

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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JUNE 8, 2004

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, June 8, 2004 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 Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Munzenmaier, Director of Public Works Griffin, Director of Community Development

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

**POSTINGS:** The City Clerk posted Orders of Adjournment of the May 25, 2004 Meetings and the Agenda of the June 8, 2004 Meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**Mayor Lewis** introduces **Director Lori Beliveau, Marilee Gorham** and **Sara Ramirez**, from the **Department of the Month, Recreation Department**.

**SUGGESTION AWARD PROGRAM – Chris Baldwin**

**City Manager Garrett** presents the Employee Suggestion Award and a check to **Officer Chris Baldwin**.

**PROCLAMATION: National Homeownership Month, June 2004**

**Councilmember McClellan** proclaims the month of June 2004 to be “**National Homeownership Month**”. **Director of Community Development Griffin** receives the Proclamation.

**COMMENDATION: Granite Hills High School "Destinations in Time" team**

**Mayor Lewis** presents a Commendation to teacher **Curtis McKenzie** and the **Team “Destinations in Time”** students.

**AWARD: Institute of Transportation Engineers Award for Magnolia Corridor Improvements and Art Project on Utility Cabinets**

**Zoubir Ouadah, representing the Institute of Traffic Engineers**, presents the award to **Mayor and Council**.

**Ed Krulikowski, City Traffic Engineer**, shows slides of the projects and thanks participants, including the El Cajon Community Development Corporation, SANDAG and the Arts & Culture Commission.

**AGENDA CHANGES:**

**MOTION BY Lewis, SECOND BY Santos**, to amend the Agenda, finding the need to take action arose after preparation of the Agenda, by adding an Item under 5A to consider a Holiday on Friday, in memory of the death of President Reagan and to designate a location to honor the former President, as requested by Mayor Lewis, and add General Information Item “A” (Condo Conversions) as item 8A as requested by Councilmember McClellan.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONSENT ITEMS: (1.1 – 1.11)**

**MOTION BY Lewis, SECOND BY Ramos**, to approve Consent Items 1.1 – 1.10, pulling Item 1.11, as requested by Councilmember McClellan.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONSENT ITEMS: (Continued)**

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

Approve Minutes of the May 25, 2004 Meetings of the El Cajon City Council/Redevelopment Agency.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.3 RESOLUTION NO. 103-04: REJECTION OF BID FOR BALLFIELD IMPROVEMENTS, PHASE 2 (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 103-04 and reject all bids.

**1.4 HOLD HARMLESS AGREEMENT FOR A WALL WITHIN THE RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF HAWTHORNE AVENUE AND PRIMROSE DRIVE – 530 HAWTHORNE AVENUE (Report: Director of Public Works)**

Approve a Hold Harmless Agreement to be executed for the existing and proposed wall/fence structure in the public right-of-way at 530 Hawthorne Avenue in the City of El Cajon.

**1.5 LETTERS OF APPRECIATION – WALL OF FAME**

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

Letter from Cecelia Heil expressing appreciation for the City's Loan Program to improve her residence in Villa Novia Country Estates and the assistance of Elaine Ruff and Fred Mason.

Letter from Claire Carpenter and Jane Moore of the El Cajon Community Development Corporation expresses appreciation for the enthusiasm and assistance of Ed Krulikowski and Taylor Coffroth in connection with the opening night of Cajon Classic Cruise.

Letter from Jim Redman commending the Public Works Department and particularly Donna Bernard for her professional manner and assistance with a driveway project at his residence.

**CONSENT ITEMS: (CONTINUED)**

**1.6 WITTMAN ENTERPRISES AGREEMENT – EMERGENCY MEDICAL SERVICES (EMS) BILLING (Report: Fire Chief)**

Approve the written request for extension of the agreement Wittman Enterprises for Emergency Medical Services (EMS) Billing.

**1.7 NOVEMBER 2, 2004 GENERAL MUNICIPAL ELECTION (Report: City Clerk)**

Adopt the Resolutions in connection with the November 2, 2004 General Municipal Election:

- (1) Resolution No. 104-04: Calling and Giving Notice of the November 2, 2004 General Municipal Election for Three Members of the City Council of the City of El Cajon for full 4 year terms to expire November, 2008.
- (2) Resolution No. 105-04: Requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 2, 2004.
- (3) Resolution No. 106-04: Adopting Regulations for Candidates calling for prepayment for a 200-word Candidate's Statement.
- (4) Resolution No. 107-04: Adopting regulation to resolve a Tie Vote for the City Council Election by Lot.

**1.8 INTERJURISDICTIONAL AGREEMENT FOR THE PERMANENT HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY (Report: Director of Public Works)**

Review and approve the inter-jurisdictional agreement between the County of San Diego and the City of El Cajon for use of the permanent household hazardous waste collection facility located at the Waste Management Facility on Bradley Avenue in El Cajon.

**1.9 ACCEPTANCE OF MODIFICATION OF TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEMS AT AVOCADO AVENUE AND LEXINGTON AVENUE; MAIN STREET AND FIRST STREET; BALLANTYNE STREET AND MADISON AVENUE (Report: Director of Public Works)**

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.

**CONSENT ITEMS: (Continued)**

**1.10 CLASSIFICATION SPECIFICATION & SALARY RECOMMENDATION – PRINCIPAL PLANNER; REVISED CLASSIFICATION SPECIFICATIONS FOR JUNIOR PLANNER, ASSISTANT PLANNER, ASSOCIATE PLANNER AND SENIOR PLANNER (Report: Director of Human Resources)**

- (1) Approve the new Classification Specification for Principal Planner and allocate the salary to range 102.2, \$74,048 - \$90,230 annually.
- (2) Approve the revised Classification Specifications for Junior Planner, Assistant Planner, Associate Planner and Senior Planner.

**1.11 PULLED FOR DISCUSSION**

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

Declare the listed property surplus and authorize disposal in accordance with policy.

**DISCUSSION**

**Councilmember McClellan** requests consideration to donate the used computers to a group of underprivileged students.

**MOTION BY Lewis, SECOND BY McClellan to approve Item 1.11, with the City Manager to look into the computers on the surplus list being donated to a group that could use them, such as the East County Latino Association.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT**

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA**, speaks in support of prayer and interpretation of the Declaration of Independence.

**Mayor Lewis** reads a letter complimenting **Teresa Horner, of the City Manager’s Office.**

## **2. WRITTEN COMMUNICATIONS:**

### **2.1 LETTER: CHRISTINA WATSON – APARTMENT CONVERSION TO CONDOMINIUMS**

Letter from Christina Watson, Project Manager for United Development Group in San Diego, requests a discussion of developing a pilot program for tracking the steps involved and time allotted to each department for conversion projects.

#### **DISCUSSION**

**Mayor Lewis** discusses the recent Council Workshop at which condominium conversions were discussed.

**Christina Watson, representing United Development Group** speaks in support of the request for a pilot program.

**Ron Pennock, 124 West Main Street, El Cajon, CA, representing East County Construction Council,** speaks in support of a pilot program.

**MOTION BY Lewis, SECOND BY McClellan, to direct staff to create a log and keep track of the time and processes, using the Decker Project, and 2 other projects for comparison, to see if there is a way to speed up the process and, once a month, keep Council informed.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **PUBLIC HEARING:**

### **3.1 EXTENSION OF INTERIM URGENCY ORDINANCE 4769 – TEMPORARY PROHIBITING TOBACCO SHOPS AND SMOKE SHOPS IN THE SPECIFIC PLAN 182 AREA (Report: City Attorney)**

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

- **Open the Public Hearing and receive any testimony**
- **Close the Public Hearing**
- **Request the City Clerk to recite the title, waive full reading of the text and adopt ORDINANCE NO. 4774 extending the Urgency Ordinance 4769 to establish a moratorium on smoke shops and tobacco shops as permitted uses in the Specific Plan 182 area, while staff continues to conduct a study on the impacts that smoke shops might have in the downtown area.**

#### **DISCUSSION**

**City Attorney Foley** provides a summary of the Item.

#### **PUBLIC HEARING: (3.1 – Continued)**

**Mayor Lewis** announces the Public Hearing is now Open.

No one comes forward to be heard.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**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. 4774, extending the Urgency Ordinance 4769.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3. ADMINISTRATIVE REPORTS: None**

**4. COMMISSION REPORTS: None**

**5. REPORTS OF MAYOR LEWIS**

**5A (1) Request to consider a location at which to honor President Ronald Reagan, for his efforts and service to the United States**

**5A (2) To consider a Holiday on June 11, 2004, in order to observe the National Day of Mourning, in memory of the death of President Reagan**

**MOTION BY Lewis, SECOND BY McClellan, to request the City Manager to find an appropriate location to honor President Reagan and return a recommendation to Council at the next meeting.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to instruct the City Manager to designate Friday, June 11, 2004 as a Holiday, in memory of the death of President Reagan.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 6. REPORTS OF COUNCILMEMBERS

**MAYOR PRO TEM GARY KENDRICK: No report**

**COUNCILMEMBER BOB McCLELLAN: No report.**

**COUNCILMEMBER CHARLES SANTOS: No report.**

**COUNCILMEMBER DICK RAMOS: No report.**

## 7. LEGISLATIVE REPORT

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

**Councilmember Ramos** recommends opposition to SB 494, concerning cost recovery for Medi-Cal patients, AB 2406, concerning the Fire Safety provision, and AB 2702, concerning control of second unit housing.

In answer to **Councilmember Ramos'** question, **Mayor Lewis** provides an update concerning meetings of the Indian Gaming Committee.

**MOTION BY Ramos, SECOND BY Lewis, to request the City Clerk to check the status of SB 494, AB 2406 and AB 2702, and to send letters reiterating Council's Opposition.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 7.2 LETTER: SUPERVISOR JACOB – AB 2064 (GOLDBERG) PARKS AND RECREATION: URBAN AREAS

Supervisor Jacob requests that the City Council oppose AB 2064 because the provisions of the bill would exclude the County of San Diego and the cities in San Diego County from receipt of park bond funds for urban state parks.

**MOTION BY Lewis, SECOND BY Kendrick, to support the request from the County of San Diego, and send a letter of Opposition to AB 2064, if the bill is still alive.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

**8A. CONDO CONVERSIONS**

Report as requested by Council at the May 25, 2004 meeting, on the number of condominium conversion projects in the City and the status of each.

**DISCUSSION**

In answer to **Councilmember McClellan's** question, **Director of Community Development Griffin** provides a synopsis of the report, and indicates future reports will highlight projects that are ready to be sold.

**REPORT ONLY -- NO ACTION TAKEN.**

**ORDINANCES: SECOND READING AND ADOPTION**

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

**9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – CAMPAIGN EXPENDITURES (Report: City Attorney)**

Adopting Ordinance No. 4775 to repeal Sections 1.10.020 through 1.10.070 of Chapter 1.10 of the El Cajon Municipal Code removing voluntary campaign contribution expenditure limits.

**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. 4775.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**9.2 AMENDMENT OF EL CAJON MUNICIPAL CODE – LICENSURE OF TOBACCO RETAILERS (Report: City Attorney)**

Adopting Ordinance No. 4776 adding Chapter 8.33 to the El Cajon Municipal Code regarding the Licensure of Tobacco Retailers.

**DISCUSSION**

The following spoke in opposition to the Item: **Sunshine Horton, Auday Arabo, Rocky Farida, Amir Habib, Basil Zetana, Amer Karmo, and Arkan Somo.**

**City Attorney Foley** summarizes a preliminary report concerning cost estimates and annual fees.

**ORDINANCES: SECOND READING AND ADOPTION (9.2 – Continued)**

The following spoke in Support of the Item: **Debra Kelly, and Kristin Harms, representing the American Lung Association, and Diane Ake, representing Communities Against Substance Abuse.**

Discussion ensues among **Council** and **Staff** concerning:

- Fees charged by other cities
- Utilization of a code enforcement officer
- Working together with the Lung Association or other agencies, to pinpoint problem stores

No further comments are offered.

**MOTION BY Lewis, SECOND BY Kendrick, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4776.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**9.3 SPECIFIC PLAN 499 – 1215 PEACH AVENUE**

Adopting Ordinance No. 4777 to approve Specific Plan 499 for increased height for a proposed two-story residence in the R-2-R Zone at 1215 Peach Avenue.

**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. 4777.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**9.4 SPEED ZONE – FLETCHER PARKWAY**

Adopting Ordinance No. 4778 to establish speed limit on Fletcher Parkway at 40 MPH from Cuyamaca Street to Marshall Avenue.

**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. 4778.**

**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 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN: 488-083-02-00 Agency owned property At 109 Rea Street	St. Madeleine Sophie's Gallery	Executive Director Redevelopment Manager City Attorney/General Counsel

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

<u>Property</u>	<u>Negotiating Party</u>	<u>City Negotiator</u>
APN: DD 20912-01-01 And DD 20913-01-01	CALTRANS	City Manager Assistant City Manager City Attorney

- **PUBLIC EMPLOYMENT**  
Title: City Manager/Executive Director

**MOTION BY Lewis, SECOND BY McClellan, to move to Closed Session at 4:57 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

- 11. RECONVENE TO OPEN SESSION at 5:10 p.m. and Mayor Lewis announced that Council gave instruction to staff on two Closed Session Items.**

**11A. RESOLUTION NO. 108-04: AGREEMENT/CONTRACT FOR CITY MANAGER**

**MOTION BY Lewis, SECOND BY Ramos, to adopt Resolution No. 108-04.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**ADJOURNMENT:** Mayor Lewis adjourned the Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 8th day of June 2004 at 5:09 p.m. in memory of James Lewis Sites, to Tuesday, June 8, 2004 at 7:00 p.m.

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City Clerk/Secretary

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



## MINUTES

## EL CAJON, CALIFORNIA

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June 8, 2004

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, June 8, 2004 was called to order by Mayor/Chair Mark Lewis at 7:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the Regular Joint Meeting held at 3:00 p.m., Tuesday, June 8, 2004 by order of the City Council and Redevelopment Agency.

### ROLL CALL

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Odiorne, City Engineer Griffin, Director of Community Development

**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:** None

**PUBLIC COMMENT:** None

**PUBLIC HEARINGS:**

**100                    ZONE RECLASSIFICATION 2245 – 1191-1195 Broadway, 867 N. Second Street and 1349 E. Main Street (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 9949** recommending approval to rezone properties at 1191-1195 Broadway, 867 N. Second Street and 1349 E. Main Street from the R-P Zone to the C-2 Zone.
- **If approved, refer to the City Attorney for an Ordinance.**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of Items 100 and 101, which relate to elimination of the RP (Residential Professional) Zone.

**Mayor Lewis** announces the Public Hearing is now Open.

No one comes forward to be heard.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Ramos, to approve Planning Commission Resolution 9949** recommending approval to rezone properties at 1191-1195 Broadway, 867 N. Second Street and 1349 E. Main Street from the R-P Zone to the C-2 Zone, and refer to the City Attorney for an Ordinance.

**MOTION CARRIES BY UNANIMOUS VOTE.**

**101                    ZONE RECLASSIFICATION 2246 – 150 S. Anza Street, 655 S. Mollison Avenue, 990 E. Washington Avenue AND 989 E. Washington 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 9950** recommending approval to rezone properties at 150 S. Anza Street, 655 S. Mollison Avenue and 990 E. Washington Avenue from the R-P Zone to the R-2 Zone, and rezone 989 E. Washington Avenue from the R-P Zone to the R-3 (Multiple Family) Zone.
- **If approved, refer to the City Attorney for an Ordinance.**

**PUBLIC HEARINGS: (101 – Continued)**

## DISCUSSION

**Director of Community Development Griffin** provides a summary of the Item.

Discussion ensues among **Council** and **Staff** concerning the options for zoning of the properties and the potential for apartments to be added.

**Mayor Lewis** announces the Public Hearing is now Open.

No one comes forward to be heard.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to modify Planning Commission Resolution 9950, to concur with the recommendation from staff, to approve rezoning the properties at 150 S. Anza Street, 655 S. Mollison and 990 E. Washington Avenue to the R-2 Zone and rezone 989 E. Washington Avenue to the R-2 Zone, rather than the R-3 Zone, as recommended by the Planning Commission, and refer to the City Attorney for an Ordinance.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**102 PLANNED UNIT DEVELOPMENT 225 and TENTATIVE SUBDIVISION MAP 537 – 259 S. Mollison Avenue (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

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

**PLANNED UNIT DEVELOPMENT 225**

- **Adopt RESOLUTION NO. 109-04 in order to approve, modify or disapprove Planning Commission Resolution No. 9951** recommending approval of Planned Unit Development 225 to convert an existing 28-unit apartment complex to a common interest development in the R-3 Zone at 259 S. Mollison Avenue.

**TENTATIVE SUBDIVISION MAP 537**

- **Adopt RESOLUTION NO. 110-04 in order to approve, modify or disapprove Planning Commission Resolution No. 9952** recommending approval of Tentative Subdivision Map 537 for a one-lot subdivision map in the R-3 Zone at 259 S. Mollison Avenue.

**PUBLIC HEARINGS: (102 – Continued)**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item.

**Council** and **Staff** discuss suggestions for exterior elevation changes to the buildings.

**Mayor Lewis** announces the Public Hearing is now Open.

**Ruth Pugh, 3343 Wentworth, Jamul, CA**, indicates she is here to answer any questions, and indicates all windows will be changed, including the trim around the windows.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 109-04 in order to approve Planning Commission Resolution No. 9951, recommending approval of Planned Unit Development 225, to convert an existing 28-unit apartment complex to a common interest development in the R-3 Zone at 259 S. Mollison Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan, to adopt RESOLUTION NO. 110-04 in order to approve Planning Commission Resolution No. 9952, recommending approval of TENTATIVE SUBDIVISION MAP 537 for a one-lot subdivision map in the R-3 Zone at 259 S. Mollison Avenue.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**103 APPEAL: PLANNING COMMISSION DENIAL TO AMEND CONDITIONAL USE PERMIT 1978 AT 575 FLETCHER PARKWAY – SAN DIEGO AUTO CONNECTION (Report: City Clerk)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing and**
- **Adopt RESOLUTION NO. 111-04 in order to approve, partially approve or disapprove the appeal** submitted by San Diego Auto Connection on Planning Commission Resolution 9954 denying Amendment of Conditional Use Permit 1978 for the addition of a second site for multiple, short-term parking lot auto sales events within Westfield Shoppingtown at 575 Fletcher Parkway.

**PUBLIC HEARINGS: (103 - Continued)**

**DISCUSSION**

**Director of Community Development Griffin** provides a summary of the Item.

Discussion ensues among **Council** and **Staff** concerning:

- Use of the parking lot by World Savings versus the lot near the future WalMart
- Revenue generated through retail sales at Parkway Plaza

**Mayor Lewis** announces the Public Hearing is now Open.

**Jason Dick, representing Westfield Shoppingtown Parkway Plaza**, speaks in support of locating the car sales north of Sears, in the parking lot near World Savings.

**Steve Hodsdon, representing San Diego Auto Connection**, speaks in support of the appeal, and agrees to locate the sales to the parking lot near World Savings, having one car sale at a time, in the one lot.

In response to **Councilmember Ramos'** questions, **Director Griffin** clarifies that there is another car dealer holding Conditional Use Permit 1977, which is approved for 21 days of car sales in the WalMart parking lot. Should Council elect to approve the appeal, staff will try to coordinate so that sales of both dealers will not be held concurrently.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY Kendrick, to adopt RESOLUTION NO. 111-04, in order to uphold the appeal and approving the relocation of the events to the Southeast corner of Fletcher Parkway and North Johnson Avenue, at the parking lot by World Savings, and no more than one event at a time will be allowed.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**104 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING: None**

**ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 8th day of June 2004 at 7:46 p.m.**

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City Clerk/Secretary