



City of El Cajon

City Council/Redevelopment Agency



Agenda



October 24, 2006

Mark Lewis

Mayor

Gillian Hanson-Cox

Mayor Pro Tem

Gary Kendrick

Councilmember

Bob McClellan

Councilmember

Dick Ramos

Councilmember

Kathi Henry

City Manager

Morgan Foley

City Attorney

Kathie Rutledge

City Clerk

Rob Turner

Director of Public Works/City Engineer

Jim Griffin

Director of Community Development

Upcoming Events In El Cajon:

October Preview:

October 25th - "Trick or Trunk" at Halloween Car Show Oct. 25 - Friends, family and children are invited to attend the Fifth Annual Cajon Classic Cruise Halloween Car Show, Costume Contest and Downtown Trick or Treat event, it's from 5:00 to 8:30 pm in Downtown El Cajon. Main Street will be closed to traffic in order to accommodate the cars and spectators. **Downtown businesses will host a "Trick or Treat" and car owners will host a "Trunk or Treat," offering candy and treats from the trunks of their parked vehicles.** Businesses and cars will be decorated in a Halloween theme. This fun event is presented by the El Cajon Community Development Corporation.

October 27th – Freaky Friday Movie, sponsored by the CDC – it's Casper at Prescott Promenade – 7-9pm

October 31st – Happy Halloween!

November

November 3 - Movies In The Park – Harry Potter Month sponsored by the CDC – Harry Potter and the Sorcerer's Stone, 7 to 9pm at the Prescott Promenade.

November 7 – Election Day - Please Vote!

November 10 - Movies In The Park – Harry Potter Month sponsored by the CDC – Harry Potter and the Chamber of Secrets, 7 to 9pm at the Prescott Promenade.

November 11 – Veteran's Day! **Observed at City Hall on November 10**

November 17 - Movies In The Park – Harry Potter Month sponsored by the CDC – Harry Potter and the Prisoner of Azkaban, 7 to 9pm at the Prescott Promenade.

November 18 – Lend A Hand – Sponsored by the Community Development Corporation – will be held at Richardson and West Palm. The CDC will provide the cleaning tools - you to supply the elbow grease. Morning refreshments will be provided.

November 19 – Mother Goose Parade

November 24 - Movies In The Park – Harry Potter Month sponsored by the CDC – Harry Potter and the Goblet of Fire, 7 to 9pm at the Prescott Promenade.



AGENDA

October 24, 2006
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** City Clerk Kathie Rutledge



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.)



- **POSTINGS:** The City Clerk posted Orders of Adjournment of the October 10, 2006 Meetings and the Agenda of the October 24, 2006 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS: None**
- **AGENDA CHANGES:**

***Backup Information Available
Redevelopment Agency Items Are Identified**

CONSENT ITEMS: (1.1 – 1.12)

Consent Items are routine matters enacted by one motion according to the *RECOMMENDATION* listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

RECOMMENDATION: That the City Council/Redevelopment Agency approve Minutes of the October 10, 2006 Meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council approve payment of Warrants as submitted by the Finance Department.

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

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

***1.4 AWARD OF BID 011-07 – INSTALLATION OF PUBLIC STREET LIGHTS ON JAMACHA ROAD, EAST MAIN STREET TO SHADOW VISTA WAY (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to appropriate the required funds and award the bid to the low bidder, T & M Electric, Inc. d/b/a Perry Electric, in the amount of \$149,600.00.

CONSENT ITEMS: (Continued)

***1.5 STATE COPS PROGRAM FUNDING FY 2006-2007 EXPENDITURE PLAN
(Report: Chief of Police)**

RECOMMENDATION: That the City Council take the following actions:

- Accept the State FY 2006-2007 Citizens' Options for Public Safety (COPS) Program Grant in the amount of \$188,539 (plus interest that may accrue prior to disbursement by the County of San Diego);
- Approve use of the funds to help the Police Department's ongoing communications and technology systems upgrades and maintenance; and
- Appropriate a total of \$188,539 (plus interest that may accrue prior to disbursement by the County of San Diego) for FY 2006-2007.

***1.6 AWARD OF BID NO. 009-07 – CONSTRUCTION OF FIRE STATION NO. 8
(Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to approve the Plans and Specifications and award the bid to the low bidder, Erickson-Hall Construction Co., in the amount of \$3,678,000.00.

***1.7 PROGRAM/PROJECT MANAGEMENT FOR PUBLIC SAFETY FACILITIES
(Report: Assistant to the City Manager)**

RECOMMENDATION: That the City Council authorize the City Manager to amend the current Professional Services Agreement with Gafcon Construction Consultants for program and project management services.

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

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

CONSENT ITEMS: (Continued)

- *1.9 SUBDIVISION AGREEMENT, LIEN CONTRACT AND AGREEMENT NOT TO CONVEY, COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 602 – 1362 East Main Street, Engineering Job No. 3018 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council approve the Subdivision Agreement, Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and Final Map for TSM 602 at 1362 East Main Street, authorizing execution of the agreements.

- *1.10 SPECIAL OPERATION LICENSE – E B GAMES 4427**

RECOMMENDATION: That the City Council approve the application as submitted by Steve Morgan for a Special Operation License for retail sales of new and used video games and systems and computer software at 753 Parkway Plaza.

- *1.11 ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR ROOF AND HVAC REPLACEMENT FOR FIRE STATION 6 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council authorize the City Manager to negotiate and execute a professional services contract with Mele Amantea Architects II, LLP for architectural and engineering consulting services for roof and HVAC replacement for Fire Station 6.

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

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to approve Plans and Specifications and direct a Notice Inviting Sealed Bids to be opened on November 20, 2006, for the park and irrigation improvements at Hillside and Tuttle Parks.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council and Redevelopment Agency that is not on the Agenda. State law prohibits discussion or action on items not on the Agenda; however, Council and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

***3.1 DELINQUENT REFUSE COLLECTION CHARGES
(Report: Director of Public Works)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony**
 - **Close the Public Hearing**
 - **Adopt the next RESOLUTION** in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
 - **Authorize the City Clerk** to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.
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***3.2 DELINQUENT SEWER SERVICE CHARGES (Report: Finance Department
Senior Accountant)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony**
 - **Close the Public Hearing**
 - **Adopt the next RESOLUTION** in order confirming the charges and levying the assessments on the next regular tax bill; and
 - **Authorize the City Clerk** to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.
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***3.3 REALLOCATION OF CDBG AND HOME FUNDS
(Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing, consider any testimony**
 - **Close the Public Hearing**
 - **Consider the Staff recommendation regarding the movement of HOME Funds between housing rehabilitation and first time homebuyer projects;**
 - **Adopt the next RESOLUTION** in order for reallocation and commitment of these funds; and
 - **Authorize the City Manager or designee to submit these changes of the One-Year Action Plan to the U.S. Housing and Urban Development (HUD) and execute all affiliated documents.**
-

PUBLIC HEARINGS: (Continued)

***3.4 SUMMARY ABATEMENT AT 1709 EAST MAIN STREET (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
 - **Close the Public Hearing**
 - **(1) Declare as appropriate the actions of the Building Official/Fire Marshal in the abatement of this fire hazard; (2) Establish a date by which the fire suppression system must be fully operational; (3) Commence accrual of civil penalties if the fire hazard is not abated by such date; (4) Direct staff to bring this case back to Council at the resolution of this case for determination of staff time, administrative fees and civil penalties.**
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3. ADMINISTRATIVE REPORTS:

***3.5 AUTHORIZATION OF BUDGET ADJUSTMENTS FOR FLETCHER HILLS POOL AND CENTER IMPROVEMENTS (Report: Assistant to the City Manager)**

RECOMMENDATION: That the City Council authorize the following budget adjustments:

1. Increase the total appropriation authorization for the Fletcher Hills Pool and Center Improvement Project (580000-MF0010) from \$295,000 to \$460,000, an additional \$165,000.
 2. Transfer General Funds of \$60,000 from the Civic Center Drapery Replacement Project budgeted at \$110,000.
 3. Transfer additional Community Development Block Grant (CDBG) Funds of \$105,000 from the \$135,000 budgeted for the Civic Center Park Lighting Project, subject to approval following today's Public Hearing.
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4. COMMISSION REPORTS:

*4.1 TRAFFIC COMMISSION RECOMMENDATIONS – October 11, 2006 (Report: Secretary to Traffic Commission)

ITEM I – NEW BUS STOPS – VARIOUS LOCATIONS

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to establish the following new No Parking Zones that would need to be established for all of the proposed new locations for bus stops requiring No Parking Zones:

1. Along the east curblines of South Magnolia Avenue, beginning at the northerly extended curblines of Camden Avenue, thence north a distance of 105 feet. (Note: Addressed as 495 South Magnolia Avenue)
2. Along the west curblines of South Magnolia Avenue, beginning at the northerly extended curblines of Camden Avenue, thence north a distance of 135 feet. (Note: Addressed as 430, 440 and 448 South Magnolia Avenue)
3. Along the east curblines of South Magnolia Avenue, beginning at a point 190 feet north of the north extended curblines of Washington Avenue, thence north a distance of 112 feet. (Note: Addressed as 635 and 657 South Magnolia Avenue)

And

There are also two existing No Parking Zones where the parking can be restored with the removal of two discontinued bus stops. That the City Council adopt the next RESOLUTION in order rescinding both of these No Parking Zones on El Cajon Boulevard at Wilson Avenue as follows:

Along the southerly curblines of El Cajon Boulevard, beginning at the easterly curblines of Wilson Avenue, thence northeasterly a distance of 153 feet.

And

Along the north side of El Cajon Boulevard, beginning from a point 70 feet east of the prolongation of the easterly curblines of Wilson Avenue, thence westerly of the easterly curblines of Wilson Avenue, thence a distance of 200 feet.

And

establish a reduced No Parking Zone as follows:

Along the north side of El Cajon Boulevard, beginning from the prolongation of the easterly curblines of Wilson Avenue, thence westerly of the easterly curblines of Wilson Avenue, thence a distance of 130 feet. Note: This No Parking Zone supercedes and rescinds all previous No Parking Zones within these described limits.

COMMISSION REPORTS: (Continued)

ITEM II – NO PARKING – 1640 E. MADISON AVENUE

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

Along the northerly curblineline of Madison Avenue, beginning at a point 150 feet west of the westerly extended curblineline of Terra Lane, thence easterly a distance of 65 feet. This would provide 10 feet of No Parking to the west of the driveway and 25 feet east of the driveway. Note: This zone includes the 30 foot driveway opening.

OTHER - NO PARKING – BRADLEY AVENUE

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

Along the north curblineline of Bradley Avenue, beginning at a point 241 feet east of the prolongation of the easterly curblineline of Johnson Avenue, thence easterly a distance of 200 feet (including the driveway). Note: This zone would supersede and rescind existing parking restrictions within these limits.

***4.2 LETTER FROM LUIS TEJEDA, PRESIDENT, CITY OF EL CAJON RECREATION COUNCIL**

Letter from Luis Tejeda, President, City of El Cajon Recreation Council, regarding yearly utility allocation for youth leagues.

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 – October, 2006**

***5.2 SANDAG Board of Directors Policy Agenda – October 13, 2006**

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM JILLIAN HANSON-COX

SANDAG (San Diego Association of Governments) (Alternate); MTS (Metropolitan Transit System Board); East County Economic Development Council; League of California Cities, San Diego Division; East San Diego County Gang Task Force.

***6.1 Council Activities Report**

COUNCILMEMBER GARY KENDRICK

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

***6.2 Council Activities Report**

COUNCILMEMBER BOB McCLELLAN

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

***6.3 Council Activities Report**

COUNCILMEMBER 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 Bulletins dated October 6 and 13, 2006 - *Priority Focus***
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8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING

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

***9.1 HISTORIC PRESERVATION ORDINANCE**

An Ordinance adding a new Chapter 17.92 to the El Cajon Municipal Code establishing the historic preservation of buildings in the City of El Cajon.

ORDINANCES: SECOND READING AND ADOPTION

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

***9.2 ZONE RECLASSIFICATION 2259**

An Ordinance approving Zone Reclassification 2259 to prezone property from the County RR-1 to the City R-E-20 Zone on property located on the north side of Valley View Boulevard between Fernbrook Court and Sunnyside Avenue, and addressed as 1984 Valley View Boulevard.

- **MOTION to adopt Ordinance approving Zone Reclassification 2259.**
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***9.3 ZONE RECLASSIFICATION 2268**

An Ordinance approving Zone Reclassification 2268 to rezone property from the R-P (Residential Professional) and R-2 (Two-Family) Zones to the PRD (Planned Residential Development) Low-Medium Density Zone rather than the PRD-Medium Density Zone requested on property located at the northwest corner of East Washington Avenue and Anza Street, and addressed as 960 and 990 East Washington Avenue.

- **MOTION to adopt Ordinance approving Zone Reclassification 2268.**
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10. CLOSED SESSIONS:

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

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

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiators</u>
APN 488-072-37 299 N. Magnolia Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-072-30 117 E. Park Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-072-31 Parking Lot (Magnolia Ave.)	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-072-32 247 N. Magnolia Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-072-04 223 N. Magnolia Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-081-19 221 N. Magnolia Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-082-07 180 Rea Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-082-08 176 Rea Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-082-09 162 Rea Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-082-10 154 Rea Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel
APN 488-082-11 148 Rea Avenue	Pario Green Trust	Executive Director/City Manager Director of Redevelopment & Housing City Attorney/General Counsel

CLOSED SESSIONS: (Continued)

APN 488-082-12
120 Rea Avenue

Pario Green Trust

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

APN 488-082-18
141 N. Magnolia Avenue

Pario Green Trust

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

Under negotiation:

For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential development of Agency and City owned property, and property under contract for purchase by the Agency or the City.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION –
Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9:

Number of potential cases: 1

11. RECONVENE TO OPEN SESSION:

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

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 24th day of October 2006 is adjourned to Tuesday, October 24, 2006 at 7:00 p.m.

GENERAL INFORMATION:

The following item is informational and is not discussed unless the Council/Agency brings the item forward for discussion under Item No. 8 of the agenda.

*A. Planning Commission Resolution No. 10377 – Granting Conditional Use Permit 2029 for an existing tobacco/smoke shop in the C-2 (General Commercial) Zone at 145 Jamacha Road.

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JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, October 24, 2006

7:00 p.m.

**COUNCIL CHAMBERS
200 East Main Street
El Cajon, California**

AGENDA

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** City Clerk Kathie Rutledge



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:**

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council and Redevelopment Agency that is not on the Agenda. State law prohibits discussion or action on items not on the Agenda; however, Council and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

*** Backup Information Available
Redevelopment Agency Items Identified**

PUBLIC HEARINGS:

- *100 GENERAL PLAN AMENDMENT 2006-03: AMENDMENT OF GENERAL PLAN DESIGNATION FOR DESIGNATED PROPERTIES (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. 10369** recommending to amend the General Plan designation for designated properties from “Medium Density Residential” and “High Density Residential” to “Office/Non-Retail” and from “Office/Non-Retail” to “Medium Density Residential”, for properties addressed as 131, 225 and 237 Avocado Avenue, 405 East Lexington Avenue, 855, 892 and 1320 East Madison Avenue, 553 South Magnolia Avenue and 505 North Mollison Avenue.

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- *101 ZONE RECLASSIFICATION 2283 – 131, 225, 237 and 320 Avocado Avenue, 405, 615 and 670 East Lexington Avenue, 553 South Magnolia Avenue and vacant properties on Lincoln and Taft Avenues (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2283

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10370** recommending approval of Zone Reclassification 2283 to rezone properties from the R-P Zone to the O-P Zone, R-3 Zone, R-2 Zone or P Zones, on properties addressed as 131, 225, 237 and 320 Avocado Avenue, 405, 615 and 670 East Lexington Avenue, 553 South Magnolia Avenue and vacant properties on Lincoln and Taft Avenues.
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2283 to rezone properties from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone, R-3 (Multiple-Family) Zone, R-2 (Two-Family Residential) Zone or P (Parking) Zone, on properties addressed as 131, 225, 237 and 320 Avocado Avenue, 405, 615 and 670 East Lexington Avenue, 553 South Magnolia Avenue and vacant properties on Lincoln and Taft Avenues.

PUBLIC HEARINGS: (Continued)

- *102 ZONE RECLASSIFICATION 2282 – 236 Jamacha Road, 1320 and 1406 East Madison Avenue, 1475 Oakdale Avenue, 1260 and 1276 East Washington Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2282

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10371 recommending approval of Zone Reclassification 2282 to rezone properties from the R-P Zone to the O-P Zone, R-3 Zone or R-2 Zone, on properties addressed as 236 Jamacha Road, 1320 and 1406 East Madison Avenue, 1475 Oakdale Avenue, 1260 and 1276 East Washington Avenue.**
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2282 to rezone properties from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone, R-3 (Multiple-Family) Zone or R-2 (Two-Family Residential) Zone, on properties addressed as 236 Jamacha Road, 1320 and 1406 East Madison Avenue, 1475 Oakdale Avenue, 1260 and 1276 East Washington Avenue.

- *103 AMENDMENT OF SPECIFIC PLAN 428 (Bagby) – 1341 East Main Street (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

AMENDMENT OF SPECIFIC PLAN 428

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10372 recommending approval of an Amendment of Specific Plan 428 to allow manufactured home sales in the C-2 Zone, with joint interconnecting access between properties at 1341 East Main Street.**
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PUBLIC HEARINGS: (Continued)

***104 PLANNED UNIT DEVELOPMENT 325 AND TENTATIVE PARCEL MAP 632 (Silverthorn) – 1157 Peach Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 325

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10373** recommending approval of Planned Unit Development 325 for a three-unit residential common interest development in the R-2-R Zone at 1157 Peach Avenue.

TENTATIVE PARCEL MAP 632

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10374** recommending approval of Tentative Parcel Map 632 for a four-lot parcel map in the R-2-R Zone at 1157 Peach Avenue.

***105 TENTATIVE PARCEL MAP 631 (Kappa Surveying for Sesko) 878 Garfield Avenue (Continued from July 25, 2006 and September 26, 2006)**

- **Continue 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. 10330** recommending approval of Tentative Parcel Map 631 for a two-lot subdivision in the R-S-9-H Zone at 878 Garfield Avenue.

106 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 24th day of October 2006 is adjourned to Tuesday, November 14, 2006 at 3:00 p.m.