

El Cajon Public Financing Authority



AGENDA

February 13, 2007
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 the Financing Authority 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 Secretary's Office and in the Agenda Folder 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 SECRETARY if you wish to speak to an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Chair Mark Lewis
- **ROLL CALL:** Secretary Kathie Rutledge

- **POSTINGS:** The Secretary posted Orders of Adjournment of the July 12, 2005, Meeting and the Agenda of the February 13, 2007, Meeting in accordance to State Law and Authority Policy.



*Backup Information Available

- **AGENDA CHANGES:**
- **CONSENT ITEMS: (1.1 – 1.2)**

Consent Items are routine matters enacted by one motion according to the *RECOMMENDATION* listed below. With the concurrence of the El Cajon Public Financing Authority, a Director or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY
AND
PUBLIC FINANCING AUTHORITY MEETINGS:**

RECOMMENDATION: That the Joint City Council/Redevelopment Agency and Public Financing Authority approve Minutes of the July 12, 2005, Meeting.

**1.2 2007 TAX ALLOCATION BOND ISSUE
(Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the Public Financing Authority adopt the next RESOLUTION in order to authorize the 2007 Tax Allocation Bond Issue to provide new funds to finance redevelopment activities throughout the project area.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the Public Financing Authority that is not on the Agenda. State law prohibits discussion or action on items not on the Agenda, however, the Financing Authority and Directors may briefly respond to statements or questions. An item may be placed on a future Agenda.

ADJOURNMENT: The Adjourned Meeting of the El Cajon Public Financing Authority held this 13th day of February, 2007 is adjourned.

City of El Cajon

City Council/Redevelopment Agency



Agenda

February 13, 2007

Mark Lewis
Mayor

Kathi Henry
City Manager

Bob McClellan
Mayor Pro Tem

Morgan Foley
City Attorney

Jillian Hanson-Cox
Councilmember

Kathie Rutledge
City Clerk

Gary Kendrick
Councilmember

Rob Turner
Director of Public Works
& City Engineer

Dick Ramos
Councilmember

Jim Griffin
Director of Community
Development



AGENDA



February 13, 2007
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 January 23, 2007, Meetings and the Agenda of the February 13, 2007, Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - Communities Against Substance Abuse – Presentation to El Cajon Police Department
 - Station 8 Groundbreaking Video
- **AGENDA CHANGES:**

*Backup Information Available
Redevelopment Agency Items Are Identified

CONSENT ITEMS: (1.1 – 1.18)

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 January 23, 2007 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 FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM)
608 – 1499 Broadway, Engineering Job No. 3028 (Report: Director of
Public Works) – Continued from January 23, 2007**

RECOMMENDATION: That the City Council approve the Final Map for TSM 608 at 1499 Broadway.

CONSENT ITEMS: (Continued)

- *1.5 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY AND COVENANT NOT TO CONVEY CONDOMINIUM UNITS AND FINAL SUBDIVISION MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 582 - 549 Graves Avenue, Engineering Job No. 2973 (Report: Director of Public Works) – Continued from January 23, 2007**

RECOMMENDATION: That the City Council approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units and the Final Map for TSM 582 at 549 Graves Avenue, authorizing execution of the agreements.

- *1.6 ACCEPTANCE OF THE RESURFACING OF EL CAJON BOULEVARD, BOULEVARD PLACE TO WEST MAIN STREET, JOHNSON AVENUE, WEST MAIN STREET TO EL CAJON BOULEVARD AND WASHINGTON AVENUE, JOHNSON AVENUE TO AVOCADO BOULEVARD, Engineering Job No. 3056, Bid No. 003-07 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the terms of the contract.

- *1.7 HILLSIDE PARK STORM DRAIN REPAIR, Engineering Job No. 3002, Bid No. 020-07 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council:

- **Appropriate \$225,000 from the Wastewater Fund to provide construction funds for the emergency repairs for the Hillside Park Storm Drain.**
- **Adopt the next RESOLUTIONS in order to approve the Plans and Specifications and direct a Notice Inviting Sealed Bids to be opened on March 6, 2007, for emergency repair of the 42” storm drain in Hillside Park adjacent to Fletcher Parkway.**

- *1.8 OCTOBER-DECEMBER, 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)

***1.9 COUNCIL REPRESENTATION AT LAFCO (LOCAL AGENCY FORMATION COMMISSION) ALTERNATE (Report: City Clerk)**

RECOMMENDATION: That the City Council approve the appointment of Mayor Mark Lewis as the City of El Cajon alternate representative to LAFCO (Local Agency Formation Commission).

***1.10 DISPOSAL OF SURPLUS PROPERTY (Report: Purchasing Agent)**

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

***1.11 REDEVELOPMENT AGENCY 2007 TAX ALLOCATION BOND ISSUE (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the City Council/Redevelopment Agency approve the next two RESOLUTIONS in order to authorize the El Cajon Redevelopment Agency Tax Allocation Bond Issue of 2007 to provide new funds to finance redevelopment activities throughout the project area.

***1.12 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 570 – 828 South Magnolia Avenue, Engineering Job No. 2952 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a one year time extension for TSM 570 and set the new expiration date to February 8, 2008, in accordance with Municipal Code Section 16.12.110.

***1.13 SALE OF EXCESS CITY PROPERTY FOR REQUIRED PUBLIC IMPROVEMENTS AT HART DRIVE AND BALLANTYNE STREET (Report: City Manager)**

RECOMMENDATION: That the City Council direct staff to sell to the developer, Rick Nestor, the excess property at the project location of Hart Drive and Ballantyne Street so that he may complete the public improvements required for the project.

CONSENT ITEMS: (Continued)

***1.14 DEDICATION OF EASEMENT TO COUNTY OF SAN DIEGO (Report: City Manager)**

RECOMMENDATION: That the City Council dedicate to the County of San Diego an easement for right of way purposes, a portion of Lot 20, Magnolia Ranch Tract, in the County of San Diego, as further described in the Easement for County Highway.

***1.15 ACCEPTANCE OF RESURFACING EAST MAIN STREET, W.D. HALL DRIVE TO THIRD STREET, Engineering Job No. 3054/Bid No. 005-07 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the terms of the contract.

***1.16 AWARD OF BID NO. 018-07, SEWER PIPE AND CMP LINING AND REPLACEMENT VARIOUS LOCATIONS (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and award the bid to the low bidder, Hydrotech, Inc., in the amount of \$539,365.25.

***1.17 TRANSPORTATION DEVELOPMENT ACT/TRANSNET BICYCLE AND PEDESTRIAN PROJECT GRANT APPLICATION FOR THE CITY OF EL CAJON MASTER BICYCLE PLAN (Report: Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to support the grant application in the amount of \$150,000 to update the City of El Cajon's existing Master Bike Plan. The resolution should include the City of El Cajon's belief that bicycling is a viable form of transportation and since the City is also a mass transit center hub for East County, it is in support of updating the El Cajon Master Bicycle Plan.

CONSENT ITEMS: (Continued)

- *1.18 AMENDMENT TO THE FIVE (5)-YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP)
(Report: Director of Public Works)**

RECOMMENDATION: That the City Council direct the City Clerk to set a public hearing on March 13, 2007 at 3:00 p.m. for approval of the proposed Amendment to the 2006 RTIP.

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:

- *2.1 2007 FILM FESTIVAL AT EAST COUNTY PERFORMING ARTS CENTER (Report: Director of Recreation)**

RECOMMENDATION: That the City consider the request from the Optimist Club of the Performing Arts for financial support of the 2007 El Cajon Video and Film Festival at the East County Performing Arts Center (ECPAC) on August 10 and 11, as well as use of "City" allotted days for ECPAC.

- *2.2 REQUEST FROM SAN DIEGO EAST COUNTY CHAMBER OF COMMERCE FOR USE OF THE EAST COUNTY PERFORMING ARTS CENTER (Report: Director of Recreation)**

RECOMMENDATION: That the City Council consider the request from the San Diego East County Chamber of Commerce for use of one allotted "City" day for the East County Performing Arts Center (ECPAC) on March 7, 2007.

- *2.3 LETTER FROM ASSEMBLYMAN JOEL ANDERSON**

Letter from Assemblyman Joel Anderson requesting support for Assembly Bill 4 to increase the hours of operation for San Diego's transportation management center.

3. PUBLIC HEARINGS:

- *3.1 **TAX AND EQUITY FISCAL RESPONSIBILITY ACT ISSUANCE OF BONDS BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY FOR LEXINGTON GREEN APARTMENTS**
(Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt the next RESOLUTION in order authorizing the California Statewide Communities Development Authority issuance of Bonds on behalf of the proposed financing.

- *3.2 **SUBSTANDARD CONDITIONS AT 146 WEST WASHINGTON AVENUE**
(Report: Building Official/Fire Marshal)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- (1) Make a determination with regard to staff time and administrative costs, (2) Direct staff to bill the property owner for the total amount determined under item 1, and (3) Direct staff to place the full amount determined under item 1 as a tax lien against the property if not paid in full within 90 days.
- Adopt the next RESOLUTION in order pursuant to items 1 – 3 above.

3. ADMINISTRATIVE REPORTS: None

4. COMMISSION REPORTS:

- *4.1 INTERVIEWS FOR RELOCATION APPEALS BOARD (Report: City Clerk) Continued from January 23, 2007**

RECOMMENDATION: That the City Council conduct interviews for the Relocation Appeals Board and appoint applicants to serve for appropriate terms.

RELOCATION APPEALS BOARD

Two Members – No term limits

Applicants:

**Edward F. Cornett
Robert Richard Lenz
Tricia L. Mattingly
Karen Marie Otter
Bettie L. Wells**

- *4.2 VACANCY ON THE GILLESPIE FIELD DEVELOPMENT COUNCIL (Report: City Clerk)**

RECOMMENDATION: That the Mayor and City Council establish a schedule for applications/interviews of candidates to serve on the Gillespie Field Development Council.

- **Filing period February 14, 2007 to March 5, 2007 at 5:00 p.m.**
- **Interview and Appointment – March 13, 2007 at 3:00 p.m.**

- *4.3 NO PARKING ZONE – EAST MAIN STREET NEAR BROADWAY (Report: Secretary to the Traffic Commission) – Continued from January 23, 2007**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order to relocate the previously established bus stop to the southwest on Main Street and described as follows:

Along the westerly curblineline of East Main Street, beginning at a point 385 feet south of the southerly extended curblineline of Broadway, thence southerly a distance of 100 feet.

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; LAFCO (Local Agency Formation Commission - Alternate.

***5.1 SANDAG Public Safety Committee Agenda – January 19, 2007**

***5.2 SANDAG Board of Directors Agenda – January 26, 2007**

***5.3 Metro Wastewater JPA News Brief – January, 2007**

***5.4 SANDAG Board Actions – January 26, 2007**

***5.5 LAFCO Agenda – February 5, 2007**

***5.6 “ZERO WASTE AS A GOAL” RESOLUTION**

RECOMMENDATION: That the City Council consider adopting a “Zero Waste as a Goal” resolution.

***5.7 CITY COUNCIL POLICY ON COMMISSION VACANCIES**

RECOMMENDATION: That the City Council direct staff to draft a City Council Policy stating that for all City Commission vacancies that have less than two applicants, the application period shall automatically be extended until two or more applications per opening are received.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM BOB McCLELLAN

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

***6.1 COUNCIL ACTIVITIES REPORT**

REPORTS OF COUNCILMEMBERS (Continued)

COUNCILMEMBER JILLIAN HANSON-COX

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

***6.2 COUNCIL ACTIVITIES REPORT**

COUNCILMEMBER GARY KENDRICK

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

***6.3 COUNCIL POLICY ON NOTIFICATION OF DELINQUENT LOAN PAYMENTS**

RECOMMENDATION: That the City Council direct staff to draft, for City Council review and approval, a City Council Policy directing that staff notify the City Council whenever a loan previously authorized by the City Council or the City Council acting as the Redevelopment Agency is 90 days delinquent.

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 January 19 and 26, 2007 and February 2, 2007 - *Priority Focus

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCES: FIRST READING

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

ORDINANCES: FIRST READING (Continued)

***9.1 DELETED SPECIFIC PLAN 197**

An Ordinance approving Amendment of Specific Plan 197 to delete an existing Specific Plan for sign program criteria for an existing development in the C-M (Heavy Commercial/Light Industrial) Zone on property located on the east side of Cuyamaca Street between Vernon Way and West Bradley Avenue, and addressed as 1277-1591 Cuyamaca Street

***9.2 ZONE RECLASSIFICATION 2251**

An Ordinance approving Zone Reclassification 2251 to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the PRD-Low (Planned Residential Development-Low Density) Zone on property located on the east side of Ballantyne Street between Broadway and Cedar Street, and addressed as 823 and 841 Ballantyne Street

***9.3 AMENDING THE REDEVELOPMENT PLAN FOR THE EL CAJON REDEVELOPMENT PROJECT AREA PURSUANT TO SENATE BILL 1045 (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the City Council adopt an ordinance amending the Redevelopment Plan for the El Cajon Redevelopment Project Area pursuant to Senate Bill 1045 as codified in Health and Safety Code Section 33333.6.

- If approved, that Mayor Lewis requests the City Clerk to recite the title.

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

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ORDINANCES: SECOND READING AND ADOPTION

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

***9.4 WIRELESS COMMUNICATIONS FACILITIES**

An Ordinance Adding Section 17.04.221 to Chapter 17.04 of the El Cajon Municipal Code, Repealing Section 17.60.500 of Chapter 17.60 of the El Cajon Municipal Code and Adding New Section 17.60.500 to Chapter 17.60 of the El Cajon Municipal Code Adding Specific Language Consistent with Changes Made by the State of California Regarding Wireless Communications Facilities

- MOTION to adopt the Ordinance.

10. CLOSED SESSIONS:

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

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

Number of potential cases: 1

- **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION -**
pursuant to subdivision (a) of Government Code Section 54956.9:

Name of Case: El Cajon Redevelopment Agency v. Karam, et al.
Case No. GIE 032064-1

Name of Case: El Cajon Redevelopment Agency v. Patel, et al.
Case No. GIE 032066-1

Name of Case: El Cajon Redevelopment Agency v. Security Title
Insurance Company, et al.
Case No. GIE 032067-1

CLOSED SESSIONS: (Continued)

- **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

Facts or circumstances: Receipt of claim pursuant to the Tort Claims Act filed by Mark Grindley and Diane Fleming on November 1, 2006.

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 13th day of February, 2007, is adjourned to Tuesday, February 13, 2007, at 7:00 p.m.

GENERAL INFORMATION:

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

- *A. Monetary Donation of \$25.00 and non-monetary donation of \$160 worth of gift cards at Petco, Petsmart and Petpeople.com from Peggy Buffo for Animal Control in accordance with City Council Policy B-2.
- *B. Planning Commission Resolution No. 10411 – Recognizing Ed Krulikowski for his 30 years of service to the City of El Cajon.
- *C. Monetary Donation of \$100.00 from Debbie White for Animal Control in accordance with City Council Policy B-2.

JOINT MEETING EL CAJON CITY COUNCIL & REDEVELOPMENT AGENCY

Tuesday, February 13, 2007
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 Are Identified

PUBLIC HEARINGS:

100 **ZONE RECLASSIFICATION 2286 (Gutierrez for Flores) – 521 South Mollison Avenue – DENIED BY PLANNING COMMISSION ON JANUARY 8, 2007**

***101** **ZONE RECLASSIFICATION 2287 (Yousif) – 524 Avocado Avenue (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. 10403** recommending approval of Zone Reclassification 2287 to rezone property from the R-1-6 Zone to the R-2 Zone on property addressed as 524 Avocado Avenue.
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2287 to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) Zone to the R-2 (Two-Family) Zone on property located on the west side of Avocado Avenue between Camden and East Washington Avenues, and addressed as 524 Avocado Avenue

***102** **ZONE RECLASSIFICATION 2288 – 327 and 329 Claydelle Avenue (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. 10404** recommending approval of Zone Reclassification 2288 to rezone property from the R-P Zone to the R-2 Zone on properties addressed as 327 and 329 Claydelle Avenue.
- **If approved, request the City Clerk to recite the title of the Ordinance for a first reading.**

An Ordinance approving Zone Reclassification 2288 to rezone property from the R-P (Residential Professional) Zone to the R-2 (Two-Family) Zone on property located on the east side of Claydelle Avenue between East Lexington and East Camden Avenues, and addressed as 327 and 329 Claydelle Avenue

PUBLIC HEARINGS: (Continued)

***103 PLANNED UNIT DEVELOPMENT 328 AND TENTATIVE SUBDIVISION MAP 640 (CondoConversions.com for S&H Builders and Development) – 653-681 Chamberlain Avenue (Report: City Clerk)**

RECOMMENDATION: That the City Council

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

PLANNED UNIT DEVELOPMENT 328

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10405** recommending approval of Planned Unit Development 328 to convert an existing nine-unit apartment complex into a common interest development in the R-3 Zone at 653-681 Chamberlain Avenue.

TENTATIVE SUBDIVISION MAP 640

- **Approve, Modify or Disapprove Planning Commission Resolution No. 10406** recommending approval of Tentative Subdivision Map 640 to create a one-lot subdivision in the R-3 Zone at 653-681 Chamberlain Avenue.

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

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 13th day of February, 2007 is adjourned to Tuesday, February 27, 2007 at 3:00 p.m.