

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

AUGUST 8, 2006

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, August 8, 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 25, 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 July 25, 2006, meetings and the Agenda of the August 8, 2006, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS: None

Mayor Lewis indicates he attended a ceremony at the Harley Davidson dealership.

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.1.10)

MOTION BY LEWIS, SECOND BY RAMOS, to approve Consent Items 1.1 to 1.10.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the July 25, 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 APRIL – JUNE 2006 – QUARTERLY TREASURER’S REPORT (Report: Assistant City Manager/Director of Finance and Treasurer)

Receive the latest Quarterly Treasurer’s Report.

1.5 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 571 – 656 Ballard Street - Engineering Job No. 2957 (Report: Director of Public Works)

Approve the Final Subdivision Map for TSM 571 at 656 Ballard Street.

CONSENT ITEMS: (Continued)

1.6 RESOLUTION – INCREASE IN RETIREE HEALTH INSURANCE CONTRIBUTION FOR THE EL CAJON POLICE OFFICERS’ ASSOCIATION (Report: Director of Human Resources)

Approve a \$25.00/month increase in the City’s contribution to PERS Health Insurance for the El Cajon Police Officers’ Association (ECPOA) retirees effective January 1, 2007, and adopt RESOLUTION NO. 119-06 in order if approved.

1.7 CONTINUATION OF SALARY AND BENEFITS FOR MILITARY RESERVISTS CALLED TO ACTIVE DUTY (Report: Director of Human Resources)

Extend the continuation of salary and benefits for regular, full-time employees for another year or until released if active duty is less than one year.

1.8 RESOLUTION - AWARD OF BID NO. 005-07 – RESURFACING EAST MAIN STREET (Report: Purchasing Agent)

Adopt RESOLUTION NO. 120-06 in order and award the bid to the low bidder, Bond Blacktop, Inc., in the amount of \$431,071.01.

1.9 SPECIAL OPERATION LICENSE – TERRA SECURUS – 1939 Friendship Drive, Suite C

Approve the application as submitted by Terra Securus for a Special Operation License for a uniformed armed/unarmed security, investigations, executive protection and alarm services business at 1939 Friendship Drive, Suite C.

1.10 GRANT FUNDED TRAFFIC ACCIDENT INVESTIGATION EQUIPMENT (Report: Chief of Police)

Authorize the City Manager to accept San Diego County Law Enforcement Foundation Grant Funds in the amount of \$2,644.00, and appropriate these funds to purchase one Vericom VC3000 Dynamometer with an optional perception/react switch, equipment utilized in the investigation of traffic accidents.

PUBLIC COMMENT:

James Kelly, homeless, speaks about payment of Social Security funds to other government agencies, drinking beverages in the Council Chambers and cigarettes that were taken away from him.

PUBLIC COMMENT: (CONTINUED)

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, talks about her visit to Porterville, California, where she witnessed a jewelry store robbery. She feels communities need to do more for young adults. She will begin replacing the yellow ribbons in the downtown area at the end of August.

2. WRITTEN COMMUNICATIONS:

2.1 LETTER FROM ED JARRELL, PRESIDENT, EL CAJON FIRE HISTORY AND LEARNING CENTER

Letter from Ed Jarrell, President, El Cajon Fire History and Learning Center, requesting permission to restore the "old firehouse" at its current location and outside of the requirements of Resolution No. 119-90.

DISCUSSION

Ed Jarrell, 8012 Lake Adlon Drive, San Diego, speaks in support of the request.

In response to questions by **Council**, **City Attorney Foley** suggests that **Council** allow development of another hold harmless agreement.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to refer to staff to work out details of the proposal.

MOTION CARRIES BY UNANIMOUS VOTE.

3. PUBLIC HEARINGS:

3.1 SUBSTANDARD CONDITIONS AT 550-558 RICHFIELD AVENUE (Report: Building Official/Fire Marshal) Continued from May 23, 2006, June 27, 2006 and July 25, 2006

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **(1) Establish August 9, 2006, as accrual date for civil penalties, (2) direct staff to file a Notice of Restriction against the property, and (3) direct staff to monitor the progress of this case and bring it back to Council for resolution and determination with regard to administrative fees, staff time and civil penalties.**

ITEM 3.1 (CONTINUED):

DISCUSSION

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

City Attorney Foley advises there has been a “split authority” in the Courts on whether violations of building codes occur when buildings are occupied or not.

Mayor Lewis announces the Public Hearing is now Open.

Michael Wright, 5190 Governor Dr. #207, San Diego, is the attorney for the property owner. He submits pictures for review by the Council, and advises that substantial progress has been made on the property.

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

- Accrual of civil penalties;
- The length of time the property has been in violation.

MOTION BY LEWIS, SECOND BY HANSON-COX, to Close the public hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

In answer to questions by **Councilmember Ramos**, **City Attorney Foley** indicates penalties will accrue in the amount of \$100 per day for each violation until signed off by the building official. Once the improvements are completed, the item will be brought back to Council to consider imposing a lien for the full amount of the violations. A civil injunction may be pursued, if directed by Council.

MOTION BY LEWIS, SECOND BY RAMOS, to (1) Establish August 9, 2006, as accrual date for civil penalties, (2) direct staff to file a Notice of Restriction against the property, and (3) direct staff to monitor the progress of this case and bring it back to Council for resolution and determination with regard to administrative fees, staff time and civil penalties.

MOTION CARRIES BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS:

3.2 DRAFT ORDINANCE PROHIBITING OFF SITE MOTOR VEHICLE SALES (Report: Director of Community Development)

RECOMMENDATION: That the City Council consider the Draft Ordinance Amendment submitted and refer it to the Planning Commission if desired.

DISCUSSION

Councilmember Ramos speaks in support of the recommendation.

MOTION BY LEWIS, SECOND BY RAMOS, to refer to the Planning Commission consideration of the Draft Ordinance prohibiting off site motor vehicle sales.

MOTION CARRIES BY UNANIMOUS VOTE.

3.3 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 select one of the options presented noting the original staff recommendation was to deny the request for access from Fletcher Parkway.

DISCUSSION

Director of Public Works Turner indicates staff's preference to deny access from Fletcher Parkway.

Council and **Staff** discuss the following:

- The option of combined access;
- Finding of "unusual circumstances";
- Setting of precedence;
- Sale of the access rights, followed by a hold harmless agreement;
- Obtaining an appraisal of the subject property.

Loren Campbell, Vice Pres. Bob Baker Subaru, 900 Arnele Avenue, El Cajon, speaks in support of their request to expand their dealership. He indicates that development of the property, as proposed, should generate over \$20 million in annual sales. They have worked out the terms of a lease from the railway.

ITEM 3.3 (CONTINUED)

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

- The possible sale of rights-of-way;
- Encroachment permits;
- Leasing of the subject property;

MOTION BY LEWIS, SECOND BY RAMOS, to approve the request based on the unique circumstances presented, and to direct the City Attorney to negotiate a sale, lease or grant of access rights by way of lease, easement or license, to Bob Baker Chevrolet and Subaru.

MOTION CARRIES BY UNANIMOUS VOTE.

*Recess called at 4:06 p.m.
Meeting called back to order at 4:14 p.m.*

4. COMMISSION REPORTS: None

5. REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments) Regional Transportation; SANDAG (Public Safety Committee); METRO Commission (Metropolitan Sewerage System) and METRO Wastewater JPA; MTS (Metropolitan Transit System Board) - Alternate.

5.1 Council Activities Report

5.2 2006 Mayors & Council Members Executive Forum – League of California Cities in Monterey – July 26-28, 2006

5.3 SANDAG Public Safety Committee – July 21, 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 indicates she recently spoke with a booking agent regarding the Tribute to Elvis Presley show to be held on Saturday, September 16, 2006 at the East County Performing Arts Center.

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 informs he recently presented the Centurion commendation to Theo Mizony. He comments on the passing of El Cajon resident, Helen Tracy, former personal secretary to General George S. Patton, Jr. and special aid to U.S. Representative Duncan Hunter.

COUNCILMEMBER DICK RAMOS:

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

6.3 No Report

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus* - July 21, 2006, and July 28, 2006

Councilmember Ramos provides an update on the following:

- Proposition 42, Local Streets and Roads: Repayment of funds to cities has been postponed;
- AB 2987, Cable and Video Service: Cox Cable changed their position from opposition to support of the legislation;
- Proposition 90, concerning eminent domain, will most likely be on the ballot. He will monitor the progress.

8. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

9. ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION

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

9.1 SPEED ZONE – MEDFORD STREET

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.

- **MOTION to adopt Ordinance amending Section 10.20.130 deleting the existing 30 mile per hour speed limit on Medford Street between Navajo Road and Katherine Street.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4851, 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.

MOTION CARRIES BY UNANIMOUS VOTE.

ORDINANCES: SECOND READING AND ADOPTION (Continued)

9.2 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)

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.

- **MOTION to adopt Ordinance amending the El Cajon Municipal Code to extend the time for production of the record of proceedings in the judicial review procedure.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4852, amending the El Cajon Municipal Code to extend the time for production of the record of proceedings in the judicial review procedure.

MOTION CARRIES BY UNANIMOUS VOTE.

9.3 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.

- **MOTION to adopt Ordinance approving Zone Reclassification 2269.**

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4853 approving Zone Reclassification 2269.

MOTION CARRIES BY UNANIMOUS VOTE.

10. CLOSED SESSIONS:

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

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - pursuant to Section 54956.8 of the Government Code:**

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN #488-082-10, 11 Agency owned property located Manager at 158 Rea Avenue Attorney/General Counsel	Pario GreenTrust	Executive Director Redevelopment City

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

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - pursuant to Section 54956.8 of the Government Code:**

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiators</u>
APN #487-180-10-00 382-386 Linda Way APN #487-180-13-00 360-364 Linda Way APN #487-180-09-00 151-155 Chambers Street APN #487-180-11-00 376-380 Linda Way APN #487-180-12-00 382-386 Linda Way APN #487-191-14-00 131 Chambers Street APN #487-191-15-00 Chambers Street adjacent to 131 Chambers Street	Paladin Partners	Executive Director Redevelopment Manager City Attorney/General Counsel

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of properties being acquired by the Agency.

CLOSED SESSIONS: (Continued)

- **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 to Closed Session at 4:27 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

11. RECONVENE TO OPEN SESSION AT 4:43 P.M.:

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

City Attorney Foley reports the following actions:

Item 1: The City Council, upon Motion by **Mayor Lewis** and Second by **Councilmember Kendrick**, by unanimous vote, agreed to grant an extension of 180 days, under the exclusive negotiating agreement with Pario Green Trust.

Item 2: Upon Motion by **Mayor Lewis** and Second by **Councilmember Kendrick**, the City Council, by unanimous vote, agreed to a 180-day extension to the exclusive negotiating agreement with Paladin Partners.

Item 3: Council gave direction to the City Attorney on possible initiation of litigation.

Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 8th day of August 2006, at 4:44 p.m. to Tuesday, August 8, 2006, at 7:00 p.m.

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

AUGUST 8, 2006

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, August 8, 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 August 8, 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:

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, thanks **Councilmember Hanson-Cox** for her support, and **Councilmembers Ramos** and **McClellan** for their donations towards the purchase of yellow ribbons.

PUBLIC HEARINGS:

100 ZONE RECLASSIFICATION 2279, PLANNED UNIT DEVELOPMENT 315 AND TENTATIVE SUBDIVISION MAP 630 (Comana Family Trust) 1040 Bostonia Street (Report: City Clerk)

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2279

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10332** recommending approval of Zone Reclassification 2279 to rezone property from the R-1-6 Zone to the R-2 Zone at 1040 Bostonia Street.

PLANNED UNIT DEVELOPMENT 315

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10333** recommending approval of Planned Unit Development 315 to convert an existing six-unit apartment complex and construct four new units into a common interest development in the R-2 and pending R-2 Zones at 1040 Bostonia Street.

TENTATIVE SUBDIVISION MAP 630

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10334** recommending approval of Tentative Subdivision Map 630 for a one-lot subdivision map in the R-2 and pending R-2 Zones at 1040 Bostonia Street.

DISCUSSION

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

Council and Staff discuss the following issues:

- Number of proposed parking spaces and garages;
- Types of garage doors and roofing materials to be utilized.

Mayor Lewis announces the Public Hearing is now Open.

Bruce Taylor, representing Anthony-Taylor Consultants, 304 Enterprise Street, Escondido, submits a printout and sample of vinyl fencing material, for review by Council, as an alternative to the recommended block wall to surround the property. He indicates they will install automatic roll-up garage doors.

No one else comes forward to speak.

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

MOTION CARRIES BY UNANIMOUS VOTE.

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

- Use of vinyl fencing versus a block wall
- Staff's recommendation for cementitious tile materials.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Planning Commission Resolution No. 10332, recommending approval of Zone Reclassification 2279 to rezone property from the R-1-6 Zone to the R-2 Zone at 1040 Bostonia Street.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY RAMOS, to Adopt RESOLUTION NO. 121-06 to approve Planning Commission Resolution No. 10333, recommending approval of Planned Unit Development 315 to convert an existing six-unit apartment complex and construct four new units into a common interest development in the R-2 and pending R-2 Zones at 1040 Bostonia Street, adding a new condition to require installation of roll-up type garage doors.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 122-06 to approve Planning Commission Resolution No. 10334 recommending approval of Tentative Subdivision Map 630 for a one-lot subdivision map in the R-2 and pending R-2 Zones at 1040 Bostonia Street.

MOTION CARRIES BY UNANIMOUS VOTE.

101 PLANNED UNIT DEVELOPMENT 316 AND TENTATIVE SUBDIVISION MAP 631 (Comana Family Trust) – 960 East Chase Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 316

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10335** recommending approval of Planned Unit Development 316 to convert an existing 11-unit apartment complex into a common interest development in the R-3-R and R-3 Zones at 960 East Chase Avenue.

TENTATIVE SUBDIVISION MAP 631

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10336** recommending approval of Tentative Subdivision Map 631 for a one-lot subdivision map in the R-3-R and R-3 Zones at 960 East Chase Avenue.

DISCUSSION

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

In answer to questions by **Council**, **Director of Community Development Griffin** recommends the applicant work with staff regarding a landscape plan.

Mayor Lewis announces the Public Hearing is now Open.

Bruce Taylor, representing Anthony-Taylor Consultants, 304 Enterprise Street, Escondido, CA, indicates roll-up garage doors will be utilized for the project. They request use of vinyl fencing material as opposed to a block wall.

Discussion ensues among **Council**, **Staff** and the speaker concerning the architectural detail of the buildings.

No further comments are offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

ITEM 101 (CONTINUED):

MOTION BY LEWIS, SECOND BY RAMOS, to Adopt RESOLUTION NO. 123-06 to approve Planning Commission Resolution No. 10335, recommending approval of Planned Unit Development 316 to convert an existing 11-unit apartment complex into a common interest development in the R-3-R and R-3 Zones at 960 East Chase Avenue, adding a new condition to require installation of roll-up type garage doors.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 124-06 to Approve Planning Commission Resolution No. 10336, recommending approval of Tentative Subdivision Map 631 for a one-lot subdivision map in the R-3-R and R-3 Zones at 960 East Chase Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

102 PLANNED UNIT DEVELOPMENT 321 AND TENTATIVE SUBDIVISION MAP 635 (Westone Management Consultants for J&D Mello Properties, LLC) – 815 North Mollison Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 321

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10338** recommending approval of Planned Unit Development 321 to convert an existing 32-unit apartment complex into a common interest development in the R-3 Zone at 815 North Mollison Avenue.

TENTATIVE SUBDIVISION MAP 635

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10339** recommending approval of Tentative Subdivision Map 635 for a one-lot subdivision map in the R-3 Zone at 815 North Mollison Avenue.

ITEM 102 (CONTINUED):

DISCUSSION

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

Mayor Lewis announces the Public Hearing is now Open.

Joseph Scarlatti, representing Westone Management Consultants, Balboa Avenue, San Diego, is here to answer any questions. He indicates the landscaping depicted on the exterior elevations will closely resemble the finished product, and that each unit will have a washer and dryer.

Mayor Lewis suggests that **Staff** take photographs of the development for use as examples of approved architectural design.

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 Adopt RESOLUTION NO. 125-06 to approve Planning Commission Resolution No. 10338, recommending approval of Planned Unit Development 321 to convert an existing 32-unit apartment complex into a common interest development in the R-3 Zone at 815 North Mollison Avenue.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 126-06 to approve Planning Commission Resolution No. 10339, recommending approval of Tentative Subdivision Map 635 for a one-lot subdivision map in the R-3 Zone at 815 North Mollison Avenue.

Director of Community Development Griffin advises that Council has been provided with an updated listing of condominium conversion projects.

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 8th day of August 2006, at 7:52 p.m. to Tuesday, August 22, 2006, at 3:00 p.m.

KATHIE J. RUTLEDGE
City Clerk/Secretary