape plan.

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

**Raymond Mansour**, 230 Avocado Avenue, El Cajon, CA, owns a dental practice near the subject property. He speaks in support of the proposal.

**Othman Yousif**, 421 E. Main Street, is the owner of the Ali Baba Restaurant. He expresses concern about several of the conditions of approval, including driveway requirements, curbs and sidewalks. The costs to comply with the conditions would cause a financial hardship. He indicates that he has some ideas for landscaping that will fit in with the theme of the restaurant.

## 100 (CONTINUED)

Discussion ensues among **Council, Staff** and the speaker concerning:

- Standard conditions of approval requiring ADA compliance when improvements to a property are sizeable;
- A possible lien contract to require the improvements to be completed at a future date;
- Costs for the recommended improvements.

**City Attorney Foley** speaks about the City's obligation to require compliance with ADA requirements. The City can be liable if there is a failure to require the recommended changes.

**Director of Public Works Turner** suggests working with the applicant on several of the requirements, with the exception of the ADA required driveways.

**Bill Kachi**, 1010 Singing Ridge Road, El Cajon, CA, is the engineer for the project. He discusses available space on the subject property for the driveways and the ADA requirements. He would like the opportunity to work with staff concerning the landscape plans.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY RAMOS**, to approve Planning Commission Resolution No. 10319 recommending approval of Specific Plan 511 to interconnect access between structures on adjacent, separately owned properties in lieu of a lot consolidation in the C-2 Zone at 421 and 423 East Main Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN**, to adopt RESOLUTION NO. 105-06 to approve Planning Commission Resolution No. 10320 recommending approval of Conditional Use Permit 2026 for reduced parking and the expansion of an existing restaurant with alcohol sales in the C-2 Zone at 421 and 423 East Main Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 PLANNED UNIT DEVELOPMENT 318 AND TENTATIVE SUBDIVISION MAP 632 (Jackson Pendo Cuyamaca St., LP) – 1277-1591 North Cuyamaca Street (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 318**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10321** recommending approval of Planned Unit Development 318 to convert 54 existing commercial/industrial suites to a common interest development in the C-M Zone at 1277-1591 North Cuyamaca Street.

**TENTATIVE SUBDIVISION MAP 632**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10322** recommending approval of Tentative Subdivision Map 632 for a one-lot subdivision map in the C-M Zone at 1277-1591 North Cuyamaca Street.

**DISCUSSION**

In response to questions by **Councilmember Ramos, Director of Community Development Griffin** states the available parking is indicated on the plan and will be part of the common area.

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

**David Gatzke**, 8530 La Mesa Boulevard, La Mesa, CA, is the applicant's representative. He speaks in support of the project, which will revitalize the buildings and provide ownership opportunities to business tenants. They will assign a non-exclusive right to each unit to allow high percentage of usage and warehouse space. The owners' association could allocate parking spaces as part of the CC&Rs.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 101 (CONTINUED)

**MOTION BY LEWIS, SECOND BY MCCLELLAN,** to adopt RESOLUTION NO. 106-06 to approve Planning Commission Resolution No. 10321 recommending approval of Planned Unit Development 318 to convert 54 existing commercial/industrial suites to a common interest development in the C-M Zone at 1277-1591 North Cuyamaca Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY RAMOS,** to adopt RESOLUTION NO. 107-06 to approve Planning Commission Resolution No. 10322 recommending approval of Tentative Subdivision Map 632 for a one-lot subdivision map in the C-M Zone at 1277-1591 North Cuyamaca Street.

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 102 APPEAL – PLANNING COMMISSION DENIAL OF PLANNED UNIT DEVELOPMENT 308 AND TENTATIVE SUBDIVISION MAP 622 (CondoConversions.com for Foley Property Assets, LLC) – 989-999 Leslie Road (Report: City Clerk)

**RECOMMENDATION:** That the City Council

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

### **PLANNED UNIT DEVELOPMENT 308**

- Adopt the next RESOLUTION in order to Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10314 denying Planned Unit Development 308 to convert an existing 16-unit apartment complex into a common interest development in the R-3 Zone at 989-999 Leslie Road.

### **TENTATIVE SUBDIVISION MAP 622**

- Adopt the next RESOLUTION in order to Grant, Deny or Modify the Appeal of Planning Commission Resolution No. 10315 denying Tentative Subdivision Map 622 for a one-lot subdivision map in the R-3 Zone at 989-999 Leslie Road.

## **DISCUSSION**

In response to questions by **Councilmember Ramos, Director of Community Development Griffin** indicates the Planning Commission would need to establish conditions of approval to address the fence and gate at the rear of the property.



**102 (CONTINUED)**

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

**Franklin Spees**, CondoConversions.com, 4817 Palm Avenue, La Mesa, CA, is the applicant's representative. He shows a PowerPoint presentation illustrating the design of neighboring properties and proposed elevations for the project.

Discussion ensues among **Council** and **Staff** concerning the inconsistency seen in the proposed elevations and the site plans submitted by the applicant.

**Chris Christensen**, CondoConversions.com, 4817 Palm Avenue, La Mesa, CA, requests that Council uphold the appeal. He indicates they will do a complete re-design of the project and will work with staff.

**Ron Pennock**, 124 West Main Street, El Cajon, CA, suggests that staff or the City Attorney amend the process at the Planning Commission level if there are concerns, so the project can come forward to Council, with conditions of approval forwarded to Council.

**Mayor Lewis** speaks about the public hearing process and the efforts put forth by staff and the Planning Commission.

**City Attorney Foley** discusses the option of granting the appeal and returning the project to the Planning Commission.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

A discussion ensues among **Council** and **Staff** concerning the appeal process and application fees paid by applicants.

**MOTION BY LEWIS, SECOND BY RAMOS**, to deny the appeal of Planning Commission Resolution No. 10314 denying Planned Unit Development 308 to convert an existing 16-unit apartment complex into a common interest development in the R-3 Zone at 989-999 Leslie Road.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY RAMOS**, to deny the appeal of Planning Commission Resolution No. 10315 denying Tentative Subdivision Map 622 for a one-lot subdivision map in the R-3 Zone at 989-999 Leslie Road.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 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 11<sup>th</sup> day of July 2006 at 8:25 p.m. to Tuesday, July 25, 2006, at 3:00 p.m.

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