

MINUTES

PLANNING COMMISSION MEETING

JULY 11, 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: SHUTE, Senior Planner
FOSTER, Assistant City Attorney
ODIORNE, City Engineer
ALVEY, Associate Planner
CRAIG, Assistant Planner
HAWLEY, Admin. Secretary

MINUTES OF 6/20/05

Motion by WOODS, second by AMBROSE, to approve the Minutes of June 20, 2005 pro forma. Motion 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.

SHUTE introduces two new members of the Planning Division staff, Eric CRAIG, Assistant Planner and Chris GARCIA, Planning Intern, and the Chair recognizes Barbara Ramirez, Principal Planner, who is seated in the audience.

AMENDMENT OF SPECIFIC PLAN 106 – Hamana (Quick Trip)

(continued public hearing) Resolution No. 10163

(joint noticed, CC mtg 8-9-05)

PC Meeting 7/11/05

The subject property is located on the southwest corner of North Mollison Avenue and Interstate 8, and addressed as 596 North Mollison Avenue; APN: 483-380-41;

LUC 1512/5412C/5813 existing, 1512/5412b/5813/6416 proposed; General Plan Designation: General Retail Commercial.

Request to modify on-site circulation and parking for the addition of automatic car wash and off-premise alcoholic beverage sales to an existing motor vehicle service station and two-story retail/office building, motel and fast food restaurant, in the C-2 (General Commercial) zone. ***Continued from the Planning Commission meeting of April 11, 2005.***

AND

AMENDMENT OF CONDITIONAL USE PERMIT 1805 – Hamana (Quick Trip)

(continued public hearing) Resolution No. 10164

(joint noticed, CC mtg 8-9-05)

PC Meeting 7/11/05

Request to add an automatic car wash and off-premise alcoholic beverage sales to an existing motor vehicle service station and two-story retail/office building in the C-2 (General Commercial) zone. ***Continued from the Planning Commission meetings of February 7, 2005, March 28, 2005 and April 11, 2005.***

SHUTE provides an overview of the project and the history for continuation of the items to this evening's meeting. He discusses conflicts with the on-site circulation, surrounding land uses, the reciprocal access easement, and parking, and that the sale of beer and wine is not permitted from this location because the property does not meet the Zoning Ordinance distance requirements from residentially zoned property. Staff is recommending that the Planning Commission deny Amendment of Specific 106 and Amendment of Conditional Use Permit 1805.

TURNER-EMERSON re-opens the public hearings.

Dr. Sami JIHAD, 1673 Avenida Cherylita, El Cajon, CA, speaks in support of the applicant and the proposed project. He disagrees with the staff's recommendation, stating there is ample space for cars to maneuver on the site and that the car wash will be compatible with the surrounding land uses because of the existing gas station. No auto repair or sales will take place at the site. He does not feel there is an over-concentration of alcohol licenses in the area as four licenses have been allowed, and only two are in existence.

Jose MARTINEZ, 221 Third Avenue, Chula Vista, CA, is the architect for the applicant. He speaks in support of the project and indicates their willingness to satisfy the City's parking requirements.

Eddie HAMANA, 596 N. Mollison, El Cajon, CA, is the applicant. He has been unable lease the office spaces on the second floor of the building. He states that if the City does not approve the caretaker's unit, he is willing to block access to the second floor, so that the Commission will consider approving the car wash. He also states that he has spoken with the Super 8 Motel owner who says he has no problem with the car wash.

Discussion ensues among Commissioners, staff and the speaker concerning the City's requirements for parking spaces and the issue of on-site circulation.

Dhavi DESAI, is the owner of the Super 8 Motel. He speaks in opposition to the project, citing issues with traffic, maintenance of the ingress and egress areas, and noise that will be generated from blowers at the car wash. He states he never gave support to Mr. Hamana for the car wash.

Amir HABIB, representing Valley Motel, 585 N. Mollison, El Cajon, CA, speaks in opposition to the project and a liquor license, voicing concerns about increased traffic, the potential for automobile accidents near the subject site and high crime rates in the area.

Dr. Sami JIHAD returns to the podium and indicates the applicant is willing to give up the liquor license if the Commission will consider approval of the car wash.

No one else comes forward to be heard.

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

Discussion ensues among Commissioners and staff concerning the easement and letters received opposing the sale of liquor at the subject site.

FOSTER affirms the City's distance requirements, as stated in the Municipal Code, pursuant to off-premise sales of alcoholic beverages at new establishments.

Motion by WOODS, second by BLACK, to DENY Amendment to Specific Plan 106 in accordance with the staff report; carries 5-0.

Motion by WOODS, second by BLACK, to DENY Amendment of Conditional Use Permit 1805 in accordance with the staff report; carries 5-0.

PLANNED UNIT DEVELOPMENT 278 – Westone Management Consultants for Jacoba Taft LLC

(continued public hearing) Resolution No. 10165
(joint noticed, CC mtg 8-9-05)
PC Meeting 7/11/05

The subject property is located on the east side of Taft Avenue between E. Main street and E. Lexington Avenue, and addressed as 145 Taft Avenue; APN: 488-233-49; LUC 1142A existing, 1142B proposed; General Plan Designation: High Density Residential.

Request to convert an existing 38-unit apartment complex into a common interest development in the R-4 (Multiple Family, High Density) zone. ***Continued from the Planning Commission meeting of June 6, 2005.***

AND

TENTATIVE SUBDIVISION MAP 592 – Westone Management Consultants for Jacoba Taft LLC

(continued public hearing) Resolution No. 10166
(joint noticed, CC mtg 8-9-05)
PC Meeting 7/11/05

Request a one-lot subdivision map in the R-4 (Multiple Family, High Density) zone. ***Continued from the Planning Commission meeting of June 6, 2005.***

SHUTE provides a summary of the items. As requested at the Planning Commission meeting of June 6th, the applicant has provided additional information concerning the physical integrity of the original 28 units. The applicant has also proposed a revised parking layout with the addition of carports and removal of the tandem parking as previously submitted. Staff is recommending that the Planning Commission recommend approval of Planned Development Unit 278 and Tentative Subdivision Map 592.

In answer to the question by AMBROSE, SHUTE indicates there are nine stairways to the two buildings on the subject property, and because of the age of the units, the applicants have made their best efforts to alleviate the motel-look to the buildings.

TURNER-EMERSON re-opens the public hearings.

Joseph SCARLATTI, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA, is the applicant's representative. He indicates several options were explored to break up the motel look, and they decided that bold color paint would do the best job to enhance the exterior appearance.

In response to the question by AMBROSE, SCARLATTI agrees that a trellis could be used to enclose the 1st floor patio areas.

In response to SCARLATTI's request for clarification on Condition 6.2.c., SHUTE indicates this is made in reference to the applicant's narrative, which indicates they would replace flooring as needed, with carpet, linoleum or other floor covering.

No one else comes forward to be heard.

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

AMBROSE comments on some of the issues encountered with conversion projects involving older buildings. He feels the applicant has done a good job of addressing the issues for this project.

Motion by AMBROSE, second by WELLS, to RECOMMEND APPROVAL of Planned Development Unit 278, with a modification to Condition 6.a.7, adding "to include improved landings to the first floor units"; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 592 in accordance with the staff report; carries 5-0.

PLANNED UNIT DEVELOPMENT 283 - CondoConversions.com for Giordano Mollison, LLC

(public hearing) Resolution No. 10167
(joint noticed, CC mtg 8-9-05)
PC Meeting 7/11/05

The subject property is located on the east side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 543 S. Mollison Ave, APN: 488-262-12-00; LUC 1142A existing; 1142B proposed; General Plan Designation: Medium Density Residential

Request to convert an existing 18-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 596 - CondoConversions.com for Giordano Mollison, LLC

(public hearing) Resolution No. 10168
(joint noticed, CC mtg 8-9-05)
PC Meeting 7/11/05

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

ALVEY provides an overview of the project. He states that during a site visit, staff discovered that the pedestrian footbridge leading to the easterly recreation area had partially collapsed, since preparation of the physical elements report. As a condition of approval, staff recommends the footbridge be repaired and that the chain-link fencing surrounding the footbridge be replaced with another material such as wood or wrought iron railing.

In summary, ALVEY states that staff recommends the Planning Commission recommend approval of Planned Development Unit 283 and Tentative Subdivision Map 596 subject to the conditions and for the reasons as stated in the staff reports.

TURNER-EMERSON opens the public hearings.

Chris CHRISTENSEN, CondoConversions.com, 4817 Palm Avenue, Suite I, La Mesa, CA, is the applicant's representative, and is here to respond to any questions or comments on the project. He requests clarification on Conditions 6.a.4., 6.a.7., 6.a.9., and 6.a.10., relating to exterior paint, flooring, refrigerators and fire extinguishers, respectively. It is their intent to replace carpeting and the vinyl flooring.

Discussion ensues among Commissioners, staff and the speaker concerning replacement of vinyl flooring and carpeting, all fire extinguishers and the existing, out-dated kitchen appliances.

In response to the question by CHRISTENSEN, ALVEY indicates that in circumstances where an applicant has requested to eliminate certain features such as the addition of rock fascia or other exterior elements, the applicant has been instructed that authorization for those changes will be required from the Planning Commission. A determination has not yet been made as to whether those types of changes would be classified as major or minor changes.

BLACK comments that the elevations for the common recreation areas look great.

AMBROSE compliments CHRISTENSEN for the design detailing on the project.

No one else comes forward to be heard.

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

Motion by WELLS, second by BLACK, to RECOMMEND APPROVAL of Planned Development Unit 283 in accordance with the staff report; carries 5-0.

Motion by BLACK, second by WELLS, to RECOMMEND APPROVAL of Tentative Subdivision Map 596 in accordance with the staff report; carries 5-0.

PLANNED UNIT DEVELOPMENT 285 – Christensen

(public hearing) Resolution No. 10169

(joint noticed, CC mtg 8-9-05)

PC Meeting 7/11/05

The subject property is located on the north side of El Cajon Blvd. between Murray Drive and W. Chase Ave., and addressed as 1380 El Cajon Blvd; APN: 487-770-07-00; LUC: 9000 existing, 6301 proposed; General Plan Designation: General Retail Commercial.

Request to construct an office condominium in the C-2-H (General Commercial, Hillside Overlay) zone.

AND

TENTATIVE SUBDIVISION MAP 598 – Christensen

(public hearing) Resolution No. 10170

(joint noticed, CC mtg 8-9-05)

PC Meeting 7/11/05

Request a one-lot subdivision map in the C-2-H (General Commercial, Hillside Overlay) zone.

ALVEY provides a summary of the staff reports. He notes that the applicant has not specified the intended number of air space units to be created within the shell office

building. As a conditional of approval, staff recommends that the revised PUD site plan designate the location of air space units. Staff recommends that the Planning Commission recommend approval of Planned Development Unit 285 and Tentative Subdivision Map 598.

TURNER-EMERSON opens the public hearings.

Scott PETERS, 2607 First Avenue, San Diego, CA, is the applicant's representative. He requests clarification on the requirement for separate utilities, and asks if would be acceptable to use one 6" sewer lateral.

ALVEY replies that separate utilities require that separate meters be provided. Staff states that one sewer lateral is acceptable and separate metered service to each of the units is required for other utilities. Tenants would then be responsible for their own utilities, and sewer lines are not metered.

Discussion ensues among the staff, Commissioners and the speaker concerning the number of air space units to be allowed and the requirement for issuance of certificates of occupancy prior to recording of the final map.

In response to questions by Commissioners and staff, PETERS states he feels the applicant would be agreeable to a maximum of six air space units.

No one else comes forward to be heard.

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

Motion by AMBROSE, second by WOODS, to RECOMMEND APPROVAL of Planned Development Unit 285, with a modification to Condition 2, adding "and shall not exceed six air space units"; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 598 in accordance with the staff report; carries 5-0.

CONDITIONAL USE PERMIT 2005 – International Education Institute for Keith R. Anderson 2003 Trust

(public hearing) Resolution No. 10171
(joint noticed, CC mtg 7-26-05)
PC Meeting 7/11/05

The subject property is located on the southwest corner of Richfield Avenue and W. Main Street, and addressed as 905 W. Main Street; APN: 487-282-17 and -33; LUC 3620 existing, 6811/6810 C proposed; General Plan Designation: Light Industrial.

Request a daycare facility and private school in the C-M (Heavy Commercial/Manufacturing) and R-3 (Multi-Family) zones.

CRAIG provides an overview of the project, including staff's recommendation to limit the maximum enrollment to 70, rather than the requested 90. A five-year life and six-month operational review is also being recommended. Should the Planning Commission grant this request, concurrence by the City Council will be necessary in order for the conditional use permit to be effective because the subject site is located in SP 182.

TURNER-EMERSON opens the public hearing.

John MITCHELL, 707 Broadway, San Diego, CA, is the applicant's representative. He questions the recommended life of the conditional use permit and the renewal fees. The applicant has secured a five-year lease with a five-year renewal option.

Discussion ensues among Commissioners, staff and the speaker concerning:

- The usual five year life applied to new conditional use permits
- Review of permits and the possibility of granting a longer life to the CUP upon a successful review

Keith ANDERSON, 5360 Jackson Drive, Suite 216, La Mesa, CA, is the owner of the subject property. He speaks in favor of the project and requests consideration be given for a longer life to the CUP due to the financial burden placed upon the applicant. An off-site location has been identified to park cars, to support the increase the enrollment and mitigate the parking situation.

Sharon MOULTRIE, 8130 La Mesa Blvd., Suite 315, La Mesa, CA, requests clarification on the CUP renewal fees.

In reply to the questions by MOULTRIE, CRAIG indicates the City would collect the CUP processing fee at the time of renewal application. The current fee is \$3,600.

AMBROSE clarifies that the conditional use permit does not belong to the applicant; it goes with the land, and as such, the owner could bring in another user for the same use without going back to the City, during the five-year life of the permit. The five-year life affords the City a type of "protection", to make sure that the business will be operating according to the permit issued even if there is a change in operator.

No one else comes forward to be heard.

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

In answer to questions by Commissioners, CRAIG states an amendment of the conditional use permit would be required in order to increase enrollment, and that staff would need to analyze the prospect of utilizing an off-site parking location.

Motion by WOODS, second by WELLS, to GRANT Conditional Use Permit 2005 in accordance with the staff report; carries 5-0.

PREDRAFTED RESOLUTIONS

To reflect the actions of the Planning Commission on tonight's agenda items.

Motion by BLACK, second by WELLS to adopt Resolution Nos. 10163 through 10171 pro forma; carries 5-0.

ORAL COMMUNICATIONS

There was none.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by AMBROSE, second by WOODS, to adjourn the meeting of the El Cajon City Planning Commission at 8:34 PM this 11th day of July 2005.

Debra TURNER-EMERSON, Chair

ATTEST:

James S. GRIFFIN, Secretary