

# MINUTES

## PLANNING COMMISSION MEETING

NOVEMBER 21, 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  
DAVIES, Principal Civil Engineer  
ALVEY, Associate Planner  
CRAIG, Assistant Planner  
MOSSAY, Minutes Clerk

MINUTES OF 11/7/05: Motion by AMBROSE, second by WOODS to approve the Minutes of November 7, 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.

### **PLANNED UNIT DEVELOPMENT 292 & TENTATIVE SUBDIVISION MAP 606 – Westone Management Consultants for Pars Group LLC**

*(continued public hearings) Resolution No. 10230 (PUD 292) and 10231 (TSM 606)*

*(joint noticed CC mtg 12/13/05)*

*PC mtg 11/21/05*

The subject property is located on the south side of E. Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1371 E. Washington Avenue; APN: 514-012-34; General Plan Designation: Medium Density Residential

Request to convert an existing 10-unit apartment complex into a common interest development and a one-lot subdivision map in the R-3 (Multiple Family) zone. *Continued from the meetings of September 26 and October 24, 2005.*

ALVEY reviews the reasons for the previous continuances and provides an overview of the staff report, adding that the proposed enhancements represent a well-designed solution to the “motel look” of the existing apartment buildings. Staff recommends the Planning Commission recommend approval of Planned Unit Development 292 and Tentative Subdivision Map 606, subject to conditions and for the reasons stated in the staff report.

**Joseph SCARLATTI**, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA 92123, is the applicant. He refers to Condition 5j), advising the laundry room will be incorporated into the end unit, which will remain a two-bedroom, two-bath unit. The developer has also decided to put washers and dryers in each of the units.

No one else comes forward on these items.

Motion by WOODS, second by WELLS to close the public hearings on Planned Unit Development 292 and Tentative Subdivision Map 606. Motion carries 5-0.

AMBROSE commends the applicant for being responsive to staff’s and the Commission’s requests regarding condo conversions.

Motion by AMBROSE, second by BLACK to RECOMMEND APPROVAL of Planned Unit Development 292 in accordance with the staff report. Motion carries 5-0.

Motion by AMBROSE, second by BLACK to RECOMMEND APPROVAL of Tentative Subdivision Map 606 in accordance with the staff report. Motion carries 5-0.

**AMENDMENT OF SITE DEVELOPMENT PLAN 60 – Lottes Family Trust c/o California Accounts**

*(continued discussion) Letter to applicant  
(joint noticed CC mtg 12/13/05)  
(PC mtg 11/21/05)*

The subject property is located on the southeast corner of Van Houten Avenue and W. Lexington Avenue, and addressed as 321, 323 & 325 Van Houten Avenue; APN: 487-331-09; General Plan Designation: Office/Non-Retail.

Request addition to existing office building in the pending O-P (Office Professional) zone. *Continued from the meeting of November 7, 2005.*

CRAIG reviews the staff report and the reasons for the previous continuance for the proposed application. Due to significant changes to the design of the proposed

development, the applicant has requested to withdraw this application. The development that the applicant now proposes will require a conditional use permit, which has been submitted and is scheduled for the January 30, 2006 Planning Commission. Staff recommends that the Commission grant withdrawal of Amendment of Site Development Plan 60, per the applicant's request. CRAIG advises that the companion zone reclassification can continue on to the City Council, as this discussion item does not affect the rezone application.

No one comes forward to speak on this item.

Motion by WOODS, second by WELLS, to GRANT WITHDRAWAL of the Amendment of Site Development Plan 60, in accordance with the staff report. Motion carries 5-0.

**ZONE RECLASSIFICATION 2270 – El Cajon Community Development Corporation**

*(public hearing) Resolution No. 10232*

*(joint noticed for CC mtg 12/13/05)*

*PC mtg 11/21/05*

The subject property is located on the north side of Wisconsin Avenue between N. Magnolia Avenue and Chambers Street and is vacant; APN: 487-171-09; General Plan Designation: High Density Residential.

Request to rezone property from the R-1-6 (Residential One-Family, 6000 sq. ft.) zone to the R-3 (Multiple-Family) zone.

**AND**

**CONDITIONAL USE PERMIT 2014 - El Cajon Community Development Corporation**

*(public hearing) Resolution No. 10233*

*(joint noticed for CC mtg 12/13/05)*

*PC mtg 11/21/05*

Request a density bonus and/or development concessions in conjunction with a proposed residential project in the pending R-3 (Multiple-Family) zone.

**AND**

**PLANNED UNIT DEVELOPMENT 291 - El Cajon Community Development Corporation**

*(public hearing) Resolution No. 10234*

*(joint noticed for CC mtg 12/13/05)*

*PC mtg 11/21/05*

Request to construct a seven-unit common interest residential development in the pending R-3 (Multiple-Family) zone.

**AND**

**TENTATIVE SUBDIVISION MAP 605 - El Cajon Community Development Corporation**

*(public hearing) Resolution No. 10235*

*(joint noticed for CC mtg 12/13/05)*

*PC mtg 11/21/05*

Request an eight-lot subdivision in the pending R-3 (Multiple-Family) zone.

RAMIREZ announces that these four applications proposed by the property owner, El Cajon Community Development Corporation (ECCDC), comprise the City of El Cajon's first residential density bonus project under the newly approved addition of Section 17.64.030 to the El Cajon Municipal Code. She reviews the new density bonus law, including the "incentives and concessions" of the development standards.

RAMIREZ provides an overview of each of the four staff reports and advises that although a density bonus is not being requested, the applicant is seeking approval of two concessions: parking and common driveway width. The proposed development contains seven two-story units, each having two parking spaces and private yard, porch, and deck areas. Exterior materials include plank siding, stone veneer, and concrete shake roofs.

The City Planning staff takes this opportunity to thank the applicant's design team for its responsiveness to staff comments during pre-submittal conferences. All four applications are recommended for approval, subject to conditions, and have been jointly noticed for the City Council's December 13, 2005 meeting.

A discussion ensues between AMBROSE and staff regarding density bonus, concessions and the Fire Department requirement for the driveway access.

TURNER-EMERSON opens the public hearings on Zone Reclassification 2270, Conditional Use Permit 2014, Planned Unit Development 291 and Tentative Subdivision Map 605.

**Claire CARPENTER**, CEO of El Cajon Community Development Corporation (ECCDC), 168 E. Main Street, El Cajon, announces this is the ECCDC's first housing development. She provides the history of the subject property and reviews the mission of the ECCDC.

**Ric DAVY**, Davy Architecture, 811 10<sup>th</sup> Avenue, San Diego, CA 92101, is the architect for the project. It is the first project submitted under SB 1818. It is also a pilot project to see if small cottage homes can be built on small lots and, therefore, have these homes brought to market at affordable prices.

**JoAnne BUSHBY**, Chair of the ECCDC's Real Estate Development Team, 1513 Fair Glen Road, El Cajon, CA, thanks several individuals, staff and the Commission for allowing the ECCDC to take another step closer to their first housing development.

**Stasi WILLIAMS**, ECCDC Housing Coordinator, 168 E. Main Street, El Cajon, CA, shows a site model to the Commission and announces the ECCDC is making plans for the groundbreaking.

AMBROSE and TURNER-EMERSON congratulate the applicants on their project.

No one else comes forward to speak on these items.

Motion by BLACK, second by AMBROSE to close the public hearings on Zone Reclassification 2270, Conditional Use Permit 2014, Planned Unit Development 291 and Tentative Subdivision Map 605. Motion carries 5-0.

Motion by BLACK, second by AMBROSE to RECOMMEND APPROVAL of Zone Reclassification 2270, in accordance with the staff report. Motion carries 5-0.

Motion by BLACK, second by AMBROSE to GRANT Conditional Use Permit 2014, in accordance with the staff report. Motion carries 5-0.

Motion by BLACK, second by AMBROSE to RECOMMEND APPROVAL of Planned Unit Development 291, in accordance with the staff report. Motion carries 5-0.

Motion by BLACK, second by AMBROSE to RECOMMEND APPROVAL of Tentative Subdivision Map 605, in accordance with the staff report. Motion carries 5-0.

**PLANNED UNIT DEVELOPMENT 301 & TENTATIVE PARCEL MAP 626 – Lanes**

*(public hearings) Resolution No. 10236 (PUD 301) and 10237 (TPM 626)*

*(joint noticed for CC mtg 12/13/05)*

*PC mtg 11/21/05*

The subject property is located on the south side of Marline Ave. between First and Oro Streets, and addressed as 1185 Marline Avenue; APN: 484-192-17; General Plan Designation: Low Density Residential.

Request to construct a three-unit common interest residential development and a four-lot subdivision in the R-2-R (Two Family, Restricted) zone.

CRAIG provides a summary of the proposal and reviews two issues on this project: off-street parking and the proposed architecture of the units. He reviews staff's recommendation of several enhancement details. Staff recommends that the Planning Commission recommend approval of Planned Unit Development 301 and Tentative Parcel Map 626, subject to the conditions and for the reasons stated in the staff report.

AMBROSE has concerns with the building design and the composite roofing materials. He also thinks a solid, block wall, instead of the proposed wood fence, should be installed along the easterly property line.

A discussion ensues between the Commission and staff regarding the wall, the architecture and the tile roofing.

TURNER-EMERSON opens the public hearings on Planned Unit Development 301 and Tentative Parcel Map 626.

**Rich LANES**, 2585 Vista Rodeo, El Cajon, CA 92019, is the applicant. He thanks staff and the Commission for their time and appreciates the comments made earlier. He agrees with the comments made on the tile roofing and the block wall. He was not aware of the level of architectural detail that is needed at this point, and looks forward to working out the issues.

No one else comes forward to speak on these items.

Motion by WOODS, second by WELLS to close the public hearings on Planned Unit Development 301 and Tentative Parcel Map 626. Motion carries 5-0.

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Planned Unit Development 301, in accordance with the staff report, and adding Condition 3.d.(11) to read: "Replace the proposed wood fence along the easterly property line with a block wall." Motion carries 5-0.

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Tentative Parcel Map 626, in accordance with the staff report. Motion carries 5-0.

**AMENDMENT OF CONDITIONAL USE PERMIT 824 – East Main Property, LLC**

*(public hearing) Resolution No. 10238*

*PC mtg 11/21/05*

The subject property is located on the east side of East Main Street between Melody Lane and E. Madison Avenue, and addressed as 1385 East Main Street; APN: 511-171-11, -14 & -16; General Plan Designation: General Commercial.

Request to expand an existing automobile dealership in the C-2 (General Commercial) zone.

ALVEY provides a summary of the staff report, including the requirement for this amendment to be submitted prior to the issuance of building permits for the drainage channel cover. The applicant has requested to expand the dealership over the drainage channel and to the north of the drainage channel between the permanent modular home sales building and E. Main Street. Staff has recommended that the applicant process a lot line adjustment so that the display of vehicles is contained within the single property.

ALVEY discusses the development standard concerns regarding the improvements along E. Main Street with no landscaping and an expanded display/storage area along the easterly property line that could create compatibility problems with the mobile home park to the east. ALVEY offers staff's recommendations on these issues.

Staff received supplemental Public Works Department comments dated 11-21-05. Copies have been provided to each commissioner and staff recommends these comments be incorporated into the conditions of approval for this project.

Staff recommends the Planning Commission grant the amendment of Conditional Use Permit 824, subject to the conditions and including the modification based on the Public Works Department comments and for the reasons stated in the staff report.

TURNER-EMERSON opens the public hearing on Amendment of Conditional Use Permit 824.

**David WICK**, 5440 Morehouse, Suite 4000, San Diego, CA 92121, is the applicant's representative. The objective for the cover on the channel is for safety reasons, beautification of the area and to provide selling area for their vehicles. He adds that most new car dealerships are elevated from the street. In this situation, there is limited space in front of the dealership and because it is below street grade, it is difficult to see cars displayed.

A discussion ensues between the speaker and staff regarding the wording of Condition 5.e. WICK requests that "any storage of any kind" be deleted from the condition and explains his reasoning. ALVEY clarifies staff's intention of the ongoing condition and offers alternative wording.

WICK requests a modification of the landscaping requirement and refers to the aerial photo which he provided to the Commission and staff. He feels any landscaping would limit their selling ability and selling area for their cars. WICK adds that the neighborhood does not have consistent landscaping. He also has concerns with putting landscaping over the channel itself. He requests the Commission forego making a decision on the landscaping now and in 15 years, when the entire site is being redeveloped, address the landscaping of the entire area.

No one else comes forward to speak on this item.

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

A discussion ensues between the Commission and staff regarding the need for landscaping along E. Main Street. WOODS suggests the possibility of elevating the parking area.

Motion by AMBROSE, second by BLACK to GRANT the Amendment of Conditional Use Permit 824, in accordance with the staff report, and adding to Condition 3.c. the date of the supplemental Public Works Department comments (11-21-05), and modifying Condition 5.e. to read: "There shall be no storage of inoperable vehicles or parts storage of any kind on this property". Motion carries 5-0.

## **PREDRAFTED RESOLUTIONS**

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

Motion by WELLS, second by WOODS to adopt Resolution Nos. 10230, 10231, 10232, 10233, 10234, 10235, 10236, 10237 and 10238 pro forma. Motion carries 5-0.

## **ORAL COMMUNICATIONS**

On behalf of staff, RAMIREZ wishes the Commission a Happy Thanksgiving Holiday and reminds the Commission that the next meeting is on December 12, 2005.

AMBROSE requests that commissioners be provided with colored building elevations for new construction as well as condo conversions.

## **CORRESPONDENCE**

There was none.

## **ADJOURNMENT**

Motion by AMBROSE, second by WELLS, to adjourn the meeting of the El Cajon City Planning Commission at 8:10 PM this 21st day of November 2005. Motion carries 5-0.

\_\_\_\_\_  
Debra TURNER-EMERSON, Chair

ATTEST:

\_\_\_\_\_  
James S. GRIFFIN, Secretary