

MINUTES

PLANNING COMMISSION MEETING

AUGUST 22, 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, Administrative Secretary

MINUTES OF 8/8/05

Motion by WOODS, second by WELLS, to approve the Minutes of August 8, 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.

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

(continued public hearing) Resolution No. 10188
(P.C. Meeting 8/22/05)

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. ***Continued from the Planning Commission meeting of 8/08/05.***

CRAIG provides a summary of the staff report, indicating that the item was continued from the Planning Commission meeting of August 8, 2005 in order to allow consideration of the request at the August 16, 2005 meeting of the Gillespie Field Development Council (GFDC) and Advisory Board. The GFDC and Advisory Board recommended denial of the request. In a letter received on August 17, 2005 from the Airports Director, County of San Diego, staff was informed that the County does not consider the proposed use to be consistent with the terms of the property lease, and that no exception to the lease agreement would be granted. Because the proposal conflicts with the goals of the El Cajon General Plan and because the property owner has not granted permission for the applicant to establish the proposed use, staff recommends denial of Conditional Use Permit 2008.

TURNER-EMERSON announces the public hearing is still open.

Rick DENTT, 1184 Coco Palms Drive, El Cajon, CA, is the sub-tenant for the County of San Diego at the Cuyamaca West Industrial Park. He feels the proposed use is a permitted use under the lease, and is an allowable use in the M (Manufacturing) zone, subject to a conditional use permit. Companies such as San Diego DEFCON and Catholic Answers are located in the industrial park and there are no industrial uses performed at the site. Ten new support jobs would be created if CUP 2008 is approved. Industrial parks need to have ancillary services in order to serve the public.

Janai QUINTANA, 10246 Caminito Rio Court, Lakeside, CA, is the applicant's representative. She speaks in support of the item and requests approval of a five-year conditional use permit.

Discussion ensues among Commissioners and the speaker concerning:

- Safety measures and security programs to be followed at the site
- The applicant's difficulty in locating suitable sites
- Adult day care centers located in industrial parks in Chula Vista, Otay Mesa and Clairemont

Rick DENTT returns to the podium. He states their lease indicates the property can be used for any use allowed in the underlying zone, and in conformance with the specific plan. He disagrees with the findings of the San Diego County Airports Director and indicates he would be willing to pursue the matter in court, should the disagreement continue.

Barry BARDACK, 916 Lemon Avenue, El Cajon, CA, represents the Gillespie Pilots Association. He states the proposed use would not be allowed in accordance with the San Diego County Airport Land Use Plan and the California Airport Land Use Handbook. He expresses concerns about safety, high noise, the close proximity of new helicopter flight patterns, problems with emergency evacuation of clients, and potential liability to the City in the event of an aircraft crash in the vicinity of the subject site.

Dana QUITTNER, 1870 Cordell Ct Ste 202, El Cajon, CA, represents the East County Economic Development Council. She speaks in opposition to the request, indicating there is a need for social services but not in the proposed location. She clarifies that San Diego

DEFKOM is an industrial use that is now involved in satellite communication software development, which is an appropriate use for the area. She urges denial of the request to help preserve employment land for primary industries. The East County Economic Development Council has offered to assist Mr. Dentt and the applicant in locating another space.

Lee Ann LARDY, 1960 Joe Crosson Drive, El Cajon, CA, is a supervisor for real property for County of San Diego Airports. She relays concerns about the gathering of a large number of handicapped individuals in a crash hazard area. She indicates that County Airports agrees with the recommendations by the GFDC and the Planning Division staff to deny the request.

Peter DRINKWATER, Director of San Diego County Airports, 1960 Joe Crosson Drive, El Cajon, CA, states his objection to the proposed use. He concurs with the legal opinions gathered through the County attorneys, and with the dialogue within the advisory committees and the development council to recommend denial of the proposal in an industrial area.

No one else comes forward to be heard.

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

Commissioners discuss concerns about:

- Safety issues
- The need to preserve industrial space
- The lack of approval by the property owner for the proposed use

No further comments are offered.

Motion by WOODS, second by BLACK, to DENY Conditional Use Permit 2008 in accordance with the staff report; carries 5-0.

TURNER-EMERSON informs that an appeal may be filed with the City Clerk's office by 5:00 p.m., September 6, 2005.

ZONE RECLASSIFICATION 2265 - Planning Commission

(public hearing) Resolution No. 10189

(joint noticed for CC mtg 9/27/05)

(P.C. Meeting 8/22/05)

The subject properties are located on the north side of Tampa Avenue between N. Westwind Dr., and Garfield Ave., and addressed as 2216, 2236 and 2250 Tampa Avenue; APN: 481-431-11, -12, & -13; LUC 1121 & 6100; General Plan Designation: Office/Non-Retail

Request to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

CRAIG advises this request was initiated by the Planning Commission in order to bring the zoning of the subject properties into conformance with the City's General Plan. Staff recommends that the Planning Commission recommend approval of Zone Reclassification 2265 to rezone the subject properties from the R-P zone to the O-P zone, without conditions.

TURNER-EMERSON opens the public hearing.

No one comes forward to be heard.

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

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Zone Reclassification 2265 in accordance with the staff report; carries 5-0.

ZONE RECLASSIFICATION 2266 - Planning Commission

(public hearing) Resolution No. 10190

(Joint noticed CC mtg 9/27/05)

(P.C. Meeting 8/22/05)

The subject property is located on the north side of Tyrone St. between N. Westwind Dr. and Milford Pl., and addressed as 689 Tyrone St.; APN: 481-240-09; LUC 1141; General Plan Designation: Low Density Residential.

Request to rezone property from the R-P (Residential Professional) zone to the R-2 (Two-Family Residential) zone.

RAMIREZ provides a summary of the staff report, indicating the proposed rezoning of the subject property to the R-2 zone will not change the current use, but will maintain its legal non-conforming status. The R-2 zone is consistent with the City's General Plan designation of "Low Density Residential" under unique and unusual circumstances, and is compatible with the surrounding land uses and zoning. Staff recommends that the Planning Commission recommend approval of Zone Reclassification 2266, in accordance with the staff report.

TURNER-EMERSON opens the public hearing.

No one comes forward to be heard.

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

Motion by WELLS, second by AMBROSE, to RECOMMEND APPROVAL of Zone Reclassification 2266 in accordance with the staff report; carries 5-0.

AMBROSE advises he must abstain from Items 4A and 4B due to a conflict of interest. His company has a business relationship with the applicant. He leaves the Chambers at 7:55 p.m.

PLANNED UNIT DEVELOPMENT 281 – Maisel Presley, Inc for Ma

(public hearings) Resolution No. 10191
(joint noticed for CC mtg 9/27/05)
(P.C. Meeting 8/22/05)

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) Resolution No. 10192
(joint noticed for CC mtg 9/27/05)
(P.C. Meeting 8/22/05)

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

ALVEY indicates the requests were originally scheduled for the June 20, 2005 Planning Commission meeting, but the items were removed from the agenda because the applicant had not provided proper notification to the tenants of the apartment complex. Staff has since received copies of the certified mail notices indicating proper tenant notification has occurred.

ALVEY continues with an overview of the project, including enhancements to the common recreation area and exterior elevations. Staff feels the existing parking area adjacent to Peach Court is unacceptable and should be redesigned to incorporate additional

landscaping. Thirteen additional staircases are proposed in order to facilitate access to the upper level dwelling units and to alleviate the motel look of the complex. Staff does not support the design solution submitted by the applicant and feels the proposed enhancements lack imagination and fail to create the aesthetic qualities of a condominium development. If the Planning Commission concurs with staff, the request should be denied or granted a continuance to allow the applicant to work with staff on possible revisions. Staff has provided an alternate set of conditions of approval should the Commission determine that the proposed architectural enhancements are adequate.

TURNER-EMERSON announces the public hearings are now open.

Maurice ROSENBERG, from Maisel Presley, 4445 Eastgate Mall, San Diego, CA, is the applicant's representative. He comments on the recent changes to submittal requirements, and their efforts to meet those requirements.

Discussion ensues among Commissioners, staff and ROSENBERG, concerning the options of continuance of the item, the opportunity for the applicant to appeal a denial by the Planning Commission, withdrawal of the applications or moving the item forward, with a new or modified condition to specifically address the elevations not previously included in the Commissioners' packets.

A consensus of Commissioners agrees to review the changes to the elevations submitted by the speaker at tonight's meeting, which reflect removal of the individual staircases.

Discussion continues among Commissioners and ROSENBERG concerning parking spaces, the architectural design of the building and privacy issues for each unit.

RAMIREZ advises that staff is prepared to support the Planning Commission's decision to move the project forward with language that will cover the exterior elevation enhancements. The applicant has attempted to address the motel look with the addition of staircases, with an unintended consequence of having so many stairways that their supporting structures may block visibility from the first floor units.

No one else comes forward to be heard.

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

Further discussion ensues among Commissioners and staff concerning:

- Possible actions by the Planning Commission
- The suggestion for major changes to the exterior elevations in order to address the motel look and provide privacy

RAMIREZ calls attention to Condition 2 (b), which may already address the Commission's concerns about the exterior elevations.

A consensus of Commissioners agrees to defer to the City Council on whether to keep the additional stairwells or to remove them.

Motion by WELLS, second by WOODS, to RECOMMEND APPROVAL of Planned Development Unit 281, subject to conditions, with direction from the City Council concerning the exterior elevations, as indicated in Condition 2 (b); carries 3-1 (BLACK – No, AMBROSE – Abstained).

Motion by WELLS, second by WOODS, to RECOMMEND APPROVAL of Tentative Subdivision Map 594, subject to conditions, in order to be consistent with the recommendations for companion item Planned Unit Development 281; carries 3-1 (BLACK – No, AMBROSE – Abstained).

AMBROSE returns to the Chambers at 8:23 p.m.

PLANNED UNIT DEVELOPMENT 287 – Westone Management Consultants for Jacoba Mollison LLC

(public hearing) Resolution No. 10193
(joint noticed for CC mtg 9/27/05)
(P.C. Meeting 8/22/05)

The subject property is located on the west side of S. Mollison Ave. between E. Lexington and E. Washington Aves., and addressed as 642 S. Mollison Ave.; APN: 493-101-38; LUC1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 27-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 600 - Westone Management Consultants for Jacoba Mollison LLC

(public hearings) Resolution No. 10194
(joint noticed for CC mtg 9/27/05)
(P.C. Meeting 8/22/05)

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

ALVEY provides an overview the project and the proposed enhancements. He advises that the applicant proposes to construct pitched, tile roofs for all of the buildings and will install new railings, trim, fascia, dual-paned vinyl windows and entry doors. Staff recommends that the Planning Commission recommend approval of Planned Unit Development 287 and Tentative Subdivision Map 600 subject to the conditions and for the reasons as stated in the staff report.

In answer to the question by AMBROSE, ALVEY responds that there may have been one or two previous requests where this applicant has requested to add pitched roofs to flat-roofed structures.

TURNER-EMERSON announces the public hearings are now open.

Joseph SCARLATTI, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA, representing the applicant, indicates he is in agreement with the conditions of approval for this project, and would like to work with staff to explore the possibility of adding carports to some of the parking spaces.

ALVEY informs that normally staff has allowed an applicant to come back with an added amenity. If the Planning Commission were to accept the proposal with the conditions of approval, staff would review the proposal for conformance with the development standards and the underlying zoning designation.

In answer to the question by WELLS, SCARLATTI states their objective is to open up the second story units with cathedral-type ceilings.

No one else comes forward to be heard.

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

TURNER-EMERSON and AMBROSE commend the applicant on this project.

AMBROSE remarks that the Commission will leave the option of adding carports to the discretion of staff.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Planned Development Unit 287 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 600 in accordance with the staff report; carries 5-0.

PLANNED UNIT DEVELOPMENT 288 – Westone Management Consultants for Jacoba Sunshine LLC

(public hearing) Resolution No. 10195
(joint noticed for CC mtg 9/27/05)
(P.C. Meeting 8/22/05)

The subject property is located on the east side of S. Sunshine Avenue between Renette and W. Chase Avenues and addressed as 921 S. Sunshine; APN: 492-332-09; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 25-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 601 - Westone Management Consultants for Jacoba Sunshine LLC

(public hearing) Resolution No. 10196
(joint noticed for CC mtg 9/27/05)
(P.C. Meeting 8/22/05)

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

RAMIREZ informs that at the time of submittal of the applications, staff discovered the physical elements report indicated 26 residential apartment units, while the request that was submitted asked for conversion of 25 units. The applicant was directed to notify the tenant of Unit #26 that it is illegal, relocate that tenant, begin removal of the unit, and indicate the intended use of the space that was Unit #26. According to the applicant, the tenant in Unit #26 is disabled and has not been receptive to relocating. Staff believes that the conversion request cannot move forward until this issue is resolved, and the illegal unit is removed.

RAMIREZ states that staff has also discussed other important matters with the applicant including proper tenant notification, proposed parking and garage or carport locations, and site plan consistency. The applicant has submitted a letter requesting the applications be withdrawn until these matters are resolved. Staff is therefore recommending that the Planning Commission grant withdrawal of PUD 288 and TSM 601.

TURNER-EMERSON announces the public hearings are now open.

Joseph SCARLATTI, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA, is the applicant's representative. He indicates that the buyer was not aware of the existence of the illegal unit. They have been working diligently with the social worker of the tenant in Unit #26 in an effort to relocate the tenant. Withdrawal of the applications is requested until the issues are resolved.

No one else comes forward to be heard.

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

Motion by WOODS, second by AMBROSE, to GRANT WITHDRAWAL of Planned Development Unit 288 in accordance with the staff report; carries 5-0.

Motion by WOODS, second by AMBROSE, to GRANT WITHDRAWAL of Tentative Subdivision Map 601 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 AMBROSE, second by WELLS, to adopt Resolution Nos. 10188 through 10196 pro forma; carries 5-0.

ORAL COMMUNICATIONS

There was none.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by WOODS, second by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 8:39 PM this 22nd day of August 2005; carries 5-0.

Debra TURNER-EMERSON, Chair

ATTEST:

James S. GRIFFIN, Secretary