

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

December 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, December 13, 2022, was called to order by Mayor/Chair Bill Wells at 7:00 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, December 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, and Ortiz
Council/Agencymembers absent:	Kendrick
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

PLEDGE OF ALLEGIANCE TO THE FLAG led by Mayor Wells and MOMENT OF SILENCE.

AGENDA CHANGES: None

PUBLIC COMMENTS:

Keith Spenser spoke about the City’s Claim Policy.

PUBLIC HEARINGS:

100. Specific Plan (SP) No. 2022-0001, an Amendment to Specific Plan No. 452

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, APPROVING the CEQA Determination; and
4. Moves to introduce the next Ordinance, in order, APPROVING Specific Plan No. SP-2022-0001, an Amendment to Specific Plan No. 452.

DISCUSSION

Community Development Senior Planner, Michael Viglione, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received.

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

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (KENDRICK – Absent).**

Discussion ensued among Council and Staff concerning the following:

- Clarification on the size of the pole sign and monument sign;
- Good neighbor policy; and
- Security concerns for property.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 119-22 APPROVING the CEQA Determination; and Moves to introduce the next Ordinance, in order, APPROVING Specific Plan No. SP-2022-0001, an Amendment to Specific Plan No. 452.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (KENDRICK – Absent).**

PUBLIC HEARINGS: (Item 100 - Continued)

The City Clerk recited the title of the ordinance for a first reading.

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 452 TO AUTHORIZE AN AUTOMOBILE DEALERSHIP AT 1155 GRAVES AVENUE IN THE REGIONAL COMMERCIAL (RC) GENERAL PLAN DESIGNATION AND THE C-R (REGIONAL COMMERCIAL) ZONE; ASSESSOR PARCEL NUMBERS (APNS) 483-090-15-00; 483-090-16-00; 483-090-24-00; 483-090-25-00; 483-090-26-00; 483-090-42-00; AND 483-090-41-00.

101. Neighborhood Healthcare Expansion Project

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, APPROVING the Negative Declaration;
4. Moves to adopt the next Resolution, in order, APPROVING General Plan Amendment No. 2021-0002; and
5. Moves to introduce the next Ordinance, in order, APPROVING Zone Reclassification No. 2021-0001.

DISCUSSION

Mayor Wells recused himself as the proposed project would provide a source of income for him. Mayor Wells left the Chamber at 7:24 p.m.

Community Development Senior Planner, Michael Viglione, provided a summary of the Item.

Councilmember Goble opened the Public Hearing.

Karl Higgins, representing the applicant, spoke in support of the project.

MOTION BY GOBLE, SECOND BY ORTIZ, to CLOSE the Public Hearing.

MOTION CARRIED BY A YES VOTE OF GOBLE, METSCHEL, ORTIZ (KENDRICK – Absent, WELLS - Disqualified).

PUBLIC HEARINGS: (Item 101 - Continued)

MOTION BY METSCHEL, SECOND BY ORTIZ, to ADOPT Resolution No. 120-22 Approving the Negative Declaration; Adopt Resolution No. 121-22 Approving General Plan Amendment No. 2021-0002; and Moves to introduce the next Ordinance, in order, Approving Zone Reclassification No. 2021-0001.

MOTION CARRIED BY A YES VOTE OF GOBLE, METSCHEL, ORTIZ (KENDRICK – Absent, WELLS - Disqualified).

The City Clerk recited the title of the ordinance for a first reading.

AN ORDINANCE REZONING PROPERTY LOCATED ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN EAST MADISON AND EAST PARK AVENUES AND ADDRESSED AS 470 NORTH MOLLISON FROM RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FOOT) TO O-P (OFFICE PROFESSIONAL) ZONE; APN:488-061-17-00; PENDING GENERAL PLAN DESIGNATION: OFFICE/NON-RETAIL (O/NR)

Mayor Wells returned to the Chamber at 7:32 p.m.

102. Greenfield Drive & E. Main Street Specific Plan

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, APPROVING the California Environmental Quality Act exemption; and
4. Moves to introduce the next Ordinance, in order, APPROVING the repeal of Specific Plan 138 and adoption of Specific Plan No. 2022-0004.

DISCUSSION

Councilmember Goble recused himself as his residence is within 500ft of the proposed project. Mr. Goble left the Chamber at 7:33pm.

Deputy Director of Community Development, Noah Alvey, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

Skyler Denniston, representing Kaiser Permanente, spoke in support of the project.

PUBLIC HEARINGS: (Item 102 - Continued)

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

MOTION CARRIED BY A YES VOTE OF WELLS, METSCHEL, ORTIZ (KENDRICK – Absent, GOBLE - Disqualified).

MOTION BY METSCHEL, SECOND BY ORTIZ, to ADOPT Resolution No. 122-22, to Approve the California Environmental Quality Act exemption; and Moves to introduce the next Ordinance, in order, APPROVING the repeal of Specific Plan 138 and adoption of Specific Plan No. 2022-0004.

MOTION CARRIED BY A YES VOTE OF WELLS, METSCHEL, ORTIZ (KENDRICK – Absent, GOBLE - Disqualified).

The City Clerk recited the title of the ordinance for a first reading.

AN ORDINANCE REPEALING SPECIFIC PLAN NO. 138 AND APPROVING SPECIFIC PLAN NO. 2022-0004 FOR PROPERTIES AT THE SOUTHWEST CORNER OF GREENFIELD DR. & E. MAIN ST. IN THE OFFICE PROFESSIONAL (O-P) AND RESIDENTIAL, SINGLE-FAMILY, 40,000 SQ. FT. (RS-40) ZONE, GENERAL PLAN DESIGNATION: PUBLIC INSTITUTION (PI) AND OPEN SPACE (O-S) ZONE; ASSESSOR'S PARCEL NUMBERS (APNs) 507-200-58-00; AND 507-320-48-00

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 December, 2022, at 7:42 p.m., to Tuesday, January 10, 2022, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary