

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

APRIL 24, 2007

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, April 24, 2007, 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 April 10, 2007.

ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Kendrick (arrives at 4:28 p.m.) and Ramos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
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 April 10, 2007, meetings and the Agenda of the April 24, 2007, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

- “Youth of the Year Award” Presentation by the City’s Teen Coalition
- Proclamation – “Zero Waste as a Goal” – Waste Management
- Proclamation – “National Day of Prayer”
- Proclamation – “Municipal Clerk’s Week” – April 29 – May 5, 2007
- Proclamation – “Building Safety Week” – May 6 – 12, 2007

AGENDA CHANGES:

MOTION BY LEWIS, SECOND BY RAMOS, to add General Information Item A to the agenda as Item 8A.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (KENDRICK – Absent)

CONSENT ITEMS: (1.1 – 1.9)

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Consent Items 1.1 to 1.9, pulling Item 1.3 as requested by a member of the public, Item 1.4 as requested by Councilmembers Hanson-Cox and Ramos, Items 1.5 and 1.7 as requested by Councilmember Hanson-Cox and 1.6 as requested by Councilmember Ramos.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (KENDRICK – Absent)

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the April 10, 2007, meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

PULLED FOR DISCUSSION:

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

CONSENT ITEMS: (Continued)

PULLED FOR DISCUSSION:

1.4 ENVIRONMENTAL CONSULTING SERVICES FOR THE PUBLIC SAFETY CENTER PROJECT (Report: Assistant to the City Manager)

RECOMMENDATION: That the **City Council** authorize the City Manager to execute a Professional Services Agreement and any necessary amendments with Helix Environmental Planning, Inc. for Environmental Services for the Public Safety Center Project and to terminate the agreement with Project Design Consultants.

PULLED FOR DISCUSSION:

1.5 LIGHTING CONTROLLER SYSTEM FOR VARIOUS PARKS (Report: Director of Recreation)

RECOMMENDATION: That the City Council:

- 1) Appropriate Recreation Special Revenue Funds in the amount of \$30,000 from the Undesignated Fund Balance.
- 2) Establish the expenditure budget in the City Capital Improvement Program Activity/Account #501000-9060 with a transfer out from the Recreation Special Revenue Activity/Account #240000-9910 for the subject Capital Improvement.

PULLED FOR DISCUSSION:

1.6 RESOLUTION - APPOINTING CITY ATTORNEY STAFF OF THE CITY OF EL CAJON

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to appoint the staff of the City Attorney's Office as follows:

Morgan L. Foley, City Attorney
Tamara A. Smith, Assistant City Attorney
James P. Lough, Assistant City Attorney
Jennifer M. Lyon, Assistant City Attorney
Lisa A. Foster, Assistant City Attorney
Johanna N. Canlas, Assistant City Attorney
Hilda R. Mendoza, Assistant City Attorney
Jeremy A. Jung, Assistant City Attorney
Barbara C. Luck, Staff Attorney

CONSENT ITEMS: (Continued)

PULLED FOR DISCUSSION:

1.7 THE CHILDREN'S INITIATIVE FUNDS (Report: Chief of Police)

RECOMMENDATION: That the City Council

1. Authorize the City Manager to accept the Children's Initiative Grant Funds in the amount of \$10,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds.
2. Appropriate the Children's Initiative Grant Funds in the amount of \$10,000.00.

1.8 RESOLUTION - AWARD OF BID 025-07, TRAFFIC SIGNAL CONTROLLERS AND EQUIPMENT (Report: Purchasing Agent)

Adopt RESOLUTION NO. 40-07 and award the bid to the low bidder, McCain, Inc. in the amount of \$57,870.45.

1.9 RESOLUTIONS - WELLS PARK RESTROOMS, ENGINEERING JOB NO. 3112/BID NUMBER 027-07 (Report: Director of Public Works)

Adopt RESOLUTION NO. 41-07 to approve Plans and Specifications and RESOLUTION NO. 42-07 to direct a Notice Inviting Sealed Bids to be opened on June 12, 2007 for the construction of new restrooms at Wells Park.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

DISCUSSION

Raymond Lutz, representing Citizens Oversight.org, speaks about the Council's practice of waiving full reading of the ordinances, and suggests the full agenda and supporting reports be available on the City's website, for the benefit of the public. He requests that all of the information be available on the City's website.

ITEM 1.3 (Continued)

In response to the question by **Councilmember Ramos, City Manager Henry** indicates the City is working on renumbering the agenda and is considering options for posting of the agenda and reports on the City's website. She anticipates changes will go into effect at the beginning of the new fiscal year.

Councilmembers speak in support of providing as much information as possible to the public.

No further comments are offered.

1.4 ENVIRONMENTAL CONSULTING SERVICES FOR THE PUBLIC SAFETY CENTER PROJECT (Report: Assistant to the City Manager)

RECOMMENDATION: That the **City Council** authorize the City Manager to execute a Professional Services Agreement and any necessary amendments with Helix Environmental Planning, Inc. for Environmental Services for the Public Safety Center Project and to terminate the agreement with Project Design Consultants.

DISCUSSION

In answer to questions by **Councilmember Ramos, City Manager Henry** indicates the increase in costs of \$36,493 are for additional recommended technical studies relating to the environmental assessment.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Items 1.3 and 1.4.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (KENDRICK - Absent)

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CONSENT ITEMS: (Continued)

**1.5 LIGHTING CONTROLLER SYSTEM FOR VARIOUS PARKS
(Report: Director of Recreation)**

RECOMMENDATION: That the City Council:

- 1) Appropriate Recreation Special Revenue Funds in the amount of \$30,000 from the Undesignated Fund Balance.
- 2) Establish the expenditure budget in the City Capital Improvement Program Activity/Account #501000-9060 with a transfer out from the Recreation Special Revenue Activity/Account #240000-9910 for the subject Capital Improvement.

DISCUSSION

In response to questions by **Councilmember Hanson-Cox**, **City Manager Henry** indicates the sports leagues will be responsible for having lights turned off after each game. This can be handled through a phone call or pre-programming of the controller systems. No new hires will be required and Recreation Department personnel will no longer be utilized, thus resulting in a cost savings to the City.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 1.5.

**MOTION CARRIES BY UNANIMOUS VOTE OF
THOSE PRESENT. (KENDRICK - Absent)**

**1.6 RESOLUTION - APPOINTING CITY ATTORNEY STAFF OF THE CITY
OF EL CAJON**

RECOMMENDATION: That the City Council adopt RESOLUTION NO. 39-07 to appoint the staff of the City Attorney's Office as follows:

Morgan L. Foley, City Attorney
Tamara A. Smith, Assistant City Attorney
James P. Lough, Assistant City Attorney
Jennifer M. Lyon, Assistant City Attorney
Lisa A. Foster, Assistant City Attorney
Johanna N. Canlas, Assistant City Attorney
Hilda R. Mendoza, Assistant City Attorney
Jeremy A. Jung, Assistant City Attorney
Barbara C. Luck, Staff Attorney

Item 1.6 (Continued)

In reference to the questions by **Councilmember Ramos, City Attorney Foley** indicates the list is comprised of attorneys who provide services to the City on a regular basis, or from time to time, and also reflects personnel changes within the law firm.

MOTION BY LEWIS, SECOND BY RAMOS, to Approve Item 1.6.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (KENDRICK - Absent)

1.7 THE CHILDREN'S INITIATIVE FUNDS (Report: Chief of Police)

RECOMMENDATION: That the City Council

1. Authorize the City Manager to accept the Children's Initiative Grant Funds in the amount of \$10,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds.
2. Appropriate the Children's Initiative Grant Funds in the amount of \$10,000.00.

DISCUSSION

In response to questions by **Councilmember Hanson-Cox, Marilee Gorham, Recreation Services Manager**, indicates that several part-time Recreation staff members have been identified to serve as key mentors for this program.

MOTION BY LEWIS, SECOND BY RAMOS, to approve Item 1.7.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (KENDRICK - Absent)

PUBLIC COMMENT:

Abdul Mustafa indicates that he rents a space at the Broadway Plaza shopping center at 564 Broadway. He has questions about the sign permit process and the requirement to submit a plan for approval by the City.

Director of Community Development Griffin speaks about sign regulations and the application process. **Mayor Lewis** suggests the speaker contact the City Manager's office or Director Griffin for assistance.

PUBLIC COMMENT: (Continued)

Justin Saccio, representing PetSmart Corporation, speaks about the grand opening of their pet hotel, boarding and daycare facility.

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, speaks about the commercialization of the Cinco de Mayo celebration. She will participate as a clown at the upcoming bicycle Grand Prix.

2. WRITTEN COMMUNICATIONS:

2.1 Letter from El Cajon Historical Society requesting the City Co-Sponsor status for City-owned Knox House Museum Building.

DISCUSSION

Eldonna Lay, representing the El Cajon Historical Society, speaks in support of their request for City co-sponsorship.

Discussion ensues among **Council** and **Staff** concerning the City's application fee of \$600 for designation as a Historic Resource, and the \$50 fee due to the County Clerk in order to obtain a notice of exemption pursuant to the Environmental Quality Act.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to forward the request to Staff; the City will absorb the \$600 application fee for the historic resource designation, and the El Cajon Historical Society will pay the \$50.00 fee to the County Clerk for the Notice of Exemption.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT. (KENDRICK – Absent)

Councilmember Kendrick arrives at the Chambers at 4:28 p.m.

- 2.2 Letter from Air Group One requesting financial sponsorship from the City in the amount of \$10,000 for the Wings Over Gillespie Air Show scheduled for June 16 and 17, 2007.**

DISCUSSION

Steven Real, 1860 Joe Crosson Drive, representing Air Group One, speaks in support of their request for \$10,000 and City co-sponsorship of the event.

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

- Seeking sponsorship from businesses and other local government agencies, including the County of San Diego;
- Budget constraints and options for funding the request;
- The City's inability to fulfill requests from other organizations.

MOTION BY LEWIS, SECOND BY RAMOS, to file the letter.

MOTION CARRIES BY UNANIMOUS VOTE.

3.1 RESOLUTION – AMENDMENTS TO THE EXISTING ONE-YEAR ACTION PLAN AND COMBINED HOUSING ELEMENT/CONSOLIDATED PLAN:

- 1. Adoption of Neighborhood Revitalization Strategy Area (modification of existing Combined Housing Element/Consolidated Plan)**
- 2. Modification of the Mobile Home Rehabilitation Program**

(Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Consider the adoption of the draft Neighborhood Revitalization Strategy Area**
- **Consider the adoption of the proposed modifications to the Mobile Home Rehabilitation Program**
- **Adopt the next RESOLUTION in order to modify the Combined Housing Element/Consolidated Plan**
- **Authorize the City Manager or designee to execute all appropriate forms and documents for this modification**

ITEM 3.1 (CONTINUED)

DISCUSSION

Mayor Pro Tem McClellan speaks about a recent article in the newspaper concerning closure of a mobile home park, and donation of the homes to the St. Vincent de Paul organization. He suggests the City may want to look into replacing dilapidated mobile homes in El Cajon with some of homes from the park that is closing.

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. 43-07 to modify the Combined Housing Element/Consolidated Plan and authorize the City Manager or designee to execute all appropriate forms and documents for the modifications.

MOTION CARRIES BY UNANIMOUS VOTE.

3.2 RESOLUTION - ALLOCATION OF CDBG PROGRAM INCOME AND MODIFICATION OF FY 2007-08 ALLOCATIONS (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Consider the adoption of the proposed allocations and modifications to the FY 2007-08 CDBG allocations**
- **Adopt the next RESOLUTION in order to adopt these modifications**
- **Authorize the City Manager or designee to execute all appropriate forms and documents for this modification**

DISCUSSION

Councilmember Hanson-Cox thanks staff for the allocation to Community Policing program.

Mayor Lewis announces the Public Hearing is now Open.

ITEM 3.2 (CONTINUED)

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. 44-07 to adopt the modifications to the FY 2007-08 CDBG allocations and authorize the City Manager or designee to execute all appropriate forms and documents for the modifications.

MOTION CARRIES BY UNANIMOUS VOTE.

3.3 SUBSTANDARD CONDITIONS AT 552 MILLAR AVENUE (Report: Building Official/Fire Marshal)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Direct Staff to (1) file a notice of restriction against the property, (2) establish a date for accrual of civil penalties, and (3) direct Staff to bring this case back before Council for resolution and final determination with regard to civil penalties, staff time and administrative fees**

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Dan Pavao, Building Official/Fire Marshal, provides an update on the property.

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

- Suggestions for the City to collect rent from the tenants, hold the property in abeyance and use money for repairs and clean up of the property;
- Administrative procedures the City can pursue once the property is determined to be substandard, including subsequent filing of a lawsuit to seek receivership if the property is not brought into compliance;
- Referring tenants to the Center for Social Advocacy for additional information and assistance.

ITEM 3.3 (CONTINUED)

Alfonso Smith, 552 Millar Avenue, Apt. A, El Cajon, is a tenant at the subject property. He indicates he requested repairs to the apartment on numerous occasions, but nothing was ever done. He paid the rent but has not received any receipts. He also states there was a notice posted on the property that the building will be up for auction on May 2nd.

Discussion continues among **Council** and **Staff** concerning possible auction of the subject property.

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 direct Staff to (1) immediately file a notice of restriction against the property, (2) approve accrual of civil penalties beginning on April 25, 2007, and (3) directing Staff to bring the case back before Council for resolution and final determination with regard to civil penalties, staff time and administrative fees, and to check into the possible auction of the property, per the notice posted on the building.

MOTION CARRIES BY UNANIMOUS VOTE.

3. ADMINISTRATIVE REPORTS: None

4. COMMISSION REPORTS:

**4.1 TRAFFIC COMMISSION RECOMMENDATIONS – April 11, 2007
(Report: Secretary to the Traffic Commission)**

ITEM I – NO PARKING – 1470 East Madison Avenue – Fire Station 8

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

ITEM 4.1 (CONTINUED)

Along the north curblineline of Madison Avenue, beginning at a point 374 feet west of the westerly extended curblineline of Third Street, thence west a distance of 239 feet. Note: This No Parking Zone supercedes and rescinds all previous No Parking Zones within these described limits.

ITEM II – RELOCATION OF BUS STOP – EAST MADISON AVENUE – FIRE STATION 8

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

Along the north curblineline of Madison Avenue, beginning at a point 648 feet west of the westerly extended curblineline of Third Street, thence west a distance of 80 feet.

INFORMATION ITEM E – SPEED ZONE – BROCKTON STREET

RECOMMENDATION: This item is presented for information only.

DISCUSSION

No one comes forward to speak.

MOTION BY LEWIS, SECOND BY RAMOS, to adopt RESOLUTION NO. 45-07 to establish the No Parking Zone listed in Item I and RESOLUTION NO. 46-07 to establish the No Parking Zone listed in Item II.

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 Metro Wastewater JPA News Brief – April 2007

5.2 Metro Commission and Metro Wastewater JPA Meeting – April 5, 2007

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO-TEM BOB McCLELLAN:

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

Report as stated.

6.1 Letter from John Kalas regarding first time homebuyers program.

DISCUSSION

Mayor Pro Tem McClellan references the letter received from Mr. Kalas, and suggests the City should be able to provide a “pass or fail” determination for applicants applying through the program.

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

- The current screening process and review of documentation from applicants;
- Criteria for meeting the program requirements;
- Obtaining input from Staff prior to taking action on the request from Mr. Kalas.

John Kalas, developer of Tres Palmas, 1114 East Lexington Avenue, speaks about the process by which the 1st time homebuyer program is evaluated, including pre-qualification by the City, and the determination by Countrywide Mortgage to deny Mr. Kalas’ application. He feels the requisite standards should mirror market qualifications and the City should keep applicants in the loop about the application process.

In response to questions from **Mayor Lewis**, **City Manager Henry** indicates the City’s First Time Homebuyer program has enabled approximately 95 homeowners to acquire properties worth over \$5,000,000.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to refer the Item to staff.

MOTION CARRIES BY UNANIMOUS VOTE.

REPORTS OF COUNCILMEMBERS: (CONTINUED)

COUNCILMEMBER 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.

6.2 Council Activities Report

Councilmember Hanson-Cox reports having attended a ceremony at which **Monica Zech, Public Information Officer**, received a Grossmont Healthcare District 2007 Hero award. She also reports that the El Cajon Girls softball League was able to raise funds for Little Padres softball fields.

COUNCILMEMBER GARY KENDRICK:

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

6.3 Council Activities Report

Report as stated.

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 April 13, 2007.

No recommended action.

8. GENERAL INFORMATION ITEMS FOR DISCUSSION:

Through earlier action by Council, Item 8A was added to the Agenda.

- 8A. Letter from Michael Morris, Video Franchising and Broadband Deployment, State of California Public Utilities Commission advising AT&T California, Inc. filed an application for a state video franchise and it was issued.

DISCUSSION

In response to questions by **Councilmember Hanson-Cox**, **City Attorney Foley** indicates the City is currently working on an ordinance for a first reading within the next month or so, concerning the statewide video franchise. The maximum amount allowed for recovery by cities will be 5%.

Councilmember Ramos suggests the League of California Cities should take an active role and present a case on behalf of the cities.

No further comments are offered.

9. ORDINANCES: FIRST READING

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

9.1 SPECIFIC PLAN 498

An Ordinance approving Specific Plan 498 for three panhandle lots and alternative access to a fourth lot within a proposed six-lot subdivision in the R-1-6 (Residential One Family 6,000 Sq. Ft.) Zone on property located on the east side of Emerald Avenue between Tilling Way and Skyview Street, and addressed as 1415 Emerald Avenue

The **City Clerk** recites the title of the ordinance for the first reading.

ORDINANCES: SECOND READING AND ADOPTION

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

9.2 AMENDMENT OF ZONING ORDINANCE RELATING TO SIGN REGULATIONS

An Ordinance amending the Zoning Ordinance of the City of El Cajon amending Chapters 17.04, 17.66 and 17.67 of the El Cajon Municipal Code regarding the placement of signs in the City of El Cajon

- **MOTION to adopt Ordinance amending the Zoning Ordinance.**

The **City Clerk** recites the title of the ordinance for the second reading.

MOTION BY LEWIS, SECOND BY RAMOS to adopt Ordinance No. 4877.

MOTION CARRIES BY UNANIMOUS VOTE.

10. CLOSED SESSION

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

- **CONFERENCE WITH LABOR NEGOTIATOR – Pursuant to Government Code Section 54957.6**

Agency Designated Representatives:

Kathi Henry
Mike Shelton
Joan Ward

Employee Organizations:

El Cajon Firefighters Association
El Cajon Fire Supervisory Unit
El Cajon Police Officers Association
El Cajon Police Officers Association Management Group
El Cajon Municipal Employees Association
El Cajon Mid-Management and Professional Engineers Association
Executive, Unrepresented and Confidential Employees

CLOSED SESSIONS: (CONTINUED)

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Government Code Section 54956.8**

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiators</u>
APN 492-331-08-00 301 West Renette Avenue	California Investment Bankers	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 487-292-02-00 265 / 269 Millar Avenue	John A. Hale	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 489-252-09-00 1289 East Lexington Avenue	James & Isidra Coleman	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 493-040-18-00 801 Avocado Avenue	Gaylin & Bonnie Leth	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 487-141-13-00 364 Chambers Street	Augustin G. / Antoinette M. Saucedo	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 483-181-27-00 1168 North Mollison Avenue	Hughes Woodsford, LLC	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 483-222-22-00 850 Ballantyne Street	Ballantyne Investments	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney
APN 483-330-35-00 154 East Madison Avenue	Ed Bettencourt	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/ City Attorney

CLOSED SESSIONS: (CONTINUED)

Property

PN 487-172-02-00
377 Chambers Street

Negotiating Parties

Joseph T. Martinez
Trust 07-18-02

Agency Negotiators

Executive Director/City Manager
Director of Redevelopment &
Housing
General Counsel/ City Attorney

APN 488-010-23-00
166 Wells Avenue

Bobbi J. Pearson
Family 1990 Trust

Executive Director/City Manager
Director of Redevelopment &
Housing
General Counsel/ City Attorney

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

MOTION BY LEWIS, SECOND BY RAMOS, to Adjourn to Closed Session at 5:25 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

11. RECONVENE TO OPEN SESSION AT 5:53 P.M.

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

City Attorney Foley reports that **Council** provided direction to the Labor Negotiators and took no action concerning the conference with the Real Property Negotiators.

Adjournment: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 24th day of April 2007, at 5:53 p.m., to Tuesday, April 24, 2007, 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

APRIL 24, 2007

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, April 24, 2007, 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, April 24, 2007, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Hanson-Cox, Kendrick, Ramos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
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 PLANNED UNIT DEVELOPMENT 330 AND TENTATIVE PARCEL MAP 635 (Stephen Ray Development, Inc. for Moran, Moran & Beas) Northwest corner of South Johnson and Franklin Avenues (Report: City Clerk)

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 330

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10423** recommending approval of Planned Unit Development 330 to construct a three-unit residential development in the R-3 Zone on property located on the northwest corner of South Johnson and Franklin Avenues.

TENTATIVE PARCEL MAP 635

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10424** recommending approval of Tentative Parcel Map 635 to create a common-interest subdivision in the R-3 Zone on property located on the northwest corner of South Johnson and Franklin Avenues.

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 RAMOS, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY RAMOS, to Adopt RESOLUTION NO. 47-07 to Approve Planning Commission Resolution No. 10423 recommending approval of Planned Unit Development 330.

MOTION CARRIES BY UNANIMOUS VOTE.

ITEM 100 (CONTINUED)

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 48-07 to Approve Planning Commission Resolution No. 10424 recommending approval of Tentative Parcel Map 635.

MOTION CARRIES BY UNANIMOUS VOTE.

101 ZONE RECLASSIFICATION 2289 (Snyder) – 1101 A-B South Mollison Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION in order to approve the Negative Declaration.**

ZONE RECLASSIFICATION 2289

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10422 recommending approval of Zone Reclassification 2289 to prezone property from the County of San Diego A-70 Zone to the City of El Cajon R-S-9 Zone on property addressed as 1101 A-B South Mollison Avenue.**
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2289 to prezone property from the County of San Diego A-70 (Limited Agricultural) Zone to the City of El Cajon R-S-9 (Residential Suburban 9,000 Sq. Ft.) Zone on property located on the east side of South Mollison Avenue between East Chase Avenue and Ladysmith Drive, and addressed as 1101 A-B South Mollison Avenue

DISCUSSION

Director of Community Development Griffin provides a summary of the Item, and in response to questions by **Council**, discusses the rezoning process, including the approval necessary from LAFCO (Local Agency Formation Commission). He clarifies that the revised Exhibit "A" denotes the correct designation of R-S-9, rather than the R-2 Zone, as previously indicated.

Mayor Lewis announces the Public Hearing is now Open.

No one comes forward to speak.

ITEM 101 (CONTINUED)

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 49-07 to approve the Negative Declaration.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Planning Commission Resolution No. 10422 recommending approval of Zone Reclassification 2289.

MOTION CARRIES BY UNANIMOUS VOTE.

No first reading of the Ordinance until conditions are met.

102 ZONE RECLASSIFICATION 2286 (Gutierrez for Flores) – 521 South Mollison Avenue (Report: City Clerk)

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2286

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10421 recommending approval of Zone Reclassification 2286 to rezone property from the R-1-6 Zone to the R-2 Zone on property addressed as 521 South Mollison Avenue.**
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2286 to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the R-2 (Two-Family, Medium Density) Zone on property located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 521 South Mollison Avenue

DISCUSSION

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

ITEM 102 (CONTINUED)

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 Approve Planning Commission Resolution No. 10421 recommending approval of Zone Reclassification 2286.

MOTION CARRIES BY UNANIMOUS VOTE.

The **City Clerk** recites the title of the ordinance for the first reading.

103 PLANNED RESIDENTIAL DEVELOPMENT 60R AND TENTATIVE SUBDIVISION MAP 547R (Ballantyne Development Company, LLC) – East side of Ballantyne Street between Broadway and Cedar Street (Report: City Clerk) (Continued from April 10, 2007)

RECOMMENDATION: That the City Council

- **Continue the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Consider the information regarding sale of possible excess property in this project contained in the Agenda Report from the Director of Community Development**

PLANNED RESIDENTIAL DEVELOPMENT 60R

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10416** recommending approval of Planned Residential Development 60R to construct a 26-unit residential development in the PRD-Low Zone on property located on the east side of Ballantyne Street between Broadway and Cedar Street.

ITEM 103 (CONTINUED)

TENTATIVE SUBDIVISION MAP 547R

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10417** recommending approval of Tentative Subdivision Map 547R to create a 29-lot common interest subdivision in the PRD-Low Zone on property located on the east side of Ballantyne Street between Broadway and Cedar Street.

DISCUSSION

Councilmember Hanson-Cox advises she must disqualify herself from the item as she resides within a 300-foot radius of the subject property. She leaves the Chambers at 7:13 p.m.

Director of Community Development Griffin provides an update on the Item.

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

- The requirement for undergrounding of utilities;
- Location of existing utility poles on the adjacent property easement;
- Staff's recommendation to "flip" the orientation of the units.

Mayor Lewis announces the Public Hearing is still Open.

Daryl R. Priest, 124 West Main Street, Suite 240, El Cajon, speaks on behalf of the developer. He indicates that Helix Water District no longer requires an easement as noted on the tentative map. He points out that for subdivision projects, he has never been required to underground power poles on adjacent properties. He also states that if they were to flip the units, it would result in the loss of units for the overall project.

Edie Hanson, 769 Catalpa Way, expresses concerns about the easement and recommends no access be granted from the proposed project to Cedar Street.

Joel Waymire, 124 West Main Street, Suite 241, El Cajon, states he is the civil engineer for the project, and indicates the easement previously required by Helix is no longer required. He speaks about the option of selling the finger portion of the lot to an adjacent neighbor, since the easement is no longer required. He outlines the effects that flipping the plan will have on the project, including loss of units.

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

Council and Staff discuss the following:

- The requirement to underground utilities;
- A suggestion for a condition of approval requiring a wall, fence or gate across the easement required by Helix Water District;
- A suggestion to flip the units, as long as there is no loss in the number of units;
- Staffs' recommendation to uphold ordinance requirements for undergrounding of utilities;
- The requirement that the final map must match the approved planned residential development;
- Possible continuance of the item;
- A request for the applicant to submit a revised plan to reflect flipping of the units, for review by Community Development staff prior to the continued public hearing.

MOTION BY LEWIS, SECOND BY RAMOS, to re-open the public hearing.

MOTION CARRIES. (HANSON-COX Disqualified) –

Daryl Priest returns to the podium and indicates support for a continuance of the item for two weeks.

MOTION BY LEWIS, SECOND BY RAMOS, to Continue the item to the 3:00 p.m. meeting on May 8, 2007.

MOTION CARRIES. (HANSON-COX Disqualified) –

Councilmember Hanson-Cox returns to the Chambers.

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 24th day of April 2007, at 8:04 p.m. to Tuesday, May 8, 2007, at 3:00 p.m.

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