

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

MAY 8, 2007

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, May 8, 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 24, 2007.

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 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 24, 2007, meetings and the Agenda of the May 8, 2007, meetings in accordance to State Law and Council/Agency Policy.

PRESENTATIONS:

- Proclamation – “Bike to Work Day” – May 18, 2007
- Proclamation – “Juror Appreciation Week” – May 7 – 11, 2007
- Proclamation – “Pollution Prevention Days” May 16 and August 29, 2007
- Presentation – “Borrego Solar Systems” – Ned DeWitt

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.12)

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Consent Items 1.1, 1.2, 1.10 and 1.12, pulling Items 1.3 – 1.4 as requested by a member of the public, 1.4 – 1.6, 1.8 – 1.9 and 1.11 as requested by HANSON-COX, and 1.7 as requested by RAMOS.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the April 24, 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

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

PULLED FOR DISCUSSION:

1.4 COMMUNITY EVENT IN THE RIGHT-OF-WAY: FIFTH ANNUAL OLAF WIEGHORST WESTERN HERITAGE DAYS (Report: Assistant to the City Manager)

RECOMMENDATION: That the City Council concur with the City’s Special Events Committee and approve the request for a Community Event in the public right-of-way to be held on June 2 and June 3, 2007 with conditions listed in the agenda report.

CONSENT ITEMS: (Continued)

PULLED FOR DISCUSSION:

- 1.5 COMMUNITY EVENT IN THE RIGHT-OF-WAY: SECOND ANNUAL ALLEY CAT ART WALK (Report: Assistant to the City Manager)**

RECOMMENDATION: That the City Council concur with the City's Special Events Committee and approve the request for a Community Event in the public right-of-way to be held on July 6 and July 7, 2007 with conditions listed in the agenda report.

PULLED FOR DISCUSSION:

- 1.6 DONATION OF PARK BENCH BY THE MCGRATH FAMILY (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the donation to purchase one park bench in accordance with City Council Policy B-2.

PULLED FOR DISCUSSION:

- 1.7 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 529 - 1415 EMERALD AVENUE, ENGINEERING JOB NO. 2891 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a second one (1) year time extension for TSM 529 and set the new expiration date to be May 11, 2008, in accordance with Municipal Code Section 16.12.110.

PULLED FOR DISCUSSION:

- 1.8 315 NORTH MAGNOLIA AVENUE – ENVIRONMENTAL ASSESSMENT (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency approve an amendment to a professional services agreement with Environmental Business Solutions for environmental assessment of 315 N. Magnolia Avenue as required by the County of San Diego and the Regional Water Quality Control Board.

PULLED FOR DISCUSSION:

- 1.9 JANUARY - MARCH 2007 QUARTERLY TREASURER'S REPORT (Report: Assistant City Manager/Director of Finance and Treasurer)**

RECOMMENDATION: That the City Council receive the latest quarterly Treasurer's Report.

CONSENT ITEMS: (Continued)

1.10 RESOLUTIONS: INSTALLATION OF STORM DRAIN WATER FILTERS AT VARIOUS LOCATIONS IN THE CITY OF EL CAJON ENGINEERING JOB 3062, BID NO. 004-08 (Report: Director of Public Works)

Adopt RESOLUTION NO. 50-07 to approve Plans and Specifications and RESOLUTION NO. 51-07 direct a Notice Inviting Sealed Bids to be opened on June 5, 2007 for the Installation of Storm Water Filters at Various Locations in the City of El Cajon project.

1.11 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)

RECOMMENDATION: That the City Council declare the listed property surplus and authorize disposal in accordance with policy.

1.12 ACCEPTANCE OF HILLSIDE PARK AND TUTTLE PARK IMPROVEMENTS, Engineering Job No. 3102, Bid No. 015-07 (Report: Director of Public Works)

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the Contract terms.

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 difficulty he had in finding ordinances on the City's website and the need to provide the entire agenda and reports to the public. He comments on the David Barton religious videos previously telecasted by the City.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 1.3

MOTION CARRIES BY UNANIMOUS VOTE.

CONSENT ITEMS: (Continued)

1.4 COMMUNITY EVENT IN THE RIGHT-OF-WAY: FIFTH ANNUAL OLAF WIEGHORST WESTERN HERITAGE DAYS (Report: Assistant to the City Manager)

RECOMMENDATION: That the City Council concur with the City's Special Events Committee and approve the request for a Community Event in the public right-of-way to be held on June 2 and June 3, 2007 with conditions listed in the agenda report.

DISCUSSION

Ross Provence, representing the Wieghorst Museum at 131 Rea Avenue, El Cajon, provides Council with a media kit and posters for the upcoming Western Heritage Days event.

Councilmember Hanson-Cox adds it is a wonderful event featuring art, sculptures, food and entertainment.

MOTION BY LEWIS, SECOND BY HANSON-COX, to approve item 1.4.

MOTION CARRIES BY UNANIMOUS VOTE.

1.5 COMMUNITY EVENT IN THE RIGHT-OF-WAY: SECOND ANNUAL ALLEY CAT ART WALK (Report: Assistant to the City Manager)

RECOMMENDATION: That the City Council concur with the City's Special Events Committee and approve the request for a Community Event in the public right-of-way to be held on July 6 and July 7, 2007 with conditions listed in the agenda report.

DISCUSSION

Councilmember Hanson-Cox invites citizens to attend this event, which promotes arts and culture in the City.

Claire Carpenter, representing El Cajon Community Development Corporation, 168 West Main Street, El Cajon, speaks in support of the event.

MOTION BY LEWIS, SECOND BY HANSON-COX, to Approve item 1.5.

MOTION CARRIES BY UNANIMOUS VOTE.

CONSENT ITEMS: (Continued)

**1.6 DONATION OF PARK BENCH BY THE MCGRATH FAMILY
(Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the donation to purchase one park bench in accordance with City Council Policy B-2.

DISCUSSION

In response to questions by Councilmember Hanson-Cox, Director of Public Works Turner indicates a concrete bench will be installed and will be maintained by the City.

MOTION BY LEWIS, SECOND BY HANSON-COX, to approve item 1.6.

MOTION CARRIES BY UNANIMOUS VOTE.

**1.7 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP
(TSM) 529 - 1415 EMERALD AVENUE, ENGINEERING JOB NO. 2891
(Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a second one (1) year time extension for TSM 529 and set the new expiration date to be May 11, 2008, in accordance with Municipal Code Section 16.12.110.

DISCUSSION

Councilmember Ramos urges that this be the last extension to be granted for this project.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve item 1.7.

MOTION CARRIES BY UNANIMOUS VOTE.

**1.8 315 NORTH MAGNOLIA AVENUE – ENVIRONMENTAL ASSESSMENT
(Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency approve an amendment to a professional services agreement with Environmental Business Solutions for environmental assessment of 315 N. Magnolia Avenue as required by the County of San Diego and the Regional Water Quality Control Board.

ITEM 1.8: (Continued)

DISCUSSION

In response to questions by **Councilmember Hanson-Cox**, **City Manager Henry** indicates that the County requires continued testing and monitoring until the land is cleaned up. No time limit was established. **Councilmember Ramos** clarifies that an amendment to the agreement is required because the Environmental Impact Report is not final, not the project.

MOTION BY LEWIS, SECOND BY HANSON-COX, to approve item 1.8.

MOTION CARRIES BY UNANIMOUS VOTE.

**1.9 JANUARY - MARCH 2007 QUARTERLY TREASURER'S REPORT
(Report: Assistant City Manager/Director of Finance and Treasurer)**

RECOMMENDATION: That the **City Council** receive the latest quarterly Treasurer's Report.

DISCUSSION

Councilmember Hanson-Cox commends the Finance Department for their recommendations on investments.

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

MOTION CARRIES BY UNANIMOUS VOTE.

1.11 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)

RECOMMENDATION: That the **City Council** declare the listed property surplus and authorize disposal in accordance with policy.

DISCUSSION

In response to questions by **Councilmember Hanson-Cox**, **City Manager Henry** indicates the bicycles are offered to Community Policing prior to sending to auction.

Mayor Pro Tem McClellan adds that bicycles have been given to organizations in the past for refurbishment and distribution to underprivileged youth.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve item 1.11.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Tina Rogers, representing East County Board of Realtors, speaks about the recent homebuyers fair, which had over 200 attendees and 39 vendors. She thanked the City for supporting the event.

Raymond Lutz, East County Democratic Club and Citizens Oversight.org (COPS), speaks about why the COPS organization was formed. He takes exception to some comments by **Mayor Lewis** and feels his affiliation with various clubs should not have anything to do with his comments to Council. He questions the selection of a candidate for a seat on the Gillespie Field Development Council.

Tom Black, representing the El Cajon Video and Film Festival Workshop, invites students and citizens to attend a workshop that takes place on May 12th at the Ronald Reagan Community Center. The Film Festival will take place in August.

Sunshine Horton, 1525 Granite Hills Drive, El Cajon, welcomes students from El Cajon Valley High School, and reports on various events she has attended.

2. WRITTEN COMMUNICATIONS:

2.1 Letter from Aaron Hughes at Granite Hills Christian Club requesting reconsideration of use of Kennedy Park for an event on May 25th.

DISCUSSION

Aaron Hughes, representing Granite Hills Christian Club, speaks in support of the event, which has a goal to build up the community. Adults and parents will assist with the set-up and the noise issue has been resolved.

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

- Location and hours for the event;
- Anticipated number of attendees;
- The City's concerns about noise and security at the event;
- The need for more detailed plans for the event.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 2.1, directing the applicant to work with Staff to develop an acceptable plan that addresses issues raised by Council.

MOTION CARRIES. (RAMOS - No)

Recess called at 4:28 p.m.

Meeting called back to order at 4:37 p.m.

WRITTEN COMMUNICATIONS: (Continued)

- 2.2 Letter from Waste Management requesting an extension of the service franchise agreement to coincide with the terms of the land lease with the City and amend the agreement to strike the “lowest rate for comparable service” provisions of the current contract.**

DISCUSSION

In response to questions by **Councilmember Ramos, City Manager Henry** clarifies that the current agreement expires in 2009 and the lease ends in the year 2020.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to approve Item 2.2.

MOTION CARRIES BY UNANIMOUS VOTE.

3. PUBLIC HEARINGS

- 3.1 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 and April 24, 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.

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.

ITEM 3.1: (Continued)

DISCUSSION

Councilmember Hanson-Cox advises she must disqualify herself from this item as she resides within a 300-foot radius of the subject property. She leaves the Chambers at 4:39 p.m.

Director of Community Development Griffin provides an update of the Item and the outstanding issues concerning the project.

Mayor Lewis announces the Continued Public Hearing is still Open.

Daryl R. Priest, 124 West Main Street, Suite 240, El Cajon, speaks about the costs involved in changing overhead power lines to underground utilities, the fact that he has never previously been required to underground utilities in the absence of power poles on properties being developed, and that flipping or shrinking the plan would result in a decrease in square footage of the units and will move the units closer to each other.

Chris Dahrling, representing Ballantyne Development Company, LLC, confirms that Helix Water District does not need the easement, that they can sell or donate the “finger” of land to Mrs. Kareen Fosse, a property owner adjacent to the subject property, and that flipping the units will result in the loss of one full unit.

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

- Elimination of the driveway and curb cuts;
- Construct a wall between the project and property owners;
- Adding landscaping;
- Installing motion detection lighting to Mrs. Fosse’s backyard with the cost to be paid by the developer.

Raymond Lutz, Citizens Oversight.org, expresses concern about the central lot in El Cajon at Main Street and Magnolia, which has not yet been developed, while the developer is allowed to start work on other properties.

Mr. Priest returns to the podium and indicates that permits are to be pulled within a week for the project at Main Street and Magnolia Avenue.

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

MOTION CARRIES. (Hanson-Cox - Disqualified).

ITEM 3.1: (Continued)

Under discussion, **Mayor Lewis** states he supports waiver of the requirement to underground utilities, the 10-foot setback and the sale or transfer of the finger portion of the property to Mrs. Fosse.

Councilmember Ramos opposes a 10-foot setback and supports upholding ordinance concerning undergrounding of the utility poles.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 52-07 to Approve Planning Commission Resolution No. 10416 recommending approval of Planned Residential Development 60R, waiving the undergrounding of utilities, with modifications to require the sale or donation of the “finger” portion of the property to Mrs. Fosse, removal of curb cuts, the addition of landscaping and a fence between the properties, a block wall along the new property line at the northern end of the extension compatible with existing wall along the south property line of the subdivision, and installation of motion detector lighting at the rear yard of Lot 13, with the cost paid by the developer.

MOTION CARRIES. (RAMOS - No. HANSON-COX - Disqualified).

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 53-07 to Approve Planning Commission Resolution No. 10417 recommending approval of Tentative Subdivision Map 547R with modifications as appropriate contained in PRD 60R.

MOTION CARRIES. (RAMOS – No. HANSON-COX - Disqualified).

Councilmember Hanson-Cox returns to the Chambers at 5:03 p.m.

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4. ADMINISTRATIVE REPORTS:

4.1 AMENDING THE REDEVELOPMENT PLAN FOR THE EL CAJON REDEVELOPMENT PROJECT AREA (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the Redevelopment Agency adopt the next RESOLUTION in order, approving an amendment to the Redevelopment Plan for the El Cajon Redevelopment Project Area pursuant to Health and Safety Code section 33333.6(e)(2)(B), which will eliminate the time limit on the establishment of loans, advances, and indebtedness.

DISCUSSION

In answer to questions by **Councilmember Ramos**, **City Manager Henry** indicates the amendment would allow the City to pay off projects that have already been started, and to seek funding for future projects.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. ECRA-386, approving an amendment to the Redevelopment Plan for the El Cajon Redevelopment Project Area pursuant to Health and Safety Code section 33333.6(e)(2)(B).

MOTION CARRIES BY UNANIMOUS VOTE.

4.2 AMENDING THE REDEVELOPMENT PLAN FOR THE EL CAJON REDEVELOPMENT PROJECT AREA (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council introduce an ordinance to amend the Redevelopment Plan for the El Cajon Redevelopment Project Area pursuant to Health and Safety Code section 33333.6(e)(2)(B), which will eliminate the time limit on the establishment of loans, advances, and indebtedness.

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

An Ordinance of the City Council of the City of El Cajon amending the time limits on the effectiveness and time limit to receive tax increment of the El Cajon Downtown Redevelopment Plan, pursuant to Health & Safety Code Section 33333.6

ITEM 4.2: (Continued)

DISCUSSION

MOTION BY LEWIS, SECOND BY MCCLELLAN, to introduce an ordinance to amend the Redevelopment Plan for the El Cajon Redevelopment Project Area pursuant to Health and Safety Code section 33333.6(e)(2)(B).

MOTION CARRIES BY UNANIMOUS VOTE.

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

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments); SANDAG (Public Safety Committee); METRO Commission (Metropolitan Sewerage System) and METRO Wastewater JPA; MTS (Metropolitan Transit System Board) – Alternate; LAFCO (Local Agency Formation Commission - Alternate.

6.1 SANDAG Public Safety Committee Agenda – April 20, 2007

6.2 SANDAG Board of Directors Agenda – April 27, 2007

6.3 REPORTING REQUIREMENTS FOR RECYCLERS

RECOMMENDATION: That the **City Council** direct staff to research options for strengthening the reporting requirements of recyclers in an effort to help deter them from receiving stolen property and assist them in reporting stolen property to the proper authority.

DISCUSSION

Mayor Lewis speaks in support of the Item.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to refer to the Item to Staff for a report at the Council meeting of June 12, 2007.

MOTION CARRIES BY UNANIMOUS VOTE.

ITEM 6.4: (Continued)

6.4 PROPOSED LEGISLATION

RECOMMENDATION: That the City Council review the proposed legislation contained in the Agenda Report concerning waste disposal and recycling and send letters of support to the appropriate committees.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to send a letter of support for AB 548 in its present form.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to send a letter supporting AB 820 in its present form.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY RAMOS, to send a letter of support for AB 1535 .

MOTION CARRIES BY UNANIMOUS VOTE.

Mayor Lewis indicates he would like to defer action on SB 1020 at this time.

6.5 Metro Commission and Metro Wastewater JPA Meeting – May 3, 2007

6.6 Special Meeting of the Metro Commission and Metro Wastewater JPA (Strategic Planning Workshop) immediately following regular meeting on May 3, 2007

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ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

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).

7.1 Council Activities Report

Councilmember McClellan adds to his report, indicating he attended the opening New York Bakery, the award ceremony for Police volunteers, and a breakfast meeting of the San Diego Prayer group. He requests an analysis by Staff of materials from Turftek concerning water cost savings.

8.

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.

8.1 Council Activities Report

Councilmember Hanson-Cox reports on events she attended and mentions Mother's Day and her 13th wedding anniversary.

9.

COUNCILMEMBER GARY KENDRICK

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

9.1 Council Activities Report

Report as stated.

10.

COUNCILMEMBER DICK RAMOS

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

10.1 Council Activities Report

No report.

Mayor Lewis indicates he attended birthday celebrations for citizens who turned 101 and 93 years of age.

11. LEGISLATIVE REPORT

11.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated April 20 and April 27, 2007.

No recommended action.

12. GENERAL INFORMATION ITEMS FOR DISCUSSION:

13. ORDINANCES: FIRST READING: None

14. ORDINANCES: SECOND READING AND ADOPTION

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

14.1 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

- **MOTION to adopt Ordinance approving Specific Plan 498**

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

MOTION BY LEWIS, SECOND BY RAMOS, to adopt Ordinance No. 4878 approving Specific Plan 498.

MOTION CARRIES BY UNANIMOUS VOTE.

14.2 ZONE RECLASSIFICATION 2286

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

- **MOTION to adopt Ordinance approving Zone Reclassification 2286**

MOTION BY LEWIS, SECOND BY RAMOS, to Adopt Ordinance No. 4879 approving Zone Reclassification 2286.

MOTION CARRIES BY UNANIMOUS VOTE.

15. CLOSED SESSION

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

15.1

- **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

15.2

- **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION - Pursuant to Government Code Section 54956.9 (a)**

Number of cases: 1

Case No. 1: Barbara Gaskin v. City of El Cajon, et al.
Case No. 07 CV 0470J (AJB)

15.3

- **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
<u>Property</u> APN 483-181-27-00 1168 North Mollison Avenue	<u>Negotiating Parties</u> Hughes Woodsford, LLC	<u>Agency Negotiators</u> 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

APN 487-172-02-00
377 Chambers Street

Joseph T. Martinez
Trust 07-18-02

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 5:21 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 5:49 P.M.

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

City Attorney Foley reports the actions on the following Items:

15.1 Council provided direction to the City's Labor Negotiators.

15.2 Council provided direction to the City's Legal Counsel.

15.3 No action taken.

Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 8th day of May 2007, at 5:50 p.m. to Tuesday, May 22, 2007, at 3:00 p.m.

KATHIE J. RUTLEDGE
City Clerk/Secretary