

# MINUTES

## PLANNING COMMISSION MEETING

DECEMBER 12, 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 11/21/05

Motion by WOODS, second by AMBROSE, to approve the Minutes of November 21, 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.

AMBROSE indicates he must abstain from Agenda Items 1A and 1B because his company has a business relationship with the applicant's company. He leaves the Chambers at 7:05 p.m.

### **PLANNED UNIT DEVELOPMENT 293 – CondoConversions.com for Scheidel**

(continued public hearing) Resolution No. 10239

*(joint noticed CC mtg. 1-10-06)*

PC mtg 12-12-05

The subject property is located on the east side of Emerald Avenue between W. Washington and Chamberlain Avenues, and addressed as 661 – 675 Emerald Avenue; APN: 487-543-22; 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. ***Continued from the meetings of October 10 and October 24, 2005.***

**AND**

**TENTATIVE SUBDIVISION MAP 607 – CondoConversions.com for Scheidel**

(continued public hearing) Resolution No.10240

(joint noticed CC mtg. 1-10-06)

PC mtg 12-12-05

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the meetings of October 10 and October 24, 2005.***

ALVEY states the items were previously continued in order to allow the applicant time to work with staff on the layout of the subject property as well as the proposed enhanced exterior elevations. He indicates that demolishing the existing single-family units will enable the applicant to provide expanded recreation area facilities and create an architecturally integrated common interest development. Modifications to help break up the continuous elevated walkway and vary the horizontal roofline are discussed. Staff recommends the Planning Commission recommend approval of Planned Unit Development 293 and Tentative Subdivision Map 607, subject to conditions and for the reasons stated in the staff reports.

TURNER-EMERSON announces the public hearings are still open.

**Chris CHRISTENSEN**, CondoConversions.com, 4817 Palm Avenue, Suite I, La Mesa, CA, is the applicant's representative. He indicates they continue to support their original proposal to refurbish the existing two, single-family homes, and will provide adequate recreational facilities. Should the Commission approve the project as currently proposed, they will move forward and conform to all recommendations made by staff.

No one else comes forward to be heard.

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

Motion by WELLS, second by BLACK, to RECOMMEND APPROVAL of Planned Unit Development 293 in accordance with the staff report; carries 4-0 (AMBROSE – Abstained).

Motion by WELLS, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 607 in accordance with the staff report; carries 4-0 (AMBROSE – Abstained).

AMBROSE returns to the Chambers at 7:09 p.m.

**PLANNED UNIT DEVELOPMENT 302 – High Tide Development for 1475 Oakdale Ave, LLC**

(public hearing) Resolution No. 10241  
(joint noticed CC mtg. 1-10-06)  
PC mtg 12-12-05

The subject property is located on the south side of Oakdale Ave. between E. Main St. and N. Third St., and addressed as 1475 Oakdale Avenue; APN: 511-014-16-00; General Plan Designation: Medium Density Residential.

Request to convert an existing 23-unit apartment complex into a common interest development in the R-P (Residential Professional) zone.

**AND**

**TENTATIVE SUBDIVISION MAP 615– High Tide Development for 1475 Oakdale Ave, LLC**

(public hearing) Resolution No. 10242  
(joint noticed CC mtg. 1-10-06)  
PC mtg 12-12-05

Request a one-lot subdivision map in the R-P (Residential Professional) zone.

CRAIG provides a summary of the proposal and addresses segments of the physical elements report that specify repair or replacement of certain items on an “as needed” or “as necessary” basis. Conditions of approval requiring replacement or repair of all systems and those identified in the report on an “as needed” or “as necessary” basis, have been recommended. Staff recommends the Planning Commission recommend approval of Planned Unit Development 302 and Tentative Subdivision Map 615, subject to conditions and for the reasons stated in the staff reports.

TURNER-EMERSON announces the public hearings are now open.

**Loreen VERTIFUEILLE**, High Tide Development, 4901 Morena Blvd., Suite 207, San Diego, CA, is the applicant’s representative. She requests clarification on the requirements to replace items such as the roof, tub surrounds, pool and spa equipment and the chain link fencing at the rear of the property. She offers to provide receipts or invoices showing how recently the items were replaced, and inspection reports that detail remaining useful roof life.

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

- Documentation of roof replacement
- Quality of physical elements report

- The requirement to provide new or like-new items, features and amenities
- The requirement for a wood or masonry fence

No one else comes forward to be heard.

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

Motion by WOODS, second by BLACK, to RECOMMEND APPROVAL of Planned Unit Development 302 in accordance with the staff report; carries 5-0.

Motion by WOODS, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 615 in accordance with the staff report; carries 5-0.

**PLANNED UNIT DEVELOPMENT 303 – Westone Management Consultants for A.R.T. Properties “D” LLC**

(public hearing) Resolution No. 10243  
(joint noticed CC mtg. 1-10-06)  
PC mtg 12-12-05

The subject property is located on the southeast corner of Washington Heights Road and E. Washington Ave., and addressed as 725 Washington Heights Road; APN: 493-120-77; General Plan Designation: Medium Density Residential.

Request to convert an existing 32-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

**AND**

**TENTATIVE SUBDIVISION MAP 616 – Westone Management Consultants for A.R.T. Properties “D” LLC**

(public hearing) Resolution No. 10244  
(joint noticed CC mtg. 1-10-06)  
PC mtg 12-12-05

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

ALVEY provides an overview of the staff reports and notes that staff has recommended the installation of a 42” masonry wall on top of the existing retaining wall in the southerly parking area, in order to provide a barrier for headlights and to provide a safety barrier between the parking area and the adjacent building. ALVEY points out that the applicant’s

list of recent improvements shows that new vinyl windows had been installed, while the physical elements report indicates that aluminum, double-glazed glass windows were installed. Staff recommends that the existing windows be replaced with dual-paned vinyl windows and that all exterior light fixtures be replaced. It is requested that the Planning Commission recommend approval of Planned Unit Development 303 and Tentative Subdivision Map 616, subject to conditions and for the reasons stated in the staff reports.

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 requests clarification about the comments in the staff report concerning exterior enhancements. He advises that the physical elements report did not correctly identify the windows as being dual-paned vinyl windows. He requests deletion of the condition requiring replacement of staircase landing surfaces.

In response to the questions by SCARLATTI, ALVEY clarifies that exterior enhancements such as French doors, private yards along the easterly property line, and "Juliet" balconies were merely suggestions, and not recommended as conditions of approval.

No one else comes forward to be heard.

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

A discussion ensues among Commissioners and staff concerning the option of installing French doors, the addition of the masonry wall in the southerly parking area, and replacement of exterior lighting.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Planned Unit Development 293 in accordance with the staff report. Motion re-stated, identifying the project as Planned Unit Development 303; carries 5-0.

Motion by AMBROSE, second by BLACK, to RECOMMEND APPROVAL of Tentative Subdivision Map 616 in accordance with the staff report; carries 5-0.

### **PLANNED UNIT DEVELOPMENT 304 – High Tide Development for Chad A. Bramwell Trust**

(public hearing) (continued to 2-13-06)  
(joint noticed CC mtg. 1-10-06)  
PC mtg 12-12-05

The subject property is located on the west side of Orlando St. between E. Madison Ave. and E. Main St., and addressed as 368 Orlando Street; APN: 489-140-78-00; 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 617 – High Tide Development for Chad A. Bramwell Trust**

(public hearing) (continued to 2-13-06)

(joint noticed CC mtg. 1-10-06)

PC mtg 12-12-05

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

CRAIG provides an overview of the proposal. He references language used in the physical elements report specifying items for repair or replacement on an “as needed” or “as necessary” basis, and advises that staff has recommended repair or replacement of the items as conditions of approval. Items identified as a “reserve repair over the evaluation period” have been recommended as conditions of approval. Staff recommends the Planning Commission recommend approval of Planned Unit Development 304 and Tentative Subdivision Map 617, subject to conditions and for the reasons stated in the staff reports.

AMBROSE expresses concerns about the lack of architectural detail on the enhanced elevations.

TURNER-EMERSON announces the public hearings are now open.

**Loreen VERTIFUEILLE**, High Tide Development, 4901 Morena Blvd., Suite 207, San Diego, CA, is the applicant’s representative. She indicates they are in agreement with staff’s recommendations. In response to the comments by AMBROSE, VERTIFUEILLE advises they worked with an artist to evaluate several building design variations and decided upon a more simplistic approach. They are open to additional architectural ideas.

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

- The necessity for improved exterior elevations
- The option to continue the items to a future public hearing date
- Roof materials appropriate for the structures

No one else comes forward to be heard.

Motion by BLACK, second by WOODS, to CONTINUE the public hearings on Planned Unit Development 304 and Tentative Subdivision Map 617 to the meeting of February 13, 2006, directing the applicant to return with improved exterior elevations; carries 5-0.

**SPECIFIC PLAN 508 – Priest Development for Promenade Square LLC**

(public hearing) Resolution No. 10247

(joint noticed CC mtg. 12-13-05)

PC mtg 12-12-05

The subject property is located on the southwest corner of W. Main St. and S. Magnolia Avenue, and is vacant; APN: 488-152-14, -15, -16 and -17; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request to increase building height to greater than 35 feet for three commercial buildings in the C-2 (General Commercial) zone.

**AND**

**AMENDMENT OF CONDITIONAL USE PERMIT 1840 – Priest Development for Promenade Square LLC**

(public hearing) Resolution No. 10248

(joint noticed CC mtg. 12-13-05)

PC mtg 12-12-05

Request reduced parking for commercial buildings in the C-2 (General Commercial) zone.

RAMIREZ provides the history of the previously approved mixed-use development and indicates that the 28-unit, three-story condominium development has been completed and is occupied. The adjacent commercial component is pending City approval for consideration of lesser building setbacks, reduced parking and greater building height. Staff's concerns are discussed relating to the proposed architecture and roof design, loss of the originally proposed outdoor plaza (CUP 1840), number of parking spaces and location of trash enclosures. It is recommended that the Planning Commission recommend approval of Specific Plan 508 and grant Amendment of Conditional Use Permit 508, subject to conditions and for the reasons stated in the staff reports.

TURNER-EMERSON announces the public hearings are now open.

**Nicholas PRIEST**, Priest Development Corporation, 14628 Quail Haven Lane, El Cajon, CA, requests the items be trailed to the end of the meeting as one of the speakers for this item has been delayed.

TURNER-EMERSON requests that any speakers in the audience come forward at this time if they are unable to stay to the end of the meeting.

**Lynn ENDICOTT**, Silver Creek Fine Art & Custom Framing, 120 E. Main Street, El Cajon, CA, owns a business across the street from the subject property. She reads a letter that addresses her support for new businesses coming into the downtown area and her concern about the proposal for a reduction in the number of required parking spaces. She submits the letter to staff.

No one else comes forward to be heard.

Motion by WOODS, second by WELLS, to CONTINUE the items to the end of the agenda; carries 5-0.

**CONDITIONAL USE PERMIT 2015 – RHL Design Group, Inc. for Sears Roebuck**

(public hearing) Resolution No. 10249

(joint noticed CC mtg. 1-10-06)

PC mtg 12-12-05

The subject property is located on the east side of N. Johnson Avenue between I-8 and Fletcher Parkway, and addressed as 575 Fletcher Parkway; APN: 482-270-33; General Plan Designation: Special Development Area #8.

Request to establish a car rental facility at Parkway Plaza in the C-R (Regional Commercial) zone.

RAMIREZ provides a summary of the proposal, advising that the car rental counter will be located inside the existing Sears building and that the rental cars will be displayed in a remote location. Staff has not identified any conflicts between the car rental operation and the Westfield mall location. Servicing, washing, re-fueling and repairing of vehicles to be rented will be done off-site. It is recommended that the Planning Commission grant Conditional Use Permit 2015, subject to conditions and for the reasons stated in the staff report.

TURNER-EMERSON announces the public hearing is now open.

**Karl HUY**, 2401 E. Katella Avenue, Suite 400, Anaheim, CA, is the applicant's representative. He states they are in complete concurrence with the findings and recommendations by staff.

No one else comes forward to be heard.

Motion by AMBROSE, second by BLACK, to close the public hearing; carries 5-0. Motion by AMBROSE, second by BLACK, to GRANT Conditional Use Permit 2015 in accordance with the staff report; carries 5-0.



## **ROOF DESIGN FOR CONDO CONVERSIONS – Planning Commission**

(discussion item) PC mtg 12-12-05

RAMIREZ indicates the report is presented in response to comments made under Oral Communications at the October 24, 2005 Planning Commission meeting. The report touches briefly on condominium conversions and those that are coming forward more frequently with a flat roof, as many of the existing apartments in El Cajon have. Commissioners have cited at least two reasons to take a look at the flat roof: 1) an attempt to eliminate the opportunity for ponding water that can later lead to water intrusion and interior damage, and 2) to eliminate the dated look of the existing apartment neighborhoods in El Cajon. Graphics from two approved projects are reviewed along with the pros and cons for changing a flat roof to a pitched roof.

RAMIREZ states that staff continues to prefer the pre-application process and counseling with condo conversion applicants to assess the merits of the proposed architectural enhancements, including roof design. Staff concludes that a pitched roof should not be viewed as a universal solution for every conversion that starts out with a flat roof. Should the Commission decide that this design matter should not be handled at the staff level, then Commissioners can direct the staff to return with a specific policy on roof designs for conversions. In the meantime, staff recommends that the report be accepted by the Commission and forwarded to the City Council for information together with a copy of the Minutes from tonight's discussion.

A discussion ensues among Commissioners and staff concerning a suggestion to require a pitched roof unless strong arguments can be made against a pitched roof.

**Joseph SCARLATTI**, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA, says that roof structure, current condition, and life expectancy of the roof should be factors in the decision-making process and should be addressed in physical elements reports.

**Ron PENNOCK**, Chairman, East County Construction Council, 124 W. Main Street, Suite 260, El Cajon, CA, agrees with staff's analysis and recommendation to assess proposed architectural enhancements, including roof design. He suggests the Condo Conversion Task Force be given the opportunity to provide input on this and similar building issues.

AMBROSE expresses concern about physical elements reports that lack roof inspection reports, and reports that lacking a signature or an RCE (Registered Civil Engineer) stamp.

**Chris CHRISTENSEN**, CondoConversions.com, 4817 Palm Avenue, Suite I, La Mesa, CA, agrees with comments by the previous speakers. He speaks about significant costs associated with redesigning a roof for the purpose of aesthetics. He feels the focus should be on maintaining a properly working roof system and the opportunity to provide much needed redevelopment of properties.

Motion by WELLS, second by WOODS, to ACCEPT and forward the report to the City Council with the Minutes from the meeting; carries 5-0.

**SPECIFIC PLAN 508 – Priest Development for Promenade Square LLC**

(public hearing) Resolution No. 10247

(joint noticed CC mtg. 12-13-05)

PC mtg 12-12-05

The subject property is located on the southwest corner of W. Main St. and S. Magnolia Avenue, and is vacant; APN: 488-152-14, -15, -16 and -17; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request to increase building height to greater than 35 feet for three commercial buildings in the C-2 (General Commercial) zone.

**AND**

**AMENDMENT OF CONDITIONAL USE PERMIT 1840 – Priest Development for Promenade Square LLC**

(public hearing) Resolution No. 10248

(joint noticed CC mtg. 12-13-05)

PC mtg 12-12-05

Request reduced parking for commercial buildings in the C-2 (General Commercial) zone.

The public hearings are still open.

**Daryl R. PRIEST**, 124 W. Main Street, Suite 240, El Cajon, CA, is the applicant. He is here to answer any questions about the project.

RAMIREZ advises the speaker that a summary of the staff reports was given earlier in the meeting.

PRIEST addresses the issues raised in the staff reports. He indicates they will enclose the trash enclosure completely and arrange for trash pick up six days a week. He feels the proposed number of parking spaces is adequate and says there is off-site parking available across the street.

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

- Staff's recommendation for removal of the middle building (Building B) or to have its square footage added to Building A to allow space for an open plaza
- The proposed arcades for Building A
- Roof design for all proposed buildings
- Enclosing the trash enclosure
- The advantages of having an open plaza
- Completion of curbs, gutters and sidewalks

**Dan MANNIX**, 439 El Cajon Blvd., El Cajon, CA, is the architect for the project. He discusses the three-tiered design of Building A, including the type of windows to be utilized. He supports the roof design as displayed on the current site plan.

At the request of Commissioners, **PRIEST** returns to the podium. Discussion ensues among Commissioners, staff and the speaker concerning:

- Number and location of trash bins
- The possibility of obtaining a variance to allow building of the trash enclosure in the setback area within SP 182
- Drainage considerations
- The impending revision of SP 182 which will include design guidelines and preparation of a new environmental impact report to address boundary changes, intensification of uses, and parking issues

No one else comes forward to be heard.

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

Motion by AMBROSE, second by WELLS, to RECOMMEND APPROVAL of Specific Plan 508 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by WELLS, to GRANT Amendment of Conditional Use Permit 1840, eliminating condition 6 c. concerning removal of Building B; carries 5-0.

## **PREDRAFTED RESOLUTIONS**

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

Motion by BLACK, second by WOODS, to adopt Resolution Nos. 10239 – 10244 and 10247 - 10249 pro forma; carries 5-0.

## **ORAL COMMUNICATIONS**

AMBROSE advises that the Blue Ribbon Committee is putting together an inventory on industrial land uses in the City.

## **CORRESPONDENCE**

There was none.

**ADJOURNMENT**

Motion by WOODS, second by WELLS, to adjourn the meeting of the El Cajon City Planning Commission at 9:20 PM this 12th day of December 2005.

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Debra TURNER-EMERSON, Chair

ATTEST:

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James S. GRIFFIN, Secretary