

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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JULY 25, 2006

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, July 25, 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 July 11, 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 Lyon, Asst. 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 July 11, 2006, meetings and the Agenda of the July 25, 2006, meetings in accordance to State Law and Council/Agency Policy.

## **PRESENTATIONS:**

- **Commendation – Theo Mizony, Centurion – July 25, 2006 – (Not present)**
- **“Pride of El Cajon - Outstanding Employee” Dave Truttman, Firefighter**
- **Employee Service Awards**

### **Five Years**

Busskohl, Jennifer	Senior Human Resources Analyst
Fruchtenicht, Tara	Evidence Technician
Juns, James	Police Officer
Pope, Vicki	Public Works Maintenance Worker II
Sandoval, Jr., Manuel	Police Officer
Weaver, Linda	Administrative Secretary/Human Resources

### **Ten Years**

Baldwin, Christopher	Police Officer
Lowe, Susie	Recreation Services Supervisor
Robertson, Gregory	Police Officer

### **Fifteen Years**

Canizalez, Alfredo	Engineering Technician
Dawson, Colin	Purchasing Agent

### **Twenty Years**

Snow, Phillip	Fire Battalion Chief
Ward, Joan	Director of Human Resources

### **Twenty-Five Years**

Balogh, Matthew	Facilities Technician
Brockman, William	Public Works Supervisor
Desrosiers, Serge	Senior Engineering Technician
Henry, Kathi	City Manager
Macomber, Drummond	Engineering Aide

### **Thirty Years**

Smithson, Ronald	Police Sergeant
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## **AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.7)**

**MOTION BY LEWIS, SECOND BY RAMOS,** to approve Consent Items 1.1 to 1.4 pulling Item 1.5 as requested by **Mayor Pro Tem Hanson-Cox** and 1.7 as requested by **Councilmember Ramos.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

Approve Minutes of the July 11, 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 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.

**CONSENT ITEMS: (Continued)**

**PULLED FOR DISCUSSION:**

**1.5 RESOLUTIONS – GRANT FUNDED CRITICAL INCIDENT RESPONSE/ PREVENTION/AND MITIGATION EQUIPMENT (Report: Chief of Police)**

**RECOMMENDATION: That the City Council**

- Authorize the City Manager to accept Buffer Zone Protection Program (BZPP) Grant Funds in the amount of \$47,287.00, and Law Enforcement Terrorism Prevention Program (LETPP) Grant Funds in the amount of \$42,000.00, and to execute any grant documents and agreements necessary for the receipt and use of these funds, for the Project.
- Appropriate the BZPP Grant Funds in the amount of \$47,287.00, and LETPP Grant Funds in the amount of \$42,000.00 as part of the Project budget;
- 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
- Adopt the next RESOLUTION in order approving an agreement with ICx New Heights Corporation for the purchase of a “Sky Watch Sentinel” with related accessories and support equipment.

**1.6 APPROVAL OF PISTOL RANGE LEASE WITH SAN DIEGO COUNTY AT GILLESPIE FIELD (Report: City Attorney)**

Approve a lease with the County of San Diego for the use of County property at Gillespie Field for the City’s pistol range, and authorize the City Manager to execute the lease substantially in the form presented.

**PULLED FOR DISCUSSION:**

**1.7 REQUEST FOR ACCESS FOR PROPERTY LOCATED AT FLETCHER PARKWAY/MARSHALL/FESLER FROM BOB BAKER CHEVROLET SUBARU OF EL CAJON (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council deny the request for access from Fletcher Parkway but allow an additional driveway on Fesler to provide an alternative access point for the property located at the northwest corner of Fletcher Parkway and Marshall Avenue.

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**CONSENT ITEMS: (Continued)**

**1.5 RESOLUTIONS – GRANT FUNDED CRITICAL INCIDENT RESPONSE/ PREVENTION/AND MITIGATION EQUIPMENT (Report: Chief of Police)**

- Authorize the City Manager to accept Buffer Zone Protection Program (BZPP) Grant Funds in the amount of \$47,287.00, and Law Enforcement Terrorism Prevention Program (LETPP) Grant Funds in the amount of \$42,000.00, and to execute any grant documents and agreements necessary for the receipt and use of these funds, for the Project.
- Appropriate the BZPP Grant Funds in the amount of \$47,287.00, and LETPP Grant Funds in the amount of \$42,000.00 as part of the Project budget;
- Adopt RESOLUTION NO. 110-06 waiving the bidding requirement for the Project in accordance with El Cajon Municipal Code section 3.20.010(c)(5); and
- Adopt RESOLUTION NO. 111-06 approving an agreement with ICx New Heights Corporation for the purchase of a “Sky Watch Sentinel” with related accessories and support equipment.

**DISCUSSION**

In response to questions by **Mayor Pro Tem Hanson-Cox, City Manager Henry** indicates funding provided by the City will be for the Sky Watch purchase only, and that several cameras will be utilized to provide wide-angle coverage.

**MOTION BY LEWIS, SECOND BY HANSON-COX**, to approve Item 1.5

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.7 REQUEST FOR ACCESS FOR PROPERTY LOCATED AT FLETCHER PARKWAY/MARSHALL/FESLER FROM BOB BAKER CHEVROLET SUBARU OF EL CAJON (Report: Director of Public Works)**

Deny the request for access from Fletcher Parkway but allow an additional driveway on Fesler to provide an alternative access point for the property located at the northwest corner of Fletcher Parkway and Marshall Avenue.

**DISCUSSION**

## 1.7 (CONTINUED)

**Council** and **Staff** discuss the following:

- Options to allow access to the subject property from Fletcher Parkway or Fesler;
- Traffic control issues;
- Legal concerns and setting of precedence.

**MOTION BY LEWIS** to approve Item 1.7 per Staff's recommendation to deny the request for access from Fletcher Parkway.

**MOTION DIES FOR LACK OF A SECOND.**

**City Manager Henry** indicates that if directed, **Staff** will re-evaluate the request and consider all options. **Council** may wish to establish parameters for Public Works and Community Development in consideration of future requests involving access from Fletcher Parkway.

**MOTION BY LEWIS, SECOND BY RAMOS**, to refer to staff for further analysis on the feasibility of providing access from Fletcher Parkway.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:** None

2. **WRITTEN COMMUNICATIONS:** None

3. **PUBLIC HEARINGS:**

3.1 **SUBSTANDARD CONDITIONS AT 221 W. PARK AVENUE (Report: Building Official/Fire Marshal) Continued from April 25, 2006**

**RECOMMENDATION:** That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- (1) Allow staff to monitor the progress of renovation of the structure, and (2) direct staff to bring this case back to Council when renovation is complete for final resolution and determination of administrative fees, staff time and civil penalties.

### 3.1 (CONTINUED)

#### DISCUSSION

**Mayor Lewis** announces the public hearing is now open.

**Dan Pavao, Building Official/Fire Marshal**, provides a summary of the report.

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

- The caliber of building materials being used;
- Ongoing inspection of the property.

**Mary Anne Tarango**, 7911 Herschel Avenue, La Jolla, CA, is the manager of the subject property. She indicates they are working hard to bring the property into compliance. It is about 80% complete and should be done in approximately four weeks.

**MOTION BY LEWIS, SECOND BY RAMOS**, to Continue the public hearings until September 12, 2006.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 3.2 **SUBSTANDARD CONDITIONS AT 550-558 RICHFIELD AVENUE (CONTINUED AT REQUEST OF BUILDING OFFICIAL/FIRE MARSHAL FROM MAY 23, 2006, JUNE 27, 2006 AND JULY 25, 2006 TO AUGUST 8, 2006)**

### 3.3 **SUBSTANDARD CONDITIONS AT 265-269 MILLAR AVENUE (Report: Building Official/Fire Marshal)**

**RECOMMENDATION:** That the City Council

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

**(1) Direct staff to file a Release of Notice of Restriction, (2) make a determination regarding staff time, administrative fees, and civil penalties, (3) direct staff to bill the property owner for fees and penalties as appropriate to item 2 with any unpaid balance to be placed on the property as a tax lien if not paid within 90 days , and (4) adopt the next RESOLUTION in order pursuant to items 1, 2 and 3.**

#### DISCUSSION

**Dan Pavao, Building Official/Fire Marshal**, indicates the building on the property has been demolished.

### 3.3 (CONTINUED)

**John Hale**, 6356 Caminito Estrellado, San Diego, CA, is the property owner. He requests a reduction of the civil penalties that have accrued.

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

- The efforts by the property owner to resolve the violations;
- Charges for staff time and administrative fees;
- A suggestion to assess civil penalties in the amount of \$1,950

**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. 112-06 and bill the property owner for staff time in the amount of \$1,196, administrative fees of \$615 and civil penalties reduced to 10% of total now due or \$1,950, for a total of \$3,761, with any unpaid balance to be placed on the property as a tax lien if not paid within 90 days, and record a Release of Notice of Restriction upon payment in full of all amounts due.

**MOTION CARRIES BY UNANIMOUS VOTE.**

### ADMINISTRATIVE REPORTS:

#### 3.4 REQUEST FOR RATE INCREASE FOR POLICE INITIATED TOWS (Report: Chief of Police) - Continued from June 27, 2006

**RECOMMENDATION:** That the **City Council** deny the request for a rate increase from the towing companies associated with Police initiated towing.

**Mayor** Lewis advises a letter was received from Simon Terry-Lloyd dated July 17, 2006, requesting the City Council postpone the request for an increase in police initiated towing rates until they are able to provide a comprehensive set of comparable rates for consideration by the City Council.

**MOTION BY LEWIS, SECOND BY McClellan**, to file the letter.

**MOTION CARRIES BY UNANIMOUS VOTE.**



**3.5 AIRPORTS STRATEGIC PLANNING AND DEVELOPMENT COUNCIL – COUNTY OF SAN DIEGO (Report: City Manager)**

**RECOMMENDATION:** That the City Council approve the County request to form a single Strategic Planning and Development Council for all County airports.

**DISCUSSION**

**Council** and **Staff** discuss the following:

- The need for appropriate representation by the City of El Cajon;
- Responsibilities of the Gillespie Field Development Council (GFDC);
- Budget issues and FAA violations.

The following spoke in opposition to the County's request:

**Karen Gomes**, 1608 Danny Way, El Cajon, CA  
**Jerry Hollingsworth**, Gillespie Field Development Council  
**Bob Parker**, Gillespie Field Development Council  
**Barry Bardack**, representing Gillespie Pilots' Association

The following spoke in support of the County's request:

**Larry Watt**, Deputy Director, Public Works, County of San Diego  
**Sunny Barrett**, County Airports  
**John Gibson**, Gillespie Field Development Council  
**Rick Fordham**, Gillespie Field Development Council

**MOTION BY LEWIS, SECOND BY RAMOS**, to file the letter, and direct the City Manager to meet with Larry Watt to discuss issues including appropriate representation by the City of El Cajon, the shooting range and taxpayers interests.

**MOTION CARRIES BY UNANIMOUS VOTE.**

*Recess called at 5:03 p.m.  
Meeting called back to order at 5:11 p.m.*

**3.6 HISTORIC PRESERVATION ORDINANCE (Report: Director of Community Development)**

**RECOMMENDATION:** That the City Council determine if the Planning Commission should consider the addition of an Historic Preservation Ordinance to the Zoning Ordinance and, if so, refer its consideration to the Planning Commission.

### 3.6 (CONTINUED)

**Councilmember Kendrick** advises he must disqualify himself from this item due to a conflict of interest involving administration of the Mills Act for the County Assessor. He leaves the Chambers at 5:12 p.m.

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

- The need to establish criteria and safeguards relative to personal property rights;
- The need to obtain input from residents and the Historical Society.

**MOTION BY LEWIS, SECOND BY RAMOS**, to refer to the Planning Commission for consideration of the addition of an Historic Preservation Ordinance to the Zoning Ordinance.

**MOTION CARRIES. (KENDRICK - DISQUALIFIED)**

**Councilmember Kendrick** returns to the Chambers at 5:16 p.m.

#### 4. COMMISSION REPORTS:

##### 4.1 TRAFFIC COMMISSION RECOMMENDATIONS (Report: Secretary to the Traffic Commission)

##### ITEM I – MADISON ELEMENTARY SCHOOL – FLASHING BEACONS

**RECOMMENDATION:** That the **City Council** approve funding and installation of the solar flashing beacons for Madison Elementary School on a trial basis.

##### ITEM III – FESLER STREET – EXTEND EXISTING LOADING ZONE

**RECOMMENDATION:** That the **City Council** adopt the next RESOLUTION in order to establish the following No Parking Zone:

Along the south curblineline of Fesler Street, beginning at a point 598 feet west of the westerly extended curblineline of Johnson Avenue, thence west a distance of 40 feet.

And rescind the existing loading zone described as follows:

Along the southerly curblineline of Fesler Street, beginning at a point 535 feet west of the west extended curblineline of Johnson Avenue, thence west a distance of 40 feet.

#### **4.1 TRAFFIC COMMISSION RECOMMENDATIONS - (CONTINUED)**

**MOTION BY LEWIS, SECOND BY RAMOS**, to approve Item I for funding and installation of solar flashing beacons for Madison Elementary School on a trial basis, and Item III to adopt RESOLUTION NO. 113-06 rescinding the existing loading zone and establishing a “No Parking” Zone on Fesler Street west of Johnson Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **ITEM V – SPEED ZONE – MEDFORD STREET**

**RECOMMENDATION:** That the City Council conduct the first reading of an Ordinance amending Section 10.20.130 of Chapter 10.20 of the Municipal Code deleting the existing 30 MPH speed limit on Medford Street between Navajo Road and Katherine Street.

- That Mayor Lewis requests the City Clerk to recite the title.

**MOTION BY LEWIS, SECOND BY RAMOS**, to conduct the first reading of the Ordinance.

**MOTION CARRIES BY UNANIMOUS VOTE.**

An Ordinance amending Section 10.20.130 of Chapter 10.20 of the El Cajon Municipal Code deleting the existing 30 mile per hour speed limit on Medford Street between Navajo Road and Katherine Street.

#### **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 of Directors Policy Meeting – July 14, 2006**

**5.2 Metro Wastewater JPA News Brief dated July, 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.

**Councilmember Hanson-Cox** speaks about the current heat wave and designated “cool zones” within the City, and family disaster plans.

### **COUNCILMEMBER GARY KENDRICK:**

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

#### **6.2 No Report**

### **COUNCILMEMBER BOB McCLELLAN:**

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

#### **6.3 Council Activities Report**

**Councilmember McClellan** indicates he attended the July 24<sup>th</sup> Planning Commission meeting and that he will attend the next Heartland communications meeting.

### **COUNCILMEMBER DICK RAMOS:**

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

#### **6.4 PROPOSED AMENDMENT TO ZONING ORDINANCE PROHIBITING OFF SITE SALES OF MOTOR VEHICLES, TRAILERS, MOTOR HOMES AND OTHER RECREATIONAL VEHICLES**

**RECOMMENDATION:** That the **City Council** refer to the Planning Commission, through the appropriate staff, an amendment to the Zoning Ordinance to prohibit off site sales of motor vehicles, trailers, motor homes and other recreational vehicles.

#### **DISCUSSION**

**Councilmember Ramos** speaks in support of the recommendation.

**Director of Community Development Griffin** discusses the current ordinance that allows off-site car sales by temporary use permit or conditional use permit.

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

- The amount of tax revenue generated from off-site car sales;
- Staff time and associated costs for processing of the applications;
- Problems customers may encounter after the sales have occurred.

**MOTION BY LEWIS, SECOND BY MCCLELLAN**, to refer to staff for a report and draft ordinance to prohibit off site sales of motor vehicles, trailers, motor homes and other recreational vehicles prior to referral to the Planning Commission.

#### **MOTION CARRIES BY UNANIMOUS VOTE.**

### **7. LEGISLATIVE REPORT**

#### **7.1 League of California Cities Legislative Bulletins dated July 7, 2006, and July 14, 2006 - *Priority Focus***

**Councilmember Ramos** suggests continued monitoring of AB 2987, the cable franchise legislation.

### **9. ORDINANCES: FIRST READING**

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

#### **9.1 ADOPTION OF AN ORDINANCE TO AMEND THE EL CAJON MUNICIPAL CODE TO EXTEND THE TIME FOR PRODUCTION OF THE RECORD OF PROCEEDINGS IN THE JUDICIAL REVIEW PROCEDURE (Report: City Attorney)**

## **9.1 ( CONTINUED)**

An ordinance of the City Council of the City of El Cajon Repealing Section 1.32.050 of Chapter 1.32 of the El Cajon Municipal Code and adopting a new Section 1.32.050 to Chapter 1.32 of the El Cajon Municipal Code adopting a longer period for responding to a request for record of proceedings.

## **9.2 ZONE RECLASSIFICATION 2269**

An ordinance approving Zone Reclassification 2269 to rezone properties located on the southeast corner of Van Houten Avenue and West Lexington Avenue, and addressed as 321, 323 and 325 Van Houten Avenue, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

### **ORDINANCE: SECOND READING AND ADOPTION**

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

## **9.3 TWO-HOUR PARKING**

An Ordinance of the City Council of the City of El Cajon repealing Section 10.28.230 of Chapter 0.28 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.

- **MOTION to adopt Ordinance authorizing two-hour parking zones in the City of El Cajon.**

**MOTION BY LEWIS, SECOND BY RAMOS,** to adopt Ordinance No. 4850.

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **10. CLOSED SESSIONS:**

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

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

**10. CLOSED SESSIONS: (CONTINUED)**

**Number of potential cases: 1**

**Case No. 1: Receipt of claim pursuant to the Tort Claims Act filed by Robert J. Franc on June 19, 2006**

**MOTION BY LEWIS, SECOND BY RAMOS, to adjourn to Closed Session at 5:42 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION AT 5:45 P.M.:**

**City Attorney or Representative reports on action taken in Closed Session.**

**Assistant City Attorney Lyon reports that Council provided direction to City Attorney staff.**

**Adjournment: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 25<sup>th</sup> day of July, 2006, at 5:46 p.m. to Tuesday, July 25, 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 25, 2006

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, July 25, 2006, was called to order by Mayor/Chair Mark Lewis at 7:03 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 3:00 p.m., Tuesday July 25, 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 Lyon, Asst. 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 ZONE RECLASSIFICATION 2281, PLANNED UNIT DEVELOPMENT 320 AND TENTATIVE SUBDIVISION MAP 634 (Westone Management Consultants for Jacoba San Marcos LLC) – 434-456 and 458 South Mollison Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**ZONE RECLASSIFICATION 2281**

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10326** recommending approval of Zone Reclassification 2281 to rezone property from the R-2 Zone to the R-3 Zone at 434-456 and 458 South Mollison Avenue.

**PLANNED UNIT DEVELOPMENT 320**

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10327** recommending approval of Planned Unit Development 320 to convert the existing 39 apartment units and to construct four new units for a total of 43 units, for a common interest development in the pending R-3 Zone at 434-456 and 458 South Mollison Avenue.

**TENTATIVE SUBDIVISION MAP 634**

**Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10328** recommending approval of Tentative Subdivision Map 634 for a one-lot subdivision map in the R-3 and pending R-3 Zones at 434-456 and 458 South Mollison Avenue.

**DISCUSSION**

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

In answer to the questions by **Councilmember McClellan, Director of Community Development Griffin** advises there will be adequate parking available for all proposed units.

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

**Joseph Scarlatti**, Westone Management Consultants, is the applicant's representative. He indicates they agree with the conditions of approval.

In response to questions by **Council**, the speaker indicates dish antennas will be removed and that materials used for the fences will be consistent.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN**, to approve Planning Commission Resolution No. 10326 recommending approval of Zone Reclassification 2281 to rezone property from the R-2 Zone to the R-3 Zone at 434-456 and 458 South Mollison Avenue

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY KENDRICK**, to Adopt RESOLUTION NO. 114-06 to approve Planning Commission Resolution No. 10327 recommending approval of Planned Unit Development 320 to convert the existing 39 apartment units and to construct four new units for a total of 43 units, for a common interest development in the R-3 and pending R-3 Zones at 434-456 and 458 South Mollison Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN**, to Adopt RESOLUTION NO. 115-06 to approve Planning Commission Resolution No. 10328 recommending approval of Tentative Subdivision Map 634 for a one-lot subdivision map in the R-3 and pending R-3 Zones at 434-456 and 458 South Mollison Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101 TENTATIVE PARCEL MAP 629 (Flores) – 807 and 819 North First Street  
(Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**TENTATIVE PARCEL MAP 629**

**Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10329** recommending approval of Tentative Parcel Map 629 for a three-lot subdivision in the R-2-R Zone at 807 and 819 North First Street.

**DISCUSSION**

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

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

No one comes forward to speak.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN,** to Adopt RESOLUTION NO. 116-06 to approve Planning Commission Resolution No. 10329 recommending approval of Tentative Parcel Map 629 for a three-lot subdivision in the R-2-R Zone at 807 and 819 North First Street

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 TENTATIVE PARCEL MAP 631 (Kappa Surveying for Sesko) – 878 Garfield Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**TENTATIVE PARCEL MAP 631**

**Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10330** recommending approval of Tentative Parcel Map 631 for a two-lot subdivision in the R-S-9-H Zone at 878 Garfield Avenue.

## 102 (CONTINUED)

### DISCUSSION

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

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

**Melissa Erickson**, 1178 Erin Drive, El Cajon, CA, speaks in opposition to the project and supports protection of the rural feel to the area. She submits photographs for review by Council.

**Brian Sesko**, 14369 Highway 67, Lakeside, CA, is the property owner. He speaks in support of the request. They have plans for a pump system, but are willing to address possible hook-up to sewer if recommended by the City. He advises the City approved a pump system for a house on a neighboring property.

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

- Problems with back-up valves;
- Concerns of the Regional Water Quality Control Board.

**Alan Turner**, Kappa Surveying, 8707 La Mesa Blvd., La Mesa, CA, is the engineer for the project. He indicates they would agree to a lien contract for the public improvements. The proposed pump system would have a dual back-up, with a septic pit.

Suggestions are made by **Council** and **Staff** for the applicant try to obtain access to the sewer system.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY RAMOS**, to Continue the public hearing to September 26, 2006.

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 103 PLANNED UNIT DEVELOPMENT 317 AND TENTATIVE PARCEL MAP 630 (Box) – 1230, 1232 and 1234 Naranja Avenue (Report: City Clerk)

**RECOMMENDATION: That the City Council**

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

## 103 (CONTINUED)

### PLANNED UNIT DEVELOPMENT 317

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10324** recommending approval of Planned Unit Development 317 to convert three existing rental units into a common interest development in the R-2-R Zone at 1230, 1232 and 1234 Naranca Avenue.

### TENTATIVE PARCEL MAP 630

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10325** recommending approval of Tentative Parcel Map 630 for a four-lot parcel map in the R-2-R Zone at 1230, 1232 and 1234 Naranca Avenue.

## DISCUSSION

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

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

**Art Floto, 241 Sage Road, El Cajon, CA**, is the applicant's representative. He submits a hand-out for review by Council and expresses concern about the requirement to paint the interior of the units.

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

- The proposal to split the lots into three lots and one common lot;
- The requirements for improvements to the units and a block wall;
- Waiver of the requirement to add window trim to the rear of the houses.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY LEWIS, SECOND BY KENDRICK**, to adopt RESOLUTION NO. 117-06 to approve Planning Commission Resolution No. 10324 recommending approval of Planned Unit Development 317 to convert three existing rental units into a common interest development in the R-2-R Zone at 1230, 1232 and 1234 Naranca Avenue.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**103 (CONTINUED)**

**MOTION BY LEWIS, SECOND BY KENDRICK**, to adopt RESOLUTION NO. 118-08 to approve Planning Commission Resolution No. 10325 recommending approval of Tentative Parcel Map 630 for a four-lot parcel map in the R-2-R Zone at 1230, 1232 and 1234 Naranca Avenue.

**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 25<sup>th</sup> day of July, 2006, at 8:17 p.m. to Tuesday, August 8, 2006, at 3:00 p.m.

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