

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**DECEMBER 3, 2002**

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, December 3, 2002 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.

#### **ROLL CALL**

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Steele, Deputy City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Munzenmaier, 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 November 12, 2002 Meetings and the Agenda of the December 3, 2002 Meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**International Friendship Festival**

**Mayor Lewis** introduces a slide show highlighting pictures taken at this year's International Friendship Festival.

**Awards:**

**2002 Students' Choice Award**

**Judy Garrett, Member, Fine Arts Committee**, introduces **Veronica Walker**, winner of the *Fine Arts - 2002 Students' Choice Award*.

**2002 Viewers' Choice Award**

**Dennis Torzeski** receives *Fine Arts - 2002 Viewers' Choice Award*.

**Commendations**

**2002 International Friendship Festival (IFF) Volunteers of the Year Award**

**Mayor Lewis** announces the IFF Volunteers of the Year Awards. **Carol Clarke** and **Jinah Kim** accept the Commendations.

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY LEWIS, SECOND BY McClellan, to approve Consent Items No. 1.1 – 1.7, 1.9 – 1.11, pulling Item 1.8 for discussion.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL MEETINGS:**

Approve Minutes of the November 12, 2002 Meetings of the El Cajon City Council.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**CONSENT ITEMS: (Continued)**

**1.3 DONATION TO ANIMAL SHELTER (Report: Chief of Police)**

Accept the donation of cat collars, dog leashes and dog power walkers from the All 4 Pets Store to the El Cajon Animal Shelter.

**1.4 LETTER OF APPRECIATION – WALL OF FAME**

Authorize the following letters to be included on the City's Wall of Fame and/or letters of appreciation be sent to the appropriate parties

Letter from Ruth Dean commending the professional and exceptionally well-trained personnel from the Police and Fire Departments in connection with a terrible accident.

Police Personnel  
Sgt. Steve Swain  
Officer Art Stephens  
Agent Jim Redman  
Officer Rick Whitman  
Officer Daron Larkin  
Officer Robert Craig  
Officer Moses Salas  
Officer Carl Bloemendaal  
Officer Tim Mohr

Fire Personnel  
Captain Jess Hartnett  
Engineer Craig Johnston  
Firefighter David Truttman  
Firefighter PM Marcia Neal  
Firefighter PM Chris Winter  
Captain David Richardson  
Engineer James Hemphill  
Firefighter PM Marco Maldonado

Letter from Tom Jackson, Loaned Executive, United Way, commending City staff, namely, Jennifer Busskohl, Human Resources Analyst, for a successful campaign in the City of El Cajon.

**1.5 RESOLUTION NO. 169-02: APPLICATION TO THE DIRECTOR OF INDUSTRIAL RELATIONS, STATE OF CALIFORNIA, FOR A CERTIFICATE OF CONSENT TO SELF-INSURE WORKERS' COMPENSATION LIABILITIES (Report: Director of Human Resources)**

Approve RESOLUTION NO. 169-02, authorizing application to the Director of Industrial Relations, State of California, for a Certificate of Consent to self-insure workers' compensation liabilities through the California State Association of Counties (CSAC), California Public Entity Insurance Authority.

**CONSENT ITEMS: (Continued)**

**1.6 RESOLUTION NO. 170-02: AWARD BID FOR CONSTRUCTION OF PEDESTRIAN RAMPS (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 170-02, and award the bid to P.A. Wilson, Inc., in the amount of \$76,775.

**1.7 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TPM 597 - -1794 EAST MADISON (Director of Public Works)**

Accept the public improvements, authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement, and require the contractor to maintain insurance until all bonds have been released.

**1.8 PULLED FOR DISCUSSION.**

**1.9 RESOLUTION NOS. 171-02 and 172-02: SILVERY LANE AND WESTWIND DRIVE SEWER REPLACEMENT - PLANS AND SPECIFICATIONS AND NOTICE INVITING BIDS (Report: Director of Public Works)**

Adopt RESOLUTION NO. 171-02, to adopt plans and specifications and RESOLUTION NO. 172-02 to direct a Notice Inviting Sealed Bids to be opened on January 7, 2003, for the construction of the Silvery Lane and Westwind Drive Sewer Replacement.

**1.10 SINGLE AUDIT REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2002 (Report: Director of Finance)**

Receive and file the City of El Cajon single audit report for the Fiscal Year ended June 30, 2002.

**1.11 FISCAL YEAR 2001-02 COMPREHENSIVE ANNUAL FINANCIAL REPORT ENDING JUNE 30, 2002 (Report: Director of Finance)**

Accept and receive the Comprehensive Annual Financial Report (CAFR) ending June 30, 2002, as audited by the independent auditing firm Conrad and Associates, L.L.P., Certified Public Accountants.

**CONSENT ITEMS: (Continued)**

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**1.8 UNIMPROVED FRONTAGE ON LEXINGTON AVENUE, NORTH SIDE FROM GINA AVENUE TO THIRD STREET, AND STEPHANIE LANE FROM LEXINGTON AVENUE TO JOLIET STREET (Report: Director of Public Works)**

Instruct the Superintendent of Streets to notify the owners of unimproved frontage on the north side of Lexington Avenue, from Gina Avenue to Third Street, and on Stephanie Lane, from Lexington Avenue to Joliet Street, to construct street improvements in accordance with Section 5876, Chapter 27 of the California Streets and Highways Code, instruct the Superintendent of Streets to set the public hearing to be noticed with the notice to construct, and authorize issuance of bonds to cover assessments.

**DISCUSSION**

**Sonny O. Severin, 188 S. Stephanie Lane, El Cajon, CA 92019**, speaks in support of street improvements to the area. There are safety concerns when children walk at the corner of Lexington Avenue and Third Street. The lack of a curb system causes water to accumulate in the area, leading to safety issues with cars and drivers.

**MOTION BY Ramos, SECOND BY Santos, to approve the Item 1.8.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:**

**James Ward, 4931 Logan Ave, San Diego, CA 92113, representing Church on the Rock**, speaks in support of programs to assist the homeless. The group has eight 40-foot buses, which may be of use to address the homeless situation at St. Alban's Church. The buses are not in use during winter months and each could hold a number of beds. Photographs of the buses are shown. A letter with this proposal has been sent to Council. **Mayor Lewis** informs the letter has been forwarded to **City Manager Garrett**. In response to **Mayor Lewis'** question, **Mr. Ward** suggests the City share the cost of liability coverage.

**Robbie Lavvorn, 1152 E. Washington, El Cajon, CA**, requests the City provide resources to take care of the homeless now, before we have a big homeless population.

## **PUBLIC COMMENT (Continued)**

**James Albright, representing the Albright Center, 10150 Kerrigan St. Santee, CA 92071**, presents a book entitled "*Help Connection*", which provides information on how to care and mentor the homeless. He also expresses support for the work being done by Father Conrad.

**James Beavers, 490 Farragut Circle, El Cajon, CA**, requests the Mayor do what he said he would, to support the homeless at St. Albans. He asks the City to help Father Conrad.

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA**, shares a Thanksgiving message of cheer and reminds everyone to give during this holiday season. She invites the public to attend the East County Toy and Food Drive on Wednesday, December 11, 2002, at the Singing Hills Country Club from 5:30 p.m. to 9:00 p.m.

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 LETTER: JILLIAN HANSON-COX – MISS EL CAJON SCHOLARSHIP PAGEANT**

Jillian Hanson-Cox, Director-Producer of the Miss El Cajon Scholarship Pageant and the Miss El Cajon Teen Pageant, seeks Council direction on whether or not to stay with the Fairest of the Fair Pageant.

## **DISCUSSION**

**Jillian Hanson-Cox, Director, Miss El Cajon Pageant**, addresses her concerns and seeks assistance and support from the City Council. Many letters and cards have been received from the public supporting the Miss El Cajon Pageants.

**Mayor Lewis** recommends sending a letter to surrounding counties to garner support and suggests **Miss Hanson-Cox** work with the **City Manager** and **City Attorney** to draft the letter. **Councilmember McClellan** suggests a Resolution might be in order.

**WRITTEN COMMUNICATIONS: (Continued)**

**MOTION by Lewis, SECOND by Santos, that Miss Hanson-Cox meet with the City Attorney and City Manager to draft a letter to the 22<sup>nd</sup> District Agricultural Association, the Board of Directors, cities within the County, and the Governor of the State of California, expressing strong concern about the new Fairest of the Fair Pageant guidelines and its effect on the Miss El Cajon Scholarship Pageant, and use of the name.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**2.2 LETTER: GRANGER B. WARD – USE OF COUNCIL CHAMBERS FOR GOVERNING BOARD MEETINGS**

Letter from Granger B. Ward, Superintendent, Grossmont Union High School District, requests permission to use the Council Chambers for Governing Board meetings in 2003.

**DISCUSSION**

**Jim Kelly, 9453 Debbie Ct. El Cajon, CA**, speaks regarding the request to use Council Chambers and inquires about the cost for use of the facility and equipment. **City Manager Garrett** states that governmental agencies are generally not charged, however, they have not held regularly scheduled meetings in the past. Camera equipment is owned by the City, however the recording of meetings is contracted out. **Councilmembers** express concern about the possibility of large crowds attending the meetings and limited parking available prior to 5:00 p.m. on weekdays. **Mr. Kelly** informs another location would be utilized if large crowds are anticipated, and that they can be flexible with the start time of the meetings.

**MOTION BY Lewis, SECOND BY Santos, to tentatively allow use of the Council Chambers for Governing Board meetings in 2003, subject to the Board representative meeting with the City Manager to discuss costs for use of the facility equipment.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARING:**

**3.1 WASTE MANAGEMENT REQUEST FOR ANNUAL RATE ADJUSTMENT (RESIDENTIAL) (Report: Assistant City Manager)**

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Review and approve the request from Waste Management for rate adjustment to the residential trash and recycling rates, to be effective January 1, 2003.

**DISCUSSION**

**Les Hart, 1001 W. Bradley, representing Waste Management,** speaks in support of the proposal, indicating this is the first residential rate adjustment since 1994. Upgraded “clean-burning” vehicles are in use and many carts were distributed throughout the city at no charge.

**Mayor Lewis** suggests changing the contract wording to reflect "competitive rate" rather than “lowest rate”.

**Councilmember Ramos** questions the contract wording “judicial district” relating to geographic boundaries. **City Attorney Foley** informs they will take a look at the boundaries outlined in the initial contract and work with Staff to modify the contract wording.

**MOTION BY Lewis, SECOND BY Ramos, to close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to approve the request from Waste Management for rate adjustment to the residential trash and recycling rates to be effective January 1, 2003.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Kendrick for Staff to come back with options for proper wording in the contract with Waste Management to reflect competitive rates for like services in East County.**

**AYES: Kendrick, Lewis, McClellan, Santos**  
**NOES: Ramos**

**MOTION CARRIES.**



**RECESS CALLED AT 4:40 P.M.  
MEETING CALLED BACK TO ORDER AT 4:45 P.M.**

**3. ADMINISTRATIVE HEARING:**

**3.2 SUBSTANDARD CONDITIONS AT 417-431 CLAYDELLE  
(Report: Building Official)**

**RECOMMENDATION:** *That the City Council*

- Open the Hearing and receive testimony
- Close the Hearing
- Declare the property to be in a substandard condition
- Direct staff to record a Notice of Restriction
- Direct staff to commence accrual of civil penalties to begin December 10, 2002, for all violations remaining as of that date.

**DISCUSSION**

**Dan Pavao, Building Official**, reports on the Code violations and demonstrates the violations by way of a PowerPoint presentation.

**City Attorney Foley** indicates proper notice was given to the property owner in a timely manner, 5 days before the Council meeting.

**Jim Kutsch, 431 Claydelle Avenue, El Cajon, CA 92020, property owner**, informs that many of the items listed have been corrected. He has receipts totaling approximately \$27,000 for items purchased and improvements made. He indicates it is difficult to schedule contractors to come out to do the work because he is away at work most of the time.

**Councilmember Ramos** suggests a full-time property manager may be needed to take care of the property.

**Councilmember McClellan** states repairs need to be made to bring the property into compliance.

**MOTION BY Lewis, SECOND BY Santos, to close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADMINISTRATIVE HEARING: (Continued)**

**MOTION BY Lewis, SECOND BY Santos, to declare the property to be in a substandard condition; to direct staff to record a Notice of Restriction; and, to commence accrual of civil penalties at \$50 per day beginning December 10, 2002 for all violations remaining as of that date.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. ADMINISTRATIVE REPORTS:**

**3.3 SELECTION OF MAYOR PRO TEMPORE (Report: City Clerk)**

**RECOMMENDATION:** *That the City Council*

- Appoint a member of the Council to serve as Mayor Pro Tem according to the El Cajon Municipal Code.

**MOTION BY Lewis, SECOND BY Santos, to appoint Councilmember Kendrick to serve as Mayor Pro Tem according to the El Cajon Municipal Code.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.4 DRAFT CITY COUNCIL POLICY ON THE USE OF THE GOVERNMENT ACCESS CHANNEL FOR BROADCAST TO CABLE CUSTOMERS IN THE CITY OF EL CAJON (Report: Assistant City Manager)**

**RECOMMENDATION:** *That the City Council review and approve the City Council Policy which sets forth guidelines for use of the Government Access Channel under the City's Cable Television franchise agreement.*

**Mayor Lewis** discusses possible changes to the policy such as order of preference, broadcasting perimeter relating to educational programming, and cautions that religion cannot legally be promoted. He suggests DVD usage to record City Council meetings rather than VHS tapes because storage space is a factor.

**Councilmember McClellan** recommends usage for educational purposes and not as a public access channel.

## **ADMINISTRATIVE REPORTS: (Continued)**

**City Manager Garrett** advises the review process for access should include an appeal procedure. Council could then review items being appealed. Historical education items might include some religious content, but this should not disqualify the item if it is historical.

**Councilmember Ramos** remarks on future downloading of Minutes onto CDs at lesser cost. **City Attorney Foley** remarks that Minutes should be provided in the type of format requested, if we have the capability. The fee should reflect the cost of duplicating only and not the set up.

**MOTION BY McClellan, SECOND BY Lewis, to bring back the policy as soon as possible with the comments and suggestions discussed today.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **3.5 REQUEST FOR LUNCHEON “ADVISORY MEETING” ON TUESDAY, DECEMBER 17, 2002 (Report: City Manager)**

**RECOMMENDATION:** *That the City Council schedule an “Advisory Meeting” (that is the term we use now instead of “workshop”) for Tuesday, December 17<sup>th</sup> at noon.*

**Councilmembers Ramos and McClellan** advise they are unable to attend the Advisory Meeting on December 17<sup>th</sup>.

**MOTION BY McClellan, SECOND BY Kendrick, to schedule an Advisory Meeting for Tuesday, January 14, 2003 at noon.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **4. COMMISSION REPORTS:**

### **4.1 TRAFFIC COMMISSION RECOMMENDATIONS – NOVEMBER 13, 2002 (Report: Secretary to Traffic Commission)**

#### **ITEM I. MURRAY DRIVE – ALL-WAY STOPS**

**RECOMMENDATION:** *That the City Council adopt the next RESOLUTION in order to establish the following all-way stop controls:*

- Murray Avenue and Murray Drive
- Murray Drive and Dennstedt Place

**COMMISSION REPORTS: (Continued)**

Note: The above action supersedes and rescinds previously established controls at these intersections.

**MOTION BY Lewis, SECOND BY Santos, to adopt RESOLUTION NO. 173-02 to approve the recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ITEM II. PULLED FOR DISCUSSION.**

**ITEM III. SPEED HUMPS – SUNSHINE, DEWANE AND GARFIELD SIX MONTH REVIEW**

**RECOMMENDATION:** This item is presented for information only.

**NO ACTION TAKEN.**

**ITEM IV. TRAFFIC CONDITIONS – DOROTHY STREET**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to establish all-way stop controls at Granite Hills and Dorothy Street by adding stop controls on Dorothy Street at Granite Hills.

**MOTION BY Lewis, SECOND BY Santos, to adopt RESOLUTION NO. 175-02, to approve the recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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**ITEM II. NO PARKING – GRANITE HILLS DRIVE**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to establish the following “no parking” zone as requested and described as follows:

Along the south curb of Granite Hills Drive beginning at a point 468 feet east of the east extended curb of Jamacha Road thence west a distance of 25 feet.

## COMMISSION REPORTS: (Continued)

### DISCUSSION

**Councilmember McClellan** supports the recommendation, noting the loss of only 1 parking space to improve site distance.

In response to **Mayor Lewis'** questions, **Ed Krulikowski, City Traffic Engineer**, informs the Traffic Commission found 72% usage during daytime hours. Large vehicles were parked in the area. Three No Parking guidelines were met. Statistics in the report are from a 1-day study, as it is not practical to do multi-day studies.

**MOTION BY Lewis, SECOND BY Santos, to adopt RESOLUTION NO. 174-02, to approve the recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 5. REPORTS OF MAYOR MARK LEWIS:

### 5.1 CESAR CHAVEZ DAY

**RECOMMENDATION:** *That the City Council designate Tuesday, April 1, 2003 as a paid holiday for the City of El Cajon employees in recognition of Cesar Chavez Day of Service and Learning and encourage our employees to participate in community activities involving volunteerism and education.*

### DISCUSSION

**Mayor Lewis** speaks in support of the holiday, suggesting it will provide consistency with the holiday observance of the County and other City offices. Volunteerism is encouraged during this observance.

**Councilmembers McClellan and Ramos** speak in opposition, citing additional cost and tax burden on citizens of El Cajon.

**Mayor Pro Tem Kendrick** speaks in support of the proposal, indicating the City should remain competitive with respect to benefits for its employees.

**REPORTS OF MAYOR MARK LEWIS: (Continued)**

**MOTION BY Lewis, SECOND BY Santos, to designate Tuesday, April 1, 2003 as a paid holiday for the City of El Cajon employees in recognition of Cesar Chavez Day of Service and Learning and encourage our employees to participate in community activities involving volunteerism and education.**

**AYES: Kendrick, Lewis, Santos**  
**NOES: McClellan, Ramos**

**MOTION CARRIES.**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM GARY KENDRICK: None.**

**COUNCILMEMBER BOB McCLELLAN: None.**

**COUNCILMEMBER CHARLES SANTOS: None.**

**COUNCILMEMBER DICK RAMOS:**

**Councilmember Ramos** reports on recent Federal Aviation Association discussions concerning Gillespie Field. The property west of Marshall is to be designated for industrial use only.

SANDAG is working on extending the TransNet tax. The issue is to be placed on 2004 ballot.

**7. LEGISLATIVE REPORT - None.**

**7.1 League of California Cities Legislative Bulletin - *Priority Focus***

In response to **Councilmember Santos** question, **City Manager Garrett** indicates the State's budget deficit and CALPERS will be discussed at the Advisory Meeting on January 14, 2003.

**8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

**9. ORDINANCES: FIRST READING**

**RECOMMENDATION:** That the City Council introduce the Ordinances and request the City Clerk to recite the titles and waive full reading of the text.

**9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – APARTMENT CONVERSIONS TO CONDOMINIUMS**

As a result of Public Hearing and action taken at the November 12, 2002 Meeting (Ramos – No), First Reading of Ordinance amending El Cajon Municipal Code, Zoning Ordinance, Section 17.54.290A regarding reduction of parking requirements for apartment conversions to condominiums and including a 2 year review of the Ordinance.

**MOTION BY Lewis, SECOND BY Kendrick, that the City Council request the City Clerk to recite the title and waive first reading of the text.**

**AYES: Kendrick, Lewis, McClellan, Santos**  
**NOES: Ramos**

**MOTION CARRIES.**

**9.2 AMENDMENT TO THE MUNICIPAL CODE FOR THE EL CAJON STANDARD URBAN STORM WATER MITIGATION PLAN AND ADOPTING POLICIES AND PROCEDURES FOR THE IMPLEMENTATION OF THIS PLAN (Report: Director of Public Works)**

**RECOMMENDATION:** *That the City Council* adopt an Ordinance to amend the Municipal Code for the El Cajon Standard Urban Storm Water Mitigation Plan (SUSMP) and approve the RESOLUTION adopting policies and procedures for the implementation of the SUSMP.

**MOTION BY Lewis, SECOND BY Ramos, to introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ORDINANCES: FIRST READING (Continued)**

**ADOPTION OF RESOLUTION**

**RECOMMENDATION:** *That the City Council* adopt the next RESOLUTION in order to adopt the policies and procedures for the implementation of the SUSMP.

**MOTION BY Lewis, SECOND BY RAMOS, to adopt RESOLUTION NO. 176-02 to adopt the policies and procedures for the implementation of the SUSMP, changing Director of Community Development to Director of Public Works.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ORDINANCES: SECOND READING AND ADOPTION**

**RECOMMENDATION:** *That the City Council* request the City Clerk to recite the title, waive full reading of the text and adopt the Ordinance.

**9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE (C-2 ZONE) – SELF STORAGE FACILITIES BY CONDITIONAL USE PERMIT**

Adopting Ordinance to amend the El Cajon Municipal Code, Zoning Ordinance, to allow for self storage facilities in the C-2 Zone by Conditional Use Permit.

**MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the title and waive full reading of the text.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**10. CLOSED SESSION:**

**MOTION BY Lewis, SECOND BY Ramos, to continue Item 10, Closed Session, to the 7:00 p.m. meeting under Item 105.**

**MOTION CARRIES BY UNANIMOUS VOTE.**



**ADJOURNMENT: Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 3rd day of December 2002 at 6:02 p.m. to Tuesday, December 3, 2002 at 7:00 p.m.**

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Deputy City Clerk/Secretary

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**DECEMBER 3, 2002**

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, December 3, 2002, 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 Regular Joint Meeting held at 3:00 p.m., Tuesday, December 3, 2002, by order of the City Council and Redevelopment Agency.

#### **ROLL CALL**

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Steele, Deputy City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director 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).

**AGENDA CHANGES: None.**

**PUBLIC COMMENT: None.**

**PUBLIC HEARING:**

**100                   CONDITIONAL USE PERMIT 1940 – 221-223 E. MAIN STREET  
(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, modify or disapprove Planning Commission Resolution No. 9722 granting Conditional Use Permit 1940 for on-sale alcoholic beverages, reduced parking and outdoor dining in conjunction with a proposed restaurant in the C-2 Zone at 221-223 E. Main Street and including a portion of the Prescott Promenade and the public parking on the south side of the alley.**

**MOTION BY Lewis, SECOND Santos, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis , SECOND Santos, to adopt RESOLUTION NO. 177-02, approving Planning Commission Resolution No. 9722 granting Conditional Use Permit 1940 for on-sale alcoholic beverages, reduced parking and outdoor dining in conjunction with a proposed restaurant in the C-2 Zone at 221-223 E. Main Street and including a portion of the Prescott Promenade and the public parking on the south side of the alley.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

***ITEMS 101 & 102 ARE ONE PROJECT -  
The Public Hearings for both items may be opened at this time.***

**101                   PLANNED UNIT DEVELOPMENT 195 – 830 BROADWAY  
(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, modify or disapprove Planning Commission Resolution No. 9719 recommending approval of Planned Unit Development 195 for conversion of an existing 40-unit apartment complex to condominiums in the R-3 Zone at 830 Broadway.**

**102 TENTATIVE SUBDIVISION MAP 506 – 830 BROADWAY (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, modify or disapprove Planning Commission Resolution No. 9720 recommending approval of Tentative Subdivision Map 506 for a one-lot subdivision in the R-3 Zone at 830 Broadway.**

**DISCUSSION**

In response to Council Member **Ramos'** question, **Director of Community Development Griffin** clarifies that the complex meets the current requirement of one and one-half (1 ½) parking spaces per unit.

**Joseph Scarlatti, 294 Chambers Street, El Cajon, CA,** indicates he is here to answer any questions of Council.

**MOTION BY Lewis, SECOND Santos, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND Santos, to Adopt RESOLUTION NO. 178-02, approving Planning Commission Resolution No. 9719, recommending approval of Planned Unit Development 195 for conversion of an existing 40-unit apartment complex to condominiums in the R-3 Zone at 830 Broadway.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND Santos, to Adopt RESOLUTION NO. 179-02 Planning Commission Resolution No. 9720 recommending approval of Tentative Subdivision Map 506 for a one-lot subdivision in the R-3 Zone at 830 Broadway.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

***ITEMS 103 & 104 ARE ONE PROJECT -  
The Public Hearings for both items may be opened at this time.***

**103 PLANNED UNIT DEVELOPMENT 194 – 732 LEXINGTON 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, modify or disapprove Planning Commission Resolution No. 9717 recommending approval of Planned Unit Development 194 to convert an existing 21-unit apartment complex to condominiums in the R-3 Zone at 732 E. Lexington Avenue.**

**104 TENTATIVE SUBDIVISION MAP 505 – 732 E. LEXINGTON 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, modify or disapprove Planning Commission Resolution No. 9718, recommending approval of Tentative Subdivision Map 505 for a one-lot subdivision in the R-3 Zone at 732 E. Lexington Avenue.**

**Director of Community Development Griffin** remarks the applicant should improve landscaping and provide adequate irrigation.

**MOTION BY Lewis, SECOND Santos, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND Santos, to Adopt RESOLUTION NO. 180-02, approving Planning Commission Resolution No. 9717, for approval of Planned Unit Development 194 to convert an existing 21-unit apartment complex to condominiums in the R-3 Zone at 732 E. Lexington Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND Santos, to Adopt RESOLUTION NO. 181-02, approving Planning Commission Resolution No. 9718, for approval of Tentative Subdivision Map 505 for a one-lot subdivision in the R-3 Zone at 732 E. Lexington Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**105 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING:**

**10. CLOSED SESSION:**

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

□ **Under Government Code Section 54956.9 (a) for CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Name of Case: The Rector, Wardens, and Vestrymen of St. Alban's Episcopal Church, and Reverend John W. Conrad v. City of El Cajon, et al  
Case No. 02 CV – 2272 L (POR)

□ **Under Government Code Section 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiators</u>
APN 488-040-05 Agency owned property at Northwest corner of Park and Ballantyne	Priest Development Corporation	City Manager/Executive Director Redevelopment Manager City Attorney/General Counsel

**MOTION BY Lewis, SECOND Santos, to adjourn to Closed Session.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**11. RECONVENE TO OPEN SESSION at 7:48 P.M. – No Action Taken.**

**ADJOURNMENT: MAYOR LEWIS adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 3rd day of December 2002 at 7:50 p.m. to Tuesday, December 17, 2002 at 3:00 p.m.**

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Deputy City Clerk/Secretary