

City of El Cajon

City Council/Redevelopment Agency



Agenda

November 14, 2006

Mark Lewis, Mayor

Jillian Hanson-Cox, Mayor Pro Tem

Gary Hendrick, 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



**Jim Griffin, Barbara Ramirez, Ed Krulikowski, John Yeakey
Thirty-Year City Hall Employees**



Joint Meeting: El Cajon City Council
and Redevelopment Agency

November 14, 2006
3:00 p.m. and 7:00 p.m.



Upcoming Events In El Cajon:

City Council Meeting on November 14, 2006

November

November 16 – Holiday Display Competition, Downtown El Cajon - Sponsored by the Community Development Corporation – 5pm to 8pm.

November 17 - Movies In The Park – Harry Potter Month hosted by the CDC – Harry Potter and the Prisoner of Azkaban, 7pm to 9:30pm 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. Visit www.downtownelcajon.com for more information.

November 18 – Joe Avati Live! – Australian Comedian - ECPAC 8pm.

November 19 – 60th Annual Mother Goose Parade – 12:15pm-Pre Parade, 12:30pm Official Parade begins. The parade starting on West Main at Chambers traveling Eastbound to Second Street.

November 24 - Movies In The Park – Harry Potter Month hosted by the CDC – Harry Potter and the Goblet of Fire, 7pm to 9:45pm at the Prescott Promenade

December

December 1 – Movies In The Park- Holiday Films, hosted by the CDC – The Polar Express – 7pm to 9pm at the Prescott Promenade.

December 6 – Cajon Classic Cruise – Parade of Lights Holiday Show – E. Main Street will be closed for this event from 5pm to 8pm.

December 8 – Traditions of Christmas at the East County Performing Arts Center 7pm through December 23 – visit www.ecpaclive.com for more details.

December 8 - Movies In The Park- Holiday Films, hosted by the CDC – Christmas With The Kranks – 7pm to 9pm at the Prescott Promenade.

December 15 - Movies In The Park- Holiday Films, hosted by the CDC – How The Grinch Stole Christmas! – 7pm to 9pm at the Prescott Promenade.

Happy & Safe Holidays!



AGENDA

November 14, 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 24, 2006 Meetings and the Agenda of the November 14, 2006 Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - **The Salvation Army's Community Needs Assessment Presentation**
- **AGENDA CHANGES:**

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

CONSENT ITEMS: (1.1 – 1.10)

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 24, 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 SPECIAL OPERATION LICENSE – WRM SECURITY, INC.**

RECOMMENDATION: That the City Council approve the application as submitted by Mousa R. Murad for a Special Operation License for a security service business at 152 West Park Avenue, Suite 160.

CONSENT ITEMS: (Continued)

***1.5 AWARD OF BID NO. 013-07 – MAINTENANCE OF PUBLIC FACILITIES IN THE PUBLIC RIGHT-OF-WAY (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, St. Madeleine Sophie's Center, in the amount of \$33,984.00.

***1.6 SPECIAL OPERATION LICENSE FOR EL CHUBASCO – 533 E. Main Street (Report: Chief of Police)**

RECOMMENDATION: That the City Council approve the Special Operation License for El Chubasco located at 533 East Main Street to allow entertainment under the conditions proposed in the Agenda Report.

***1.7 ENGINEERING CONSULTING SERVICES FOR JAMACHA/SECOND STREET (SR 54) TRAFFIC CIRCULATION STUDY (Report: Director of Public Works)**

RECOMMENDATION: That the City Council authorize the City Manager to negotiate and execute a Professional Services Contract with the top ranked firm, for Engineering Consulting Services for the Jamacha/Second Street (SR 54) Traffic Circulation Study. If negotiations with the top ranked firm are unsuccessful, negotiations will continue with the next firm in order of ranking.

***1.8 AMENDMENT TO CONTRACT WITH SUNGARD PENTAMATION, INC. (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council appropriate funds and authorize the City Manager to amend the agreement with SunGard Pentamation, Inc. to purchase additional software modules for Code Enforcement, Service Requests and Building Permits and Inspections, with necessary upgrades to the Cash Receipts and Miscellaneous Billing modules.

***1.9 JULY – SEPTEMBER 2006 – 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 COMMUNITY TOY DRIVE (Report: City Manager)**

RECOMMENDATION: That the City Council agree to co-sponsor the Community Toy Drive proposed by Priest Development Corporation and other local businesses.

PUBLIC COMMENT:

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2. WRITTEN COMMUNICATIONS:

***2.1 LETTERS FROM FRANK GIARRATANO**

Letter from Frank Giarratano dated September 25, 2006, requesting consideration of Public Works requirement to replace a portion of street, and letter dated October 10, 2006, appealing the decision of the City Manager denying his request to waive undergrounding of utilities in connection with BP2006-409 at 2694 Navajo Road.

***2.2 LETTER FROM JOSEPH SCARLATTI, WESTONE MANAGEMENT CONSULTANTS**

Letter from Joseph Scarlatti, Westone Management Consultants, regarding parking requirements when bedrooms are added in condo conversions.

3. PUBLIC HEARINGS:

***3.1 RESOLUTION OF NECESSITY – 133 EAST PARK AVENUE (APN 488-072-33-00) (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Redevelopment Agency

- **Open the Public Hearing**
 - **Accept and review testimony**
 - **Close the Public Hearing**
 - **Adopt the next RESOLUTION in order** approving the Resolution of Necessity regarding the property located at 133 East Park Avenue (APN 488-072-33-00).
-

PUBLIC HEARINGS: (Continued)

***3.2 STATUS REPORT SECTION 108 LOAN – PROJECT DESTINATION (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing**
- **Accept testimony**
- **Close the Public Hearing**
- **Authorize the City Manager or designee to execute appropriate documents; and**
- **Adopt the next RESOLUTION in order.**

3. ADMINISTRATIVE REPORTS: None

3. ADMINISTRATIVE HEARING:

***3.3 CADDYSHACK APPEAL OF DENIAL OF SPECIAL OPERATION LICENSE**

4. COMMISSION REPORTS:

***4.1 AMENDMENT TO SITE DEVELOPMENT PLAN 820 (Hendrix for Hendrix & Pavel) – 150 West Madison Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

- **Approve, Modify or Disapprove** the action taken by the Planning Commission to approve Amendment to Site Development Plan 820 to expand and renovate an existing dental office in the O-P Zone at 150 West Madison Avenue.

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 SANDAG Public Safety Committee – October 20, 2006**

***5.2 SANDAG Board of Directors Meeting – October 27, 2006**

***5.3 SANDAG Board Actions – October 27, 2006**

***5.4 Metro Commission and Metro Wastewater JPA – November 2, 2006**

***5.5 Metro Commission and Metro Wastewater JPA Meeting – October 5, 2006 – Draft Minutes**

***5.6 Metro Commission and Metro Wastewater JPA Meeting – November 2, 2006 – Draft Minutes**

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 No 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 20 and 27 and November 3, 2006 - *Priority Focus

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION

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.

- **MOTION to adopt Ordinance adding a new Chapter 17.92 to the El Cajon Municipal Code.**
-

***9.2 ZONE RECLASSIFICATION 2283**

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.

- **MOTION to adopt Ordinance approving Zone Reclassification 2283.**
-

***9.3 ZONE RECLASSIFICATION 2282**

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.

- **MOTION to adopt Ordinance approving Zone Reclassification 2282.**
-

10. CLOSED SESSIONS:

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

- **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to subdivision (b) of Government Code Section 54956.9:**

Number of potential cases: 1

Claim of Barbara V. Gaskin

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

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN #488-111-28 A portion of City owned property	G8 Development	Executive Director/City Manager Director of Redevelopment and Housing
APN #488-111-30 A portion of Agency owned property		General Counsel/City Attorney

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.

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

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiators</u>
APN #487-171-09	El Cajon Community Development Corp.	Executive Director/City Manager Director of Redevelopment and Housing General Counsel/City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for acquisition of affordability covenants.

CLOSED SESSIONS: (Continued)

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to Section 45956.8 of the Government Code:**

Property
APN #488-082-07
180 Rea Avenue

Negotiating Party
Errol Cowen

Agency Negotiators
Executive Director/City Manager
Director of Redevelopment and
Housing
General Counsel/City Attorney

Property
APN #488-082-08
176 Rea Avenue

Negotiating Party
Pario Green Trust

Agency Negotiators
Executive Director/City Manager
Director of Redevelopment and
Housing
General Counsel/City Attorney

Property
APN #488-082-09
162 Rea Avenue

Negotiating Party
Pario Green Trust

Agency Negotiators
Executive Director/City Manager
Director of Redevelopment and
Housing
General Counsel/City Attorney

11. RECONVENE TO OPEN SESSION:

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

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 14th day of November, 2006 is adjourned to Tuesday, November 14, 2006 at 7:00 p.m.

GENERAL INFORMATION:

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

- *A. Donation of \$100.00 received from Sue Roesch for Animal Control in accordance with City Council Policy B-2.
- *B. Donation of \$101.00 received from Homeless Homer Fundraising Program in accordance with City Council Policy B-2.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, November 14, 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 CONDITIONAL USE PERMIT 2031 (Morello) 226 Avocado Avenue
(Report: City Clerk) (Continued from September 12, 2006)**

RECOMMENDATION: That the City Council

- **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. 10351 to expand an existing office building with a reduction in parking in the O-P Zone at 226 Avocado Avenue.**
-

***101 AMENDMENT OF ZONING ORDINANCE PROHIBITING OFF-SITE
MOTOR VEHICLE SALES (Report: City Clerk)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10382, recommending approval of an Amendment of the Zoning Ordinance prohibiting offsite motor vehicle sales in accordance with Exhibit "A" attached to the Planning Commission Resolution.**
- **If approve, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance of the City Council of the City of El Cajon repealing Sections 17.38.040 of Chapter 17.38, 17.40.050 of Chapter 17.40 and 17.42.050 of Chapter 17.42 of the El Cajon Municipal Code and adopting new Sections 17.38.040 to Chapter 17.38, 17.40.050 to Chapter 17.40 and 17.42.050 to Chapter 17.42 of the El Cajon Municipal Code prohibiting off-site motor vehicle sales.

PUBLIC HEARINGS: (Continued)

***102 ZONE RECLASSIFICATION 2284 – 855 and 892 East Madison Avenue, 505 North Mollison Avenue, and a parking lot on Wisconsin Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2284

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10378, recommending approval of Zone Reclassification 2284 to rezone properties from the R-P Zone to the O-P Zone, on properties addressed as 855 and 892 East Madison Avenue, 505 North Mollison Avenue, and a parking lot on Wisconsin Avenue.**
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2284 to rezone properties addressed as 855 and 892 East Madison Avenue, 505 North Mollison Avenue, and a parking lot on Wisconsin Avenue, from the R-P (Residential Professional) Zone to the O-P (Office Professional) Zone.

***103 ZONE RECLASSIFICATION 2285 – 123 Chamberlain Avenue, 553 South Magnolia Avenue, 237, 255, 905, 933, 961, and 999 West Washington Avenue, 983 and 1109 East Washington Avenue, and 205 and 239 Van Houten Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

ZONE RECLASSIFICATION 2285

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10379 recommending approval of Zone Reclassification 2285 to rezone properties from the R-P Zone to the R-1-6 Zone, R-2 Zone, R-3 Zone, and O-P Zone, on properties addressed as 123 Chamberlain Avenue, 553 South Magnolia Avenue, 237, 255, 905, 933, 961 and 999 West Washington Avenue, 983 and 1109 East Washington Avenue, and 205 and 239 Van Houten Avenue.**
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2285 to rezone properties addressed as 123 Chamberlain Avenue, 553 South Magnolia Avenue, 237, 255, 905, 933, 961 and 999 West Washington Avenue, 983 and 1109 East Washington Avenue, and 205 and 239 Van Houten Avenue, from the R-P (Residential Professional) Zone to the R-1-6 (Residential One-Family 6,000 Sq. Ft.)Zone, R-2 (Two-Family Residential) Zone, R-3 (Multiple Family) Zone and O-P (Office Professional) Zone.

PUBLIC HEARINGS: (Continued)

- *104 PLANNED UNIT DEVELOPMENT 326 AND TENTATIVE PARCEL MAP 633 (Mokou & Zori) – Vacant property on west side of South Orange Avenue between West Washington and West Renette Avenues (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 326

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10380** recommending approval of Planned Unit Development 326 for a three-unit residential common interest development in the R-3 Zone on vacant property on the west side of South Orange Avenue between West Washington and West Renette Avenues.

TENTATIVE PARCEL MAP 633

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10381** recommending approval of Tentative Parcel Map 633 for a four-lot parcel map, including one common lot in the R-3 Zone on vacant property on the west side of South Orange Avenue between West Washington and West Renette Avenue.

-
- *105 PLANNED UNIT DEVELOPMENT 327 AND TENTATIVE SUBDIVISION MAP 639 (Austin for Snyder) – 488 Graves Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 327

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10385** recommending approval of Planned Unit Development 327 to construct a four-unit common interest development in the R-4 Zone at 488 Graves Avenue.

TENTATIVE SUBDIVISION MAP 639

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10386** recommending approval of Tentative Subdivision Map 639 for a five-lot subdivision in the R-4 Zone at 488 Graves Avenue.

PUBLIC HEARINGS: (Continued)

***106 PLANNED UNIT DEVELOPMENT 298 AND TENTATIVE SUBDIVISION MAP 612 (Admani for Admani Trustees) - 177 East Renette Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 298

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10355** recommending approval of Planned Unit Development 298 to convert an existing six-unit apartment complex into a common interest development in the R-3 Zone at 177 East Renette Avenue.

TENTATIVE SUBDIVISION MAP 612

- **Adopt the next RESOLUTION in order to Approve, Modify or Disapprove Planning Commission Resolution No. 10356** recommending approval of Tentative Subdivision Map 612 for a one-lot subdivision map in the R-3 Zone at 177 East Renette Avenue.

***107 AMENDMENT OF SPECIFIC PLAN 428 (Bagby) – 1341 East Main Street (Report: City Clerk and Director of Community Development) (Continued from October 24, 2006)**

RECOMMENDATION: That the City Council

- **Continue the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Consider the proposed language for a condition to allow restricted access to Melody Lane.**

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.

108 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 14th day of November 2006 is adjourned to Tuesday, November 28, 2006 at 3:00 p.m.