

MINUTES

PLANNING COMMISSION MEETING

June 20, 2005

The meeting of the El Cajon City Planning Commission is called to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: WELLS, WOODS, AMBROSE, BLACK, TURNER-EMERSON

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: RAMIREZ, Principal Planner
FOSTER, Assistant City Attorney
ODIORNE, City Engineer
ALVEY, Associate Planner
HAWLEY, Admin. Secretary

MINUTES of 6/6/05 Motion by WOODS, second by AMBROSE to approve the Minutes of June 6, 2005 pro forma; carries 5-0.

TURNER-EMERSON explains the mission of the Planning Commission and the proper procedure for speaking before the Commission and asks for proper decorum during the meeting.

ZONE RECLASSIFICATION 2262 – Swenson for Broadway Animal Hospital, Inc.

(public hearing) Resolution No. 10155

(joint noticed CC mtg 7/26/05)

PC Meeting 6/20/05

The subject property is located on the northwest corner of Broadway and Ballantyne Street and addressed as 380 Broadway; APN: 483-090-39 & 483-110-15; LUC 8221; General Plan Designation: Regional Retail Commercial

Request to rezone property from the C-2 (General Commercial) and R-E-40 (Residential Estates 40,000 Sq. Ft.) zones to the C-R (Regional Commercial) zone.

AND

AMENDMENT OF CONDITIONAL USE PERMIT 197 - Swenson for Broadway Animal Hospital, Inc.

(public hearing) Resolution No. 10156
(joint noticed CC mtg 7/26/05)
PC Meeting 6/20/05

Request to construct a new animal hospital in the pending C-R (Regional Commercial) zone.

RAMIREZ provides a summary of the staff reports and informs that color elevations submitted prior to the start of this evening's meeting are posted for review by the Commission. Staff recommends that the Planning Commission approve Zone Reclassification 2262 and grant the amendment of Conditional Use Permit 197.

A discussion ensues among Commissioners and staff concerning the 75-ft. setback requirement for the driveways and available options for a second driveway.

The public hearing is now open.

Mark SWENSON, representing Studio C Architects, 5252 Balboa Avenue, San Diego, CA, speaks about the design features of the building and the parking lots. He indicates they are willing to work with City engineers concerning the setback and curb cut for the driveway along Broadway.

No one else comes forward to be heard.

Motion by WOODS, second by WELLS to close the public hearing; carries 5-0.

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Zone Reclassification 2262 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by WOODS to GRANT Amendment of Conditional Use Permit 197 in accordance with the staff report; carries 5-0.

PLANNED DEVELOPMENT UNIT 279 – Arenson for McLaen

(public hearings) Resolution No. 10157

(joint noticed CC mtg 7/26/05)

PC Meeting 6/20/05

The subject property is located on the west side of Grossmont Avenue between W. Washington and Wilson Avenues, and addressed as 786, 788, and 790 Grossmont Avenue; APN: 492-641-15; LUC 9000 existing, 1110B proposed; General Plan Designation: Low Density Residential.

Request a three-unit residential common interest development in the R-2 (Two Family) zone.

AND

TENTATIVE PARCEL MAP 623 – Arenson for McLaen

(public hearings) Resolution No. 10158

(joint noticed CC mtg 7/26/05)

PC Meeting 6/20/05

Request to subdivide an existing lot into four lots including one common lot in the R-2 (Two Family) zone.

ALVEY summarizes the staff reports and discusses recommended changes to the site plan concerning relocation of one parking space, placement of Units A and B, and the issue of trash collection at the project site.

In answer to questions by AMBROSE concerning roof shingles and landscaping, ALVEY states the applicant has proposed the use of standard composition shingles and that a landscaping and irrigation plan is required as a condition of approval.

TURNER-EMERSON agrees with staff's recommendation to extend the porches at each unit.

The public hearing is now open.

Dan McLAEN, 10169 Destiny Mountain Court, Spring Valley, CA, is the applicant. He states they are in agreement with the recommendations as noted in the staff reports, and will accommodate the request for concrete roof tiles. A landscape plan is currently being developed and will include some trees.

No one else comes forward to be heard.

Motion by BLACK, second by WELLS to close the public hearing; carries 5-0.

A discussion ensues among Commissioners and staff about the need to add trees to the landscape plans.

No further comments are heard.

Motion by AMBROSE, second by BLACK to RECOMMEND APPROVAL of Planned Development Unit 279, modifying condition 2.b, adding "Roofing materials shall be concrete tile."; carries 5-0.

Motion by AMBROSE, second by BLACK to RECOMMEND APPROVAL of Tentative Parcel Map 623 in accordance with the staff report; carries 5-0.

PLANNED UNIT DEVELOPMENT 280 – Westone Management Consultants for Jacoba Leslie LLC

(public hearing) Resolution No. 10159
(joint noticed CC mtg 7/26/05)
PC Meeting 6/20/05

The subject property is located on the east side of N. First Street between E. Madison Ave. and E. Main Street, and addressed as 469 N. First Street; APN: 489-140-86; LUC 1142A existing/1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 7-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 593 – Westone Management Consultants for Jacoba Leslie LLC

(public hearing) Resolution No. 10160
(joint noticed CC mtg 7/26/05)
PC Meeting 6/20/05

Request a one-lot subdivision map in the R-3 (Multiple Family) zone.

RAMIREZ provides a summary of the staff reports. Conditions of approval have been added relative to issues not addressed in the physical elements report. These include inspection and repair or replacement of roof, foundations, heating and electrical systems. Staff is recommending approval of Planned Unit Development 280 and Tentative Subdivision Map 593.

The public hearing is now open.

Joseph SCARLATTI, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA, is the applicant's representative. He states they are in total agreement with the conditions of approval as stated in the staff reports.

AMBROSE comments that the addition of windows facing the parking lot will greatly improve the appearance of the buildings.

No one else comes forward to be heard.

Motion by WELLS, second by BLACK to close the public hearing; carries 5-0.

Motion by WOODS, second by BLACK to RECOMMEND APPROVAL of Planned Development Unit 280 in accordance with the staff report; carries 5-0.

Motion by WOODS, second by BLACK to RECOMMEND APPROVAL of Tentative Subdivision Map 593 in accordance with the staff report; carries 5-0.

PLANNED UNIT DEVELOPMENT 281 – Maisel Presley, Inc for Ma

(public hearing) (letter to applicant)

(joint noticed CC mtg 7/26/05)

PC Meeting 6/20/05

The subject property is located on the southeast corner of Peach Avenue and Peach Court, and addressed as 1019 Peach Avenue; APN: 484-310-06; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential

Request to convert an existing 34-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 594 – Maisel Presley, Inc for Ma

(public hearing) (letter to applicant)

(joint noticed CC mtg 7/26/05)

PC Meeting 6/20/05

Request a one-lot subdivision map in the R-3 (Multiple Family) zone.

RAMIREZ discusses the State of California's requirement for tenant notification prior to application submittal to the City. She notes that an error was discovered in the 60-day notice for this project. Staff is recommending that the Planning Commission remove Planned Unit Development 281 and Tentative Subdivision Map 594 from the agenda in order to permit the owner the time necessary to file the proper 60-day notice of the intention to convert the subject apartments to condominiums.

The public hearing is now open.

Chris POST, Anthony-Taylor Consultants, 304 Enterprise Street, Escondido, CA, indicates that the applicant acknowledges the noticing error and they are in the process of re-noticing the tenants. The applications will be resubmitted once the noticing requirement has been met.

No one else comes forward to be heard.

Motion by BLACK, second by WELLS to close the public hearing; carries 4-0 (AMBROSE – Abstained).

AMBROSE indicates he must abstain from the items due to a conflict of interest between his company and the applicant, Maisel Presley.

Motion by WELLS, second by BLACK to remove Planned Development Unit 281 and Tentative Subdivision Map 594 from the agenda in accordance with the staff report; carries 4-0 (AMBROSE – Abstained).

PLANNED UNIT DEVELOPMENT 282 & TENTATIVE SUBDIVISION MAP 595 – CondoConversions.com for The DeBoskey Family Trust

(public hearing) Resolution No. 10161

(joint noticed CC mtg 7/26/05)

PC Meeting 6/20/05

The subject property is located on the west side of S. Magnolia Ave. between W. Washington and W. Renette Avenues, and addressed as 756 S. Magnolia Avenue; APN: 492-160-33; LUC existing 1142A/LUC proposed 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 9-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 595 – CondoConversions.com for The DeBoskey Family Trust

(public hearing) Resolution No. 10162
(joint noticed CC mtg 7/26/05)
PC Meeting 6/20/05

Request a one-lot subdivision map in the R-3 (Multiple Family) zone.

ALVEY provides a summary of the staff reports. Staff recommends that the Planning Commission recommend approval of Planned Unit Development 282 and Tentative Subdivision Map 595.

The public hearing is now open.

Chris POST, Anthony-Taylor Consultants, 304 Enterprise Street, Escondido, CA, is representing the owner and the applicant. He questions staff's recommendation concerning the unauthorized addition between buildings #2 and #3.

ALVEY states there is no history of a City permit having been issued for the addition to the building. The conditions of approval recommend removal of the addition since the enhanced elevation package shows the location of the addition as being an outdoor patio.

A discussion ensues among the Commissioners, staff and the speaker concerning:

- The applicant's suggestion to obtain the proper permits for the addition
- Continuation of the items to allow staff to conduct a thorough evaluation of the proposal
- A condition of approval to require the applicant to work with staff to see if the addition could meet development standards
- Approval of the project as recommended by staff

No one else comes forward to be heard.

Motion by WELLS, second by BLACK to close the public hearing; carries 5-0.

At the request of AMBROSE, the Commissioners are polled for their opinions on the suggestions previously discussed. BLACK, WOODS and WELLS indicate they support staff's recommendation to remove the unauthorized addition.

No further comments are heard.

Motion by WOODS, second by BLACK to RECOMMEND APPROVAL of Planned Development Unit 282 in accordance with the staff report; carries 5-0.

Motion by WOODS, second by BLACK to RECOMMEND APPROVAL of Tentative Subdivision Map 595 in accordance with the staff report; carries 5-0.

MAJOR/MINOR CHANGE TO CONDITIONAL USE PERMIT 1758 – Schmidt for Wieghorst Museum (155 Rea Avenue)

(discussion item) (continued to July 25, 2005)

PC Meeting 6/20/05

Request modification of site plan for museum in the C-2 (Regional Commercial) zone.

RAMIREZ summarizes the purpose of the discussion on Conditional Use Permit 1758 and informs that a letter dated June 20, 2005, was received this afternoon from Claire Carpenter, CEO of the El Cajon Community Development Corporation (CDC). She requests the Commission consider delaying the decision until the CDC's Design Review Commission can review the plans and make a comment on the proposed project. The Commissioners may take this information into consideration during the discussion.

TURNER-EMERSON invites comments from members of the audience relative to this item. **Judy GARRETT**, Wieghorst Museum, 131 Rea Avenue, El Cajon, CA, speaks in support of the request to modify the site plan and their efforts to make the museum a focal point in the community. GARRETT states that the Museum Foundation is willing to work with CDC; however, the museum CUP for this site was approved in 1998, prior to CDC's Design Review Commission being established.

Discussion ensues among the Commissioners, staff and the speaker concerning:

- "Pedestrian friendly" walkways in the downtown area and the need for access from Rea to Main Street through the alley
- Gated access through the subject property
- Allowing review by the CDC's Design Review Commission for comment on the proposed project
- Possible delays in the process while awaiting input from the CDC.

Glen SCHMIDT, Schmidt Design Group, 2655 Fourth Avenue, San Diego, CA, discusses the proposed parking and clarifies that the public will be able to pass through the pedestrian gateways from Rea into the alley during the regular business hours of the museum.

In response to the question by AMBROSE, RAMIREZ states that the soonest date the item could be brought back, after having gone through the Design Review Commission process, would be the July 25th Planning Commission agenda.

No one else comes forward to be heard.

Motion by AMBROSE, second by BLACK to CONTINUE the discussion on the Major/Minor Change to Conditional Use Permit 1758 to the Planning Commission meeting of July 25, 2005 to allow input from the El Cajon Community Development Corporation's Design Review Commission; carries 5-0.

ORAL COMMUNICATIONS

RAMIREZ advises that the next Planning Commission meeting will take place in three weeks, on July 11, 2005.

AMBROSE informs he will not be attending the July 25, 2005 meeting as he will be on vacation.

PREDRAFTED RESOLUTIONS

Motion by BLACK, second by WOODS to adopt Resolution Nos. 10155 - 10162 pro forma; carries 5-0.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by WOODS, second by BLACK to adjourn the meeting of the El Cajon City Planning Commission at 8:12 PM this 20th day of June 2005; carries 5-0.

RAMIREZ informs Commissioners that the members of the audience who approached staff at the conclusion of the meeting were in attendance for Agenda Items #4A/B (Planned Development Unit 281 and Tentative Subdivision Map 594). She will explain to them that the applicant's noticing error was the reason for those applications not being discussed this evening.

Debra TURNER-EMERSON, Chair

ATTEST:

James S. GRIFFIN, Secretary