

MINUTES

PLANNING COMMISSION MEETING

AUGUST 8, 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
GRIFFITHS, Principal Civil Engineer
ALVEY, Associate Planner
CRAIG, Assistant Planner
HAWLEY, Admin. Secretary

MINUTES OF 7/25/05

Motion by BLACK, second by WOODS to approve the Minutes of July 25, 2005 pro forma. Motion carries 4-0 (Ambrose – Abstained)

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.

GENERAL PLAN AMENDMENT 2005-03 – Cather for Tilaro

(public hearing) Resolution Nos. 10184
(joint noticed CC mtg 9/13/05)
(PC Meeting 8/8/05)

The subject property is located on the northwest corner of W. Main St. and Dewane Dr.; APN: 487-100-17-00; LUC 9000 existing, 1110 proposed; General Plan Designation: Office/Non-Retail.

Request to change the General Plan Designation from “Office/Non-Retail” to “Low Density Residential”.

AND

ZONE RECLASSIFICATION 2264 - Cather for Tilaro

(public hearing) Resolution No. 10185
(joint noticed CC mtg 9/13/05)
(PC Meeting 8/8/05)

Request to rezone property from the O-P-H (Office Professional, Hillside Overlay) zone to R-S-9-H (Residential Suburban 9,000 sq. ft., Hillside Overlay) zone.

AND

PLANNED UNIT DEVELOPMENT 284 - Cather for Tilaro

(public hearing) Resolution No. 10186
(joint noticed CC mtg 9/13/05)
(PC Meeting 8/8/05)

Request to construct a five-unit residential development in the pending R-S-9-H (Residential Suburban 9,000 sq. ft., Hillside Overlay) zone.

AND

TENTATIVE SUBDIVISION MAP 597 - Cather for Tilaro

(public hearing) Resolution No. 10187
(joint noticed CC mtg 9/13/05)
(PC Meeting 8/8/05)

Request a seven-lot subdivision map in the pending R-S-9-H (Residential Suburban 9,000 sq. ft., Hillside Overlay) zone.

ALVEY provides a summary of the items, and indicates staff's support for the change in General Plan Designation to "Low Density Residential; rezoning of the property to the R-S-9-H zone; construction of residential development consisting of five two-story, split level detached homes with two-car garages; and a seven-lot subdivision map. A Mitigated Negative Declaration has been prepared for the environmental review of this project.

TURNER-EMERSON announces the public hearing is now open.

Michael CATHER, 3078 Wittman Way, San Diego, CA, is the applicant's representative. He agrees with the conditions as set forth in the staff reports.

Henry SKINNER, 149 Marsden Court, El Cajon, CA, asks questions about limiting the height of trees and outdoor lighting on the subject property. He expresses concern about views being blocked by the new project and security lighting flooding onto existing homes in the neighborhood.

In response to questions by TURNER-EMERSON, ALVEY indicates that staff has not proposed any conditions associated with the height of landscaping on the subject property.

The PUD requirements call for a lighting plan that ultimately would not create a nuisance on adjacent properties, and some shielding may be required.

TURNER-EMERSON asks if landscape plans can limit the type and height of the proposed trees.

RAMIREZ says the City of El Cajon is not in the practice of ensuring views unless there is a view access easement across a property. She suggests the developer work with the neighbors on the issue of the proposed trees.

In response to the question by SKINNER, ALVEY states the retaining wall adjacent to the northwest property line and the El Monte pipeline will contain a cut, so the wall will not exceed the height of the existing slope, which is in the range of three to five feet.

CATHER returns to the podium and indicates they would be happy to address the concerns of the previous speaker with regard to the lighting and landscaping. Selection of an appropriate species of trees and lighting can protect the view and enhance the neighborhood.

No one else comes forward to be heard.

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

AMBROSE feels this is a good project that will fit in well with the neighborhood.

Motion by AMBROSE, second by BLACK, to ADOPT the proposed Mitigated Negative Declaration; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of General Plan Amendment 2005-03 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by BLACK, to RE-AFFIRM ADOPTION of the proposed Mitigated Negative Declaration; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Zone Reclassification 2264 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by BLACK, to RE-AFFIRM ADOPTION of the proposed Mitigated Negative Declaration; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Planned Development Unit 284 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by BLACK, to RE-AFFIRM ADOPTION of the proposed Mitigated Negative Declaration; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 597 in accordance with the staff report; carries 5-0.

CONDITIONAL USE PERMIT 2008 – Adult Protective Services, Inc./Heartland ADHC for Gillespie Field Partners, LLC

(public hearing) Continued to 8/22/05

(PC Meeting 8/8/05)

The subject property is located on the southwest corner of Gillespie Way and Weld Blvd., and addressed as 2030 Gillespie Way, Suite 102; APN: 760-230-39; LUC 3620; General Plan Designation: Special Development Area #1.

Request an adult day health care facility in the M (Manufacturing) zone.

CRAIG provides a summary of the staff report. He advises that a letter was received August 4, 2005 from Peter Drinkwater, Director of San Diego County Public Works Dept., Airports Division, informing staff that the proposed use conflicts with the conditions of the lease agreement with Pacific Partners LLC. As owner of the property, the County must authorize any uses that are established at the subject site. Consideration of this request has been placed on the August 16th agenda of the Gillespie Field Development Council. Because the proposal conflicts with the goals of the El Cajon General Plan and does not currently have the support of the property owner, staff is recommending that the Planning Commission deny the request for Conditional Use Permit 2008. Should the Planning Commission wish to further consider the request, staff recommends continuance of the item until after the Gillespie Field Development Council and the San Diego County Public Works Department have made their recommendations regarding the proposal.

TURNER-EMERSON announces the public hearing is now open.

Malachy MURPHY, 9940 Dichondra Court, San Diego, CA, is the Executive Director of Adult Protective Services, the administering agency for the Heartland Adult Day Health Care Center. He indicates they will defer their presentation if the item is recommended for continuance this evening.

A consensus of Commissioners prefers to continue the item.

Motion by WELLS, second by WOODS, to CONTINUE the public hearing on Conditional Use Permit 2008 to the meeting of August 22, 2005; carries 5-0.

PREDRAFTED RESOLUTIONS

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

Motion by WOODS, second by AMBROSE, to adopt Resolution Nos. 10184 - 10187 pro forma; carries 5-0.

ORAL COMMUNICATIONS

There was none.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by AMBROSE, (no second), to adjourn the meeting of the El Cajon City Planning Commission at 7:33 PM this 8th day of August 2005; carries 5-0.

Debra TURNER-EMERSON, Chair

ATTEST:

James S. GRIFFIN, Secretary