

**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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**September 24, 2019**

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, September 24, 2019, was called to order by Mayor/Chair Bill Wells at 7:04 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 24, 2019, by order of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**ROLL CALL**

Council/Agencymembers present:	Kendrick and Ortiz
Council/Agencymembers absent:	McClellan
Deputy Mayor/Vice Chair present:	Goble
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 FLAG led by Mayor Wells 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. Shadow Mountain Residential Subdivision - General Plan Amendment No. 2017-03, Zone Reclassification No. 2327, Amendment of Specific Plan No. 523, and Tentative Subdivision Map No. 670.

**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 Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
4. Moves to ADOPT the next resolution, in order, APPROVING General Plan Amendment No. 2017-03;
5. Moves to INTRODUCE the next ORDINANCE, in order, approving Zone Reclassification No. 2327;
6. Moves to INTRODUCE the next ORDINANCE, in order, approving the amendment to Specific Plan No. 523; and
7. Moves to ADOPT the next resolution, in order, APPROVING Tentative Subdivision Map No. 670.

**DISCUSSION**

Director of Community Development, Anthony Shute, introduced Melissa Devine, Senior Planner, who provided detailed information on the proposed project.

Mayor Wells opened the public hearing.

Bryan Snow, Executive Pastor of Shadow Mountain Church, spoke of maximizing value for the church and creating a prosperous neighborhood for existing and future residents.

Joel Waymire, Civil Engineer for Polaris Development Consultants, provided details on the project, and an update on street widening to Madison Avenue.

Angela Avitti, Brookhurst Country Estates resident, spoke against the proposed development.

Karl Kahleck, Granite Hills resident, spoke against the proposed development.

**PUBLIC HEARINGS: (Continued)**

Maureen Shinn, spoke against the proposed development.

Al Meier, resident of the Brookhurst Estates, shared ideas to compromise with the developer.

Michael Mitchell, Brookhurst Drive resident, spoke in support of the proposed project.

*Recess called at 8:29 p.m.  
Meeting called back to order at 8:33 p.m.*

Al Masters, Brookhurst Drive resident, spoke against the property.

Wes Warren, Brookhurst resident, spoke in support of the property if developer would consider building a wall.

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

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

**MOTION BY GOBLE, SECOND BY WELLS, to RE-OPEN the Public Hearing.**

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

In response to a question by Mayor Wells in reference to building 1 (one) story homes, Pastor Snow advised that they would consider building 1 story homes on the south side where the view and privacy issue would be a concern.

Discussion ensued among Council and Mr. Snow concerning the following:

- Compromising with the home owners of Brookhurst Estates; and
- Create a visual blockage with foliage instead of concrete for privacy concerns.

In response to Wes Warren’s question regarding the height of the wall on the parking lot (west) side, Director of Community Development, Anthony Shute, advised the height would be six (6) feet tall.

Michael Mitchell spoke about reversing the building plans to create alternate egress for the property.

**PUBLIC HEARINGS: (Continued)**

In response to Mr. Mitchell's concern, Mr. Waymire, advised of the legal access on Madison. He also explained why two lanes on the street offset each other and provided a summary of a traffic study, which was found to have no significant impact on the roadways and intersections analyzed.

Steven Salazar, resident of the east side of the proposed new road, spoke about water runoff into his property. Mr. Salazar spoke about concerns related to drainage and flooding once the wall is placed.

In response to Mr. Salazar's concern, Mr. Waymire advised that the runoff is designed to run to the wall and into the brow ditch.

In a response to Council's flood concern, Mr. Waymire advised that the Home Owners Association (HOA) will maintain the ditch to prevent flooding. In addition, a fail-safe system has been integrated for heavy storm weather.

Clarification was made regarding an inactive versus an actively organized HOA for Mr. Al Masers.

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

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

**MOTION BY GOBLE, SECOND BY KENDRICK, to RE-OPEN the Public Hearing.**

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

In response to Mayor Wells' question, Mr. Snow responded that he would agree to a 1 (one) story development on the south side.

Kathleen Law, resident of the Brookhurst Estates requested clarification from Pastor Snow's project regarding the number of stories and density.

Mayor Wells responded that the developer is in agreement to build 1 story properties to address privacy concerns; however, the number of proposed homes will not be reduced.

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

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

**PUBLIC HEARINGS: (Continued)**

Discussion ensued among Council and staff concerning the following:

- Confirmation of developing only 1 story homes on the south side;
- Praise for working together to create compromises; and
- Landscape designs to address privacy and aesthetic concerns.

**MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT Resolution No. 090-19, Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Shadow Mountain Subdivision.**

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

**MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 091-09, APPROVING General Plan Amendment No. 2017-03.**

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

**MOTION BY GOBLE, SECOND BY ORTIZ, to INTRODUCE the next ORDINANCE, in order, approving Zone Reclassification No. 2327.**

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

The City Clerk recited the title of the Ordinance.

AN ORDINANCE REZONING PROPERTY LOCATED ON THE SOUTH AND NORTH SIDES OF EAST MADISON AVENUE BETWEEN GREENFIELD AND GRANITE HILLS DRIVES FROM THE RS-20 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 20,000 SQUARE FEET LOTS) TO THE RS-14 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 14,000 SQUARE FEET LOTS); APNS 508-120-18 AND 512-130-35; PENDING GENERAL PLAN DESIGNATION: LOW LOW DENSITY RESIDENTIAL (LLR)

**MOTION BY GOBLE, SECOND BY KENDRICK, to INTRODUCE the next ORDINANCE, in order, approving the amendment to Specific Plan No. 523.**

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

**PUBLIC HEARINGS: (Continued)**

The City Clerk recited the title of the Ordinance.

AN ORDINANCE AMENDING SPECIFIC PLAN NO 523 TO REMOVE TWO EXCESS PROPERTIES LOCATED ON THE SOUTH AND NORTH SIDES OF EAST MADISON AVENUE BETWEEN GREENFIELD AND GRANITE HILLS DRIVES FROM THE SHADOW MOUNTAIN COMMUNITY CHURCH SPECIFIC PLAN

**MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT Resolution No. 092-19, APPROVING General Plan Amendment No. 2017-03, the Tentative Subdivision Map limiting lots 1-10 to one (1) story and to ensure effective screening that enhances landscaping with additional trees to be maintained by the Home Owners Association.**

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

**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 24<sup>th</sup> day of September, 2019, at 9:11 p.m., to Tuesday, October 8, 2019, at 3:00 p.m.**

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ANGELA L. CORTEZ, CMC  
City Clerk/Secretary