

# 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

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**August 13, 2024**

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, August 13, 2024, 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, August 13, 2024, 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 Metschel
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Ortiz
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Foley, City Attorney/General Counsel Janzer, Deputy City Clerk/Secretary

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

**AGENDA CHANGES:** None

**PUBLIC COMMENTS:** None

**PUBLIC HEARINGS:**

100. Approval of Categorical Exemption (Infill Development), Planned Unit Development (PUD) No. 2023-0004, and Tentative Subdivision Map (TSM) No. 2023-0011

RECOMMENDATION: That the City Council:

1. Opens the Public Hearing and considers public testimony;
2. Closes the Public Hearing;
3. Moves to adopt the next Resolution, in order, APPROVING the CEQA Determination of Exemption;
4. Moves to adopt the next Resolution, in order, APPROVING Planned Unit Development No. 2023-0004, subject to conditions; and
5. Moves to adopt the next Resolution, in order, APPROVING Tentative Subdivision Map No. 2023-0011, subject to conditions.

**DISCUSSION**

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

Discussion ensued among Council and Staff concerning the following:

- Roofing materials;
- No changes were recommended by the Planning Commission;
- Outward appearance of the condos;
- Parking options and enforcement;
- Access for emergency vehicles;
- Setbacks from the mobile home park to the west;
- Gated entrance;
- Current market for purchasing condos; and
- Drainage for the project.

Mayor Wells opened the Public Hearing.

David Shephard, representing Lennar, thanked the Mayor and staff for welcoming the Lennar Company. Mr. Shephard provided information about the project.

Rob Tendick, representing PRN Physical Therapy, stated he likes the opportunity for new housing, and homeownership.

**PUBLIC HEARING: (Item 100 - Continued)**

Kathleen Short, inquired about how the new condos would affect nearby home values, and stated there is not much parking in the area because of big rigs parking on the street.

Discussion ensued among Council and Staff concerning the following:

- Economic impact;
- Possibility for future redevelopment projects in the area;
- The positive impact of redevelopment on home values;
- Safety concerns regarding big rigs parking on the street; and
- Utilizing the “My El Cajon” app to report parking concerns.

**MOTION BY ORTIZ, SECOND BY KENDRICK, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY ORTIZ, SECOND BY WELLS, to ADOPT Resolution No. 130-24 to approve the CEQA Determination; ADOPT Resolution No. 131-24 to approve the Planned Unit Development No. 2023-0004, subject to conditions; and ADOPT Resolution No. 132-24 to approve the Tentative Subdivision Map No. 2023-0011, subject to conditions.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

101. Cajon View Five-lot Subdivision

RECOMMENDATION: That the City Council:

1. Conducts the public hearing;
2. MOVES to adopt the next Resolution, in order, ADOPTING the Mitigated Negative Declaration; and;
3. MOVES to adopt the next Resolutions, in order, APPROVING SP-2023-0003 and TSM-2022-0008, subject to conditions.

**DISCUSSION**

Associate Planner, Spencer Hayes, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received.

**PUBLIC HEARING: (Item 101 - Continued)**

Discussion ensued among Council and Staff concerning the following:

- Access to the development site;
- Ownership and maintenance of Cajon View Drive; and
- Erosion prevention.

**MOTION BY ORTIZ, SECOND BY KENDRICK, to ADOPT Resolution No. 133-24, to adopt the Mitigated Negative Declaration; ADOPT Resolution No. 134-24, to approve SP-2023-0003; and ADOPT Resolution No. 135-24, to approve TSM-2022-0008, subject to conditions.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**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 of August, 2024, at 7:47 p.m., to Tuesday, September 10, 2024, at 3:00 p.m.**

  
ANGELA L. CORTEZ, CMC  
City Clerk/Secretary