

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**DECEMBER 17, 2002**

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, December 17, 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:	Linn, City Clerk/Secretary Lough, Assistant 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 December 3, 2002 Meetings and the Agenda of the December 17, 2002 Meetings in accordance to State Law and Council/Agency Policy.

**ELECTION RESULTS AND OATH OF OFFICE ADMINISTERED TO  
NEWLY ELECTED MAYOR AND COUNCILMEMBER**

**NOVEMBER 5, 2002 GENERAL MUNICIPAL ELECTION -  
CERTIFICATE OF RESULTS OF CANVASS**

The City Clerk recites the results of the Canvass of the Election for Mayor and One Member of the City Council:

Total Number of Registered Voters: 42908 – Turnout for Election: 18418 – 42.9% of the Registered Voters in El Cajon who voted in the Election

Official Results received from the Registrar of Voters show the results for the Election for Mayor of the City of El Cajon as follows:

Mark Lewis	8607	50.8% of votes cast
Dick Ramos	6177	36.5 % of votes cast
Michael Cartwright Sr.	1218	7.1 % of votes cast
Mike Cornell	496	2.9% of votes cast
Glenn Gerbrand	422	2.4% of votes cast

Therefore, I declare that Mark Lewis, having received the greater number of votes is hereby elected Mayor of the City of El Cajon for a term to expire November 2006.

Official Results received from the Registrar of Voters show the results for the Election for Member of the City Council of the City of El Cajon as follows:

Gary Kendrick	6026	37.7 % of the votes cast
Vickie Butcher	4181	26.2 % of the votes cast
Bill Murphy	2926	18.3 % of the votes cast
Russell W. Comstock	1028	6.4 % of the votes cast
Anthony Chuisano	995	6.2 % of the votes cast
Carmela Sottile	799	5.0 % of the votes cast

Therefore, I declare that Gary Kendrick, having received the greater number of votes is hereby elected as Member of the City Council for a term to expire November 2006.

\* **RESOLUTION: DECLARING OFFICIAL RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD NOVEMBER 5, 2002**

**RECOMMENDATION:** That the City Council adopt Resolution No. 182-02, declaring the results of the Election and other matters as required by law.

**MOTION BY Lewis, SECOND BY Santos, to adopt Resolution No. 182-02 declaring the results of the Election and other matters as required by law.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**OATH OF OFFICE ADMINISTERED TO MAYOR MARK LEWIS by City Clerk Linn.**

**Remarks by Mayor Lewis:**

**Mayor Lewis** introduces special guests in the audience and states he is looking forward to serving this term in office.

**OATH OF OFFICE ADMINISTERED TO GARY KENDRICK by City Clerk Linn.**

**Remarks by Councilmember Kendrick:**

**Councilmember Kendrick** thanks his supporters and remarks he has enjoyed working on City Council and with City staff.

**RECESS CALLED AT 3:15 P.M. FOR RECEPTION IN CITY HALL LOBBY**

**CALL TO ORDER FROM RECESS AT 3:35 P.M.**

**PRESENTATIONS:**

- **Commendation: East County Toy and Food Drive**  
The representative is not present to receive the commendation.
- **Special Recognition: Discovery Club at Cajon Valley Middle School**  
**Mayor Lewis** presents students from the **Discovery Club** with certificates for outstanding academic achievement.

**AGENDA CHANGES: None.**

**CONSENT ITEMS: (1.1 – 1.6)**

**MOTION BY Lewis, SECOND BY Santos, to approve Consent Items 1.1-1.6, pulling Item 1.3 at the request of Councilmember McClellan.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL MEETINGS:**

Approve Minutes of the December 3, 2002 Meetings of the El Cajon City Council.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.3 PULLED FOR DISCUSSION**

**1.4 LETTERS OF APPRECIATION – WALL OF FAME**

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

Phone messages from property owners on Mulgrew offering praise for a job well done by the following City Work Crews at their residences. **Public Works:** Church, Chris Brown, Marco Lopez, Sevy Sanchez, Aaron Jones, Bill Brockman  
**Parks:** Richard Cortez, Chris Dixson, Max Martinez, Craig Caldwell.

Letter from Janet and Bill Light expressing appreciation to the Public Works Department for maintaining city streets, doing a superb job with traffic lights to control traffic, especially at busy intersections, and for installing red light cameras for safety at major intersections.

**1.5 RESOLUTION OF INTENTION: VACATION OF ALLEY SOUTH OF BROADWAY BETWEEN FIRST AND ORO STREETS**

Adopt RESOLUTION NO. 184-02, in order to vacate the alley south of Broadway between First and Oro Streets.

**1.6 REQUEST FOR WAIVER OF UNDERROUNDING OF UTILITIES – TENTATIVE PARCEL MAP 604 - 1630 MADISON AVENUE (Report: Director of Public Works)**

Grant the request from the El Cajon Seventh-Day Adventist Church for waiver of the requirement to underground all onsite and offsite, existing overhead utility lines for Tentative Parcel Map 604, and retain the requirement to underground all new utility services.

**CONSENT ITEMS: (CONTINUED)**

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**1.3 RESOLUTION NO. 183-02: AWARD BID FOR JANITORIAL SUPPLIES (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 183-02, and award portions of the bid to Maintex, Inc. in the amount of \$19,339.36, Interboro Packaging Corporation in the amount of \$4,812.50, Waxie Sanitary Supply in the amount of \$2,809.76 and Cameo Paper & Janitorial Supply in the amount of \$3,064.16.

**DISCUSSION**

**Councilmember McClellan** informs a savings of \$150.00 would be realized by awarding the bid in Section 1 to a local bidder, Cameo Paper & Janitorial Supply, because the 1% sales tax would apply. **City Manager Garrett** remarks that preference regarding sales tax amounts has not been given in the past.

**Councilmember Ramos** advises if other cities gave the preference, local businesses would not be competitive to bid, hurting local businesses. He recommends not taking the discount.

**MOTION BY Lewis, SECOND BY Santos to approve Item 1.3.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT**

**Edie Hanson, 769 Catalpa Way, El Cajon, CA 92021, representing Jillian Hanson-Cox,** requests a Resolution be adopted by the City Council to confirm the action taken at the December 3 meeting regarding the Miss El Cajon Pageant.

**MOTION BY Ramos, SECOND BY Santos, to determine that this item came to the attention of the Council after the preparation of the Agenda according to provisions of the Brown Act, Government Code Section 54954.2 (a) & (b), and adds the item to the Agenda.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT: (Continued)**

**MOTION BY Lewis, SECOND By McClellan, to adopt RESOLUTION NO. 185-02 in order to confirm the actions as specified in the letter read by Edie Hanson as follows: (1) The City will recognize the individual selected from the pageant produced by the Miss El Cajon Scholarship Association as the “official” ambassador of El Cajon, titled “Miss El Cajon”, (2) The Miss El Cajon Scholarship Association will have the exclusive right in using the title of “Miss El Cajon”, which has been protected under common law trademark rights, (3) The Miss El Cajon Scholarship Pageant will continue to be under the leadership of the Miss El Cajon Scholarship Association, and (4) The Miss El Cajon Scholarship Association will manage the activities of Miss El Cajon in order to provide unlimited growth and opportunities set forth during her reign.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA, is dressed up as a Christmas Elf and wishes all a happy holiday.**

**2. WRITTEN COMMUNICATIONS**

**2.1 LETTER FROM JAWDAT MANSOUR REQUESTING REMOVAL OF CIVIL PENALTIES (Report: Building Official)**

Determine the appropriateness of reducing or eliminating \$10,000 in civil penalties as requested in Mr. Mansour’s letter for property located at 638 El Cajon Boulevard, Belair Motel.

**DISCUSSION**

**Jose Luis Hernandez, representing Luis & Sons Construction, speaks in support of eliminating the penalties, indicating his company was not aware of the extent of repairs needed, and the delay was caused by the scheduling of his other jobs.**

**Dan Pavao, Building Official informs the complaints on the property were initially brought forward by citizens. A list of deficiencies was given to property owner six months ago. At the present time the property appears to be in compliance, however this is based on external examination only, as access inside the property was not obtained during the last visit.**

**WRITTEN COMMUNICATIONS: (Continued)**

**Jawdat Mansour, 638 El Cajon Blvd, representing Belair Motel,** requests Council eliminate the civil penalties. He is willing to pay for administrative costs.

**Bob Klymkowych, representing Jawdat Mansour,** speaks in support of eliminating the civil penalties, indicating this would be a tremendous hardship on the Mansour family. The property has been brought up to code and the repairs were made in good faith.

**MOTION BY Lewis, SECOND BY Ramos, to file the letter.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**2.2 LETTER: EL CAJON CITIZEN OF THE YEAR COMMITTEE – REQUEST FOR CO-SPONSORSHIP**

Harriet Stockwell, Chair of the El Cajon Citizen of the Year Committee, requests that the City again co-sponsor the Citizen of the Year luncheon and waive rental fees for use of the Community Center on February 24, 2003.

**MOTION BY Lewis, SECOND BY Kendrick, to support the event, however, not waive the rental fees.**

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

**MOTION CARRIES.**

**3. PUBLIC HEARINGS:**

**3.1 COST RECOVERY - EMERGENCY RESPONSE – 678 Jamacha Road (Report: City Clerk)**

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

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Adopt RESOLUTION NO. 186-02 in order to approve, modify or disapprove the Fire and Police Departments costs for responding to an Emergency Response for an incident whereby 30 gallons of gasoline were released from the fuel tank of a vehicle onto the parking lot at 678 Jamacha Road.**

**PUBLIC HEARINGS: (Continued)**

**DISCUSSION**

**Fire Chief Jarrell** informs that Section 8.1 of the Municipal Code implemented the expense item and forwards costs to responsible party.

**City Manager Garrett** recommends the costs be recovered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 186-02 in order to recover the costs of the City in responding to an Emergency Response at 678 Jamacha Road.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.2 COST RECOVERY - EMERGENCY RESPONSE – 552 S. Magnolia Avenue (Report: City Clerk)**

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

- ❑ **Open the Public Hearing and receive testimony**
- ❑ **Close the Public Hearing**
- ❑ **Adopt RESOLUTION NO. 187-02 in order to approve, modify or disapprove the Fire, Police and Public Works Departments costs for responding to an Emergency Response for an incident where a fuel line fitting near the engine of a car was loosened, which allowed the contents of the gasoline tank to drain into the street, which contents were contaminated with Methylene Chloride.**

**DISCUSSION**

**James Hassett, 554 S. Magnolia, El Cajon, CA, 92020**, speaks in opposition of the fines being assessed relating to the Emergency Response.

**Division Chief Vern Strey** informs Council of the investigation results.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**



**PUBLIC HEARINGS: (Continued)**

**DISCUSSION**

**Councilmembers** and staff discuss the breakdown of the costs associated with the incident. **City Manager Garrett** confirms the cost being billed does not include charges from the Hazardous Incident Response Team to dispose of the material.

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 187-02, in order to recover the City costs for responding to an Emergency Response at 552 S. Magnolia Avenue, giving 6 months for payment to be worked out with the City Manager.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING ORDINANCE – PARKING REQUIREMENT FOR TRADE USES IN THE C-M ZONE (Report: City Clerk)**

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

- Open the Public Hearing and receive testimony**
- Close the Public Hearing**
- Refer to the City Attorney for an Ordinance according to Planning Commission Resolution No. 9724 to amend the parking requirement for trade uses in the C-M Zone, or as modified by the Council.**

**DISCUSSION**

**Jerome Navarro, 2181 Guy St. San Diego, CA, representing Jerome's Furniture,** speaks in support of the Planning Commission recommendation, indicating a low amount of traffic is generated by the sale of "large box" items.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to Refer to the City Attorney for an Ordinance according to Planning Commission Resolution No. 9724 to amend the parking requirement for trade uses in the C-M Zone, or as modified by the Council.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Continued)**

**3.4 APPEAL OF CONDITIONS IMPOSED IN GRANTING AMENDMENT CONDITIONAL USE PERMIT 1007 OUTDOOR DINING WITH A RESTAURANT AT 1185 EAST 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 grant, partially grant, or deny the appeal of conditions imposed by Planning Commission Resolution No. 9729, granting Conditional Use Permit 1007 to add outdoor dining in conjunction with an existing restaurant in the C-2 Zone at 1185 E. Main Street.**

**DISCUSSION**

**Director of Public Works Munzenmaier** speaks in support of the Planning Commission recommendations regarding the dedication of right of way, which would allow for improved sight distance.

**Mayor Pro Tem Kendrick** recommends contacting the property owner regarding potential cost savings should he wish to dedicate the easement at this time.

**Steve Asaro, 1883 Granite Hills Drive, El Cajon, CA, representing Antique Row**, clarifies his request is to utilize 5 tables and 10 chairs for outdoor dining, in order to accommodate smokers and coffee drinkers. The land issue should be addressed with the property owner.

**City Manager Garrett** recommends continuing the Item to the January 14<sup>th</sup> Council meeting, while the City approaches the property owner.

**MOTION BY Lewis, SECOND BY Kendrick, to continue the Item to the January 14, 2003 meeting, allowing outdoor dining in the interim, and instructing staff to speak with the property owner regarding dedication issues.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS:**

**3.5 POLICE CHIEF'S REPORT**

Monthly report from the Chief of Police on activities of the department.

**NO ACTION TAKEN.**

**ADMINISTRATIVE REPORTS: (Continued)**

**3.6 EXPIRATION OF TERMS ON CITY COMMISSIONS, EL CAJON/SAN DIEGO COUNTY CIVIC CENTER AUTHORITY and General Construction Appeals Board (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- ❑ Consider the list of terms to expire on City Commissions, Boards
- ❑ Reappoint commissioners if appropriate
- ❑ Adopt a schedule for accepting applications and interviewing applicants as follows:  
Filing Period .....Dec. 18, 2002 - January 23, 2003  
Council Interviews..... January 28, 2003 at 7:00 p.m.
- ❑ Appoint Mayor Lewis to a 4 year term on the Civic Center Authority

**MOTION BY Lewis, SECOND By Kendrick, to open applications for the Planning, Parks and Recreation, Construction Appeals Board, and Gillespie Field Development Council; appoint Mayor Lewis to the Civic Center Authority for a 4 year term; appoint Dick Nasif to the Traffic Commission; John Copeland to the Personnel Commission, Marty Martinez to the Commission on Aging; Marianne Jones to the Commission on Disabilities; Jacqueline Hanson, Tom Black and Nancy Lewis to the Arts and Culture Commission, and adopt the schedule proposed by staff for the application period.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.7 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) (Continued from 12/3/02, Item 3.4)**

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

**City Manager Garrett** informs the revisions were made, as previously recommended, and a section on Appeals has been added.

**MOTION BY McClellan, SECOND BY Lewis, to adopt the policy.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## ADMINISTRATIVE REPORTS: (Continued)

### 3.8 WRITTEN CORRESPONDENCE REGARDING COLD WEATHER HOMELESS SHELTER PROGRAMS (Report: City Manager)

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

- Review the letter from Eric D. Knowles, reference the proposal to develop a Cold Weather Shelter program, and if appropriate, direct the staff to locate an appropriate location for such a shelter.
- Review the letter from Ron Miller regarding the need for additional funds to fund the shelter voucher program, and if agreed upon, appropriate additional funding from the low/moderate income housing fund.

**Sue Christopher, representing Crisis House, 1034 North Magnolia, El Cajon, CA,** reports funding for the motel voucher program is down to \$2,000 and another \$20,000 is requested to fund the program for another month. There are several success stories to report, including homeless that have exited the program, received jobs or permanent housing.

**Eric Knowles, 5725 Kearny Villa Road, San Diego, CA,** speaks in support of a cold weather shelter. He requests the City identify a location for the shelter and pay the lease fees. A tent will be provided through the St. Vincent de Paul program. The tent would accommodate up to 200 people. An estimate of \$150,000 is needed to fund this program for 90 days.

In response to **Councilmember Ramos'** question, **City Manager Garrett** indicates funding would come from the Redevelopment low-to-moderate housing set-aside funds.

In response to **City Manager Garrett's** question, **Mr. Knowles** confirms with the assistance of City staff, the shelter could be up and running prior to January 14th. **City Manager Garrett** reports the City is considering allowing homeless shelters to be in zones that would not then require a Conditional Use Permit, however, this is not yet in place. One year ago a state of emergency was declared, which then waived the rule for a Conditional Use Permit. If the emergency is in place, then assuming we were able to move forward quickly enough and have everything in place, we wouldn't have to worry about coming back to Council, if authority is given to go forward. If it is decided to go forward, an emergency can be declared tonight, with recommendations by **Assistant City Attorney Lough**.

**Susan Brinchman, 9120 Jarrell Court, La Mesa, CA,** reports having previously worked with homeless children while a teacher. She supports programs for the homeless, but indicates that many people, such as the elderly and disabled, fall through the cracks and do not qualify for the programs.

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

**Father John Conrad, representing St. Alban's Church**, speaks in support of the proposal for a temporary cold weather shelter. The motel voucher program removes only a select few off the streets. The shelter would provide a point of entry for the homeless needing assistance. If the tent shelter becomes operational, he will assist in clearing the lots at St. Alban's.

**Geoffrey Hueter, representing St. Alban's Church** speaks in support of the tent strategy, which would be much less expensive than the motel voucher program.

In response to **Mayor Lewis'** request, **Assistant City Attorney Lough** advises the following: The declaration of an emergency would relate to the Conditional Use Permit process, and we would essentially waive that, in this case. The emergency would be declared an immediate threat to health and safety based on the testimony received this evening, and that the City Council determines there is an immediate need to waive the Conditional Use Permit requirements for construction of a temporary cold weather shelter without compliance to Notice of Hearing requirements for the Conditional Use Permit process; the risk of health and safety concerns is low, considering the City proposed ownership with a lease-hold interest and operation under City controlled agreement, as opposed to a strictly private facility, this emergency decision is necessary, prior to final consideration of proposed ordinance to remove the Conditional Use Permit requirements for certain zones within the City, which will be before the Council on January 14<sup>th</sup>; direct staff to take all necessary steps to implement the City Council action on this matter. Staff is to implement these emergency response measures with restrictions approved by the Council as referenced during the Public Hearing, and authorize staff to approve formal guidelines of eligibility on this issue in the agreement.

**MOTION BY Lewis, SECOND BY Santos, to declare an emergency according to the comments made by the Assistant City Attorney, allocating \$175,000 from Redevelopment Low to Moderate Income set-aside funds for a 90 day program, with the City Manager to work with Mr. Knowles for a cold weather shelter program according to the Council direction.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Santos, to allocate \$20,000 to Crisis House for the motel voucher program.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.9 VALUATION THRESHOLDS FOR PUBLIC IMPROVEMENTS UNDERGROUNDING/RIGHT OF WAY DEDICATIONS/AND DISABLED ACCESS IMPROVEMENTS ON DRIVEWAYS (Report: Building Official)**

RECOMMENDATION: That the City Council

- Approve raising of the valuation threshold for imposition of public improvements and undergrounding to \$60,000 (ECMC Section 16.52.150 and 12.12.030).
- Approve a change in wording to Section 16.52.030 allowing Public Works more latitude in granting undergrounding waivers.
- Approve a change of wording in Council Policy C-7 and Section 12.12.030 of the El Cajon Municipal Code, which would allow dedication of rights of way for permits of any valuation.
- Approve a change in wording to Council Policy C-7, which would require that new driveways, or alterations to existing driveways, incorporate disabled access features as part of the design.
- Direct the City Attorney to prepare an Ordinance amending Section 12.12.030, 16.52.030 and 16.52-150 of the El Cajon Municipal Code.

**MOTION BY Lewis, SECOND BY Santos, to approve the staff recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4. COMMISSION REPORTS: None**

**5. REPORTS OF MAYOR LEWIS**

**5.1 CITY OF EL CAJON COUNCIL ASSIGNMENTS**

**RECOMMENDATION:** *That the City Council* appoint representatives and alternatives for the various boards and commissions requiring City of El Cajon participation.

**DISCUSSION**

**Councilmembers Santos and Ramos** speak in opposition to the Mayor's recommendations.

**MOTION BY Lewis, SECOND BY Kendrick, to appoint representatives and alternatives for the various boards and commissions requiring City of El Cajon participation.**

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

**MOTION CARRIES.**

## **6. REPORTS OF COUNCILMEMBERS**

**Mayor Pro Tem Kendrick: None.**

**Councilmember Santos: None.**

**Councilmember Ramos: None.**

**Councilmember McClellan** reports a Billy Graham crusade will be held at Qualcomm Stadium, May 8 - 11, 2003. The Skyline Wesleyan Church should be contacted for further information.

## **7. LEGISLATIVE REPORT**

### **7.1 League of California Cities Bulletin**

**Councilmember Santos** speaks in opposition to the transfer of Redevelopment Low-to-Moderate Set Aside Funds to balance the State Budget:

**MOTION BY Santos, SECOND BY Lewis, to correspond with legislators and the Governor urging that Redevelopment Low-to-Moderate Set Aside Funds not be used to balance the State Budget.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

### **9. ORDINANCES: Second Reading and Adoption**

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

Adopting Ordinance No. 4716, 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 Ramos, to request the City Clerk to recite the titles, waive full reading of the texts and adopt Ordinance No. 4716.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ORDINANCES: Second Reading and Adoption: (Continued)**

**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)**

Adopting Ordinance No. 4717, amending the Municipal Code for the El Cajon Standard Urban Storm Water Mitigation Plan (SUSMP).

**MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No 4717.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**10. CLOSED SESSION:**

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

- **Under Government Code Section 54956.9 (a) – CONFERENCE WITH LEGAL COUNSEL – EXISTING/PENDING LITIGATION**  
Name of Case: West Coast General Corp. v. City of El Cajon
  
- **Under Government Code Section 54956.8 (a) – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Name of Case: West Coast General Corp. v. City of El Cajon

Properties  
APN 488-082-10-00  
and 488-082-11-00  
Agency owned property  
at 154 Rea Avenue

Negotiating Party  
Gerald F. McGhee

Agency Negotiators  
City Manager/Executive Director  
Redevelopment Manager  
City Attorney/General Counsel

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

**MOTION BY Lewis, SECOND BY Santos, to adjourn to Closed Session at 6:50 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**



**11. RECONVENE TO OPEN SESSION AT 7:13 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 17th day of December 2002 at 7:14 p.m. There is no evening meeting.

**The next Meeting of the City Council and Redevelopment Agency will be held on Tuesday, January 14, 2003 at 3:00 p.m.**

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City Clerk/Secretary