

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

September 13, 2022

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, September 13, 2022, was called to order by Mayor/Chair Bill Wells at 7:06 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday, September 13, 2022, by order of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Goble, Kendrick, and Ortiz
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Metschel
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Foley, City Attorney/General Counsel Cortez, City Clerk/Secretary

PRESENTATION: FLAG CEREMONY AND PLEDGE OF ALLEGIANCE TO FLAG BY ARROW OF LIGHT DEN - EL CAJON CUB SCOUT PACK 395

AGENDA CHANGES: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS:

100. Tentative Parcel Map No. 2021-0004 - Appeal of Planning Commission Decision

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to adopt the next Resolution, in order, affirming the decision of the El Cajon Planning Commission in denying the appeal for Tentative Parcel Map No. 2021-0004.

DISCUSSION

Deputy Director of Community Development, Noah Alvey, provided detailed information of the Item.

Discussion ensued among Council and Staff concerning the following:

- Current General Plan;
- Ambulance access to the neighborhood;
- How granting the appeal would change the General Plan;
- Council's ability to amend the General Plan;
- Clarification of what findings are needed to approve or deny the appeal; and
- Traffic estimates, if appeal is granted.

Mayor Wells opened the Public Hearing.

The following people spoke in support of granting the appeal:

1. Carlee Flot
2. Derrick Trimpi
3. Thomas Weller
4. Tim Swing
5. Norma Murphy
6. Cathy Short
7. Michael Pepin

The Applicant of the proposed development, Mr. Delgesch Shahab, was available for questions from the City Council.

PUBLIC HEARINGS: (Item 100 – Continued)

MOTION BY WELLS, SECOND BY METSCHEL, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

Discussion continued among Council and Staff concerning the following:

- Option and requirements to change the General Plan;
- Time frame and the high costs to change the General Plan;
- Option, although not typical for the City to pay for the change of the General Plan; and
- The outcome of the study to change the plan may not favor the appellant.

Mayor Wells re-opened the Public Hearing to allow further testimony, the following was discussed:

- The design of the proposed development;
- Lack of evidence to support that allowing the proposed development would bring transients and speeding in the neighborhood;
- Burden falling on the appellant to support findings to approve the appeal; and
- Property rights.

MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

Discussion continued among Council and Staff concerning the following:

- Findings uphold the recommendation by the Planning Commission to approve the proposed development;
- Compelling testimony from the current residents;
- Safety issues seem valid in regards to speeding in the neighborhood; and
- Property rights and property values.

MOTION BY WELLS, SECOND BY KENDRICK, to ADOPT Resolution No. 092-22 affirming the decision of the El Cajon Planning Commission in denying the appeal for Tentative Parcel Map No. 2021-0004.

**MOTION CARRIED BY A 4 - 1 VOTE
(GOBLE – No).**

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 13th day of September, 2022, at 9:09 p.m., to Tuesday, September 27, 2022, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary