

MINUTES

PLANNING COMMISSION MEETING

FEBRUARY 13, 2006

The meeting of the El Cajon City Planning Commission is called to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: SOTTILE, WELLS, WOODS, AMBROSE, BLACK
COMMISSIONERS ABSENT: NONE
OTHERS PRESENT: RAMIREZ, Principal Planner
FOSTER, Assistant City Attorney
GRIFFITHS, Principal Civil Engineer
ALVEY, Associate Planner
CRAIG, Assistant Planner
MOSSAY, Minutes Clerk

MINUTES OF 1/30/06: Motion by AMBROSE, second by WOODS to approve the Minutes of January 30, 2006 pro forma. Motion carries 5-0.

BLACK explains the mission of the Planning Commission and the proper procedure for speaking before the Commission and asks for proper decorum during the meeting. He announces that the appeal period for the items on this agenda will end on Monday, February 27, 2006 at 5:00 p.m.

BLACK welcomes newly appointed Planning Commissioner Anthony Sottile to the Commission.

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

(continued public hearing) Resolution No. 10264

(joint noticed CC mtg 3-14-06)

PC mtg 2-13-06

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; 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. ***Continued from the meeting of December 12, 2005.***

AND

TENTATIVE SUBDIVISION MAP 617 - High Tide Development for Chad A. Bramwell Trust

*(continued public hearing) Resolution No. 10265
(joint noticed CC mtg. 3-14-06)
PC mtg 2-13-06*

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the meeting of December 12, 2005.***

CRAIG provides an overview of the staff reports. He notes that staff is recommending conditions requiring replacement or repair for all items specified in the physical elements report as an “as needed” or “as necessary” basis. CRAIG also comments on the improvements reflected in the revised exterior elevations. Staff recommends approval of Planned Unit Development 304 and Tentative Subdivision Map 617, subject to the conditions and for the reasons listed in the staff reports.

BLACK announces the public hearings are still open.

Loreen VERTIFUEILLE, High Tide Development, 4901 Morena Blvd, Suite 207, San Diego, CA 92117, is the applicant’s representative. She advises the property owner agrees with the conditions of approval and she is here to answer any questions.

AMBROSE congratulates the applicant on the improvements made to the proposed project.

In response to WELLS’ question, VERTIFUEILLE says they plan to remove the chain link fencing around the pool and replace with white, straight-line wrought iron fencing.

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 304 and Tentative Subdivision Map 617; carries 5-0.

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Planned Unit Development 304 in accordance with the staff report; carries 5-0.

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Tentative Subdivision Map 617 in accordance with the staff report; carries 5-0.

These items are scheduled to be heard by the City Council on March 14, 2006.

SPECIFIC PLAN 509 – Cingular Wireless c/o Wireless Facilities, Inc. for Gabae M & Alp

(public hearing) Resolution No. 10266

(joint noticed CC mtg. 3-14-06)

PC mtg 2-13-06

The subject property is located on the northeast corner of E. Chase and Avocado Avenues, and addressed as 426 E. Chase Avenue; APN: 493-430-22; General Plan Designation: Neighborhood Retail Commercial.

Request to exceed the 35-foot height limit with a wireless communications facility in the C-1 (Neighborhood Commercial) zone.

AND

CONDITIONAL USE PERMIT 2019 – Cingular Wireless c/o Wireless Facilities, Inc. for Gabae M & Alp

(public hearing) Resolution No. 10267

(joint noticed CC mtg. 3-14-06)

PC mtg 2-13-06

Request a stand-alone wireless communications facility in the C-1 (Neighborhood Commercial) zone.

RAMIREZ reviews the applicant's requests and notes staff's suggestion to relocate the proposed wireless facility away from the adjacent residential properties. Staff recommends approval, with conditions, of Specific Plan 509 and Conditional Use Permit 2019. These items are scheduled for City Council hearings on March 14, 2006.

BLACK opens the public hearings on Specific Plan 509 and Conditional Use Permit 2019.

Mike SLOOP, Wireless Facilities, Inc., representing Cingular Wireless, 4810 Eastgate Mall, San Diego, is the applicant's representative. He speaks in favor of staff's recommendations and agrees with staff's opinion to move the sign 140 feet to the south.

Motion by AMBROSE, second by WELLS to close the public hearings on Specific Plan 509 and Conditional Use Permit 2019; carries 5-0.

Motion by AMBROSE, second by WELLS to RECOMMEND APPROVAL of Specific Plan 509 in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by SOTTILE to GRANT Conditional Use Permit 2019 in accordance with the staff report; carries 5-0.

These items will go on to the City Council for public hearings on March 14, 2006.

AMBROSE abstains from the next four items due to a conflict of interest. He leaves the Council Chambers at 7:25 p.m.

PLANNED UNIT DEVELOPMENT 308 – CondoConversions.com for Foley Property Assets, LLC

(public hearing) Continue to March 13, 2006

(joint noticed CC mtg 3-14-06)

PC mtg 2-13-06

The subject property is located on the east side of Leslie Rd. between E. Renette and E. Chase Avenues, and addressed as 989 – 999 Leslie Rd.; APN: 492-342-27 & - 34; General Plan Designation: Medium Density Residential.

Request to convert an existing 16-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 622 - CondoConversions.com for Foley Property Assets, LLC

(public hearing) Continue to March 13, 2006

(joint noticed CC mtg 3-14-06)

PC mtg 2-13-06

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

ALVEY advises the applicant has requested the continuance in order to address exterior elevations issues. Staff recommends the Planning Commission continue the public hearings for Planned Unit Development 308 and Tentative Subdivision 622 to the meeting of March 13, 2006, with no re-noticing.

BLACK opens the public hearings on Planned Unit Development 308 and Tentative Subdivision Map 622.

Franklin SPEES, CondoConversions.com, P. O. Box 1243, La Mesa, CA 91944, is the applicant's representative. He speaks in favor of the continuance and will work with staff to resolve the issues mentioned earlier.

No one else comes forward to speak.

Motion by WOODS, second by SOTTILE to CONTINUE the public hearings on Planned Unit Development 308 and Tentative Subdivision Map 622 to the Planning Commission meeting of March 13, 2006, with no re-noticing; carries 4-0, AMBROSE abstains.

PLANNED UNIT DEVELOPMENT 309 – CondoConversions.com for Daylon Investments, LLC

(public hearing) Resolution No. 10268

(joint noticed CC mtg. 3-14-06)

PC mtg 2-13-06

The subject property is located on the west side of Emerald Avenue between Chamberlain Street and W. Lexington Avenue, and addressed as 528 Emerald Avenue; APN: 487-541-25; General Plan Designation: Medium Density Residential.

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

AND

TENTATIVE SUBDIVISION MAP 623 – CondoConversions.com for Daylon Investments, LLC

(public hearing) Resolution No. 10269

(joint noticed CC mtg. 3-14-06)

PC mtg 2-13-06

The subject property is located on the west side of Emerald Avenue between Chamberlain Street and W. Lexington Avenue, and addressed as 528 Emerald Avenue; APN: 487-541-25; General Plan Designation: Medium Density Residential.

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

ALVEY reviews the condo conversion request and addresses staff's recommendations on the parking space configuration, the relocation of the masonry wall to the property line, the trash enclosure area, the pedestrian gate at the alley, the covered concrete walkway, and the recommendations that all wood fencing be replaced with masonry wall, as well as the rear property line be fenced with a permanent masonry wall.

Staff recommends that the Planning Commission recommend approval of Planned Unit Development 309 and Tentative Subdivision Map 623, subject to conditions and for the reasons stated in the staff report.

BLACK opens the public hearings on Planned Unit Development 309 and Tentative Subdivision Map 623.

Franklin SPEES, CondoConversions.com, P.O. Box 1243, La Mesa, CA 91944, is the applicant's representative. He agrees with most of staff's recommendations, but addresses the following issues: 1) requests the condition requiring a masonry wall on the northerly border be removed; 2) requests the trash enclosure location the applicant proposed be allowed; 3) requests the condition requiring the masonry wall in the rear be

a wood fence; 4) agrees with the suggested parking configuration by staff; and 5) asks for clarification on the patio covers.

A discussion ensues among the speaker, staff and the Commission regarding the speaker's requests, with ALVEY offering staff's reasoning for the recommendations. ALVEY advises that the trash enclosure setback is an ordinance requirement and therefore cannot be waived.

No one else comes forward on these items.

Motion by WELLS, second by WOODS to close the public hearings on Planned Unit Development 309 and Tentative Subdivision Map 623; carries 4-0, AMBROSE abstained.

A discussion ensues between the Commission and staff regarding the preference of masonry walls versus wood fences. WELLS commends the applicant for taking on this project, and indicates his support for all conditions recommended by staff.

Motion by WELLS, second by SOTTILE to RECOMMEND APPROVAL of Planned Unit Development 309 in accordance with the staff report; carries 4-0, AMBROSE abstained.

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Tentative Subdivision Map 623 in accordance with the staff report; carries 4-0, AMBROSE abstained.

These items are scheduled to be heard by the City Council on March 14, 2006.

AMBROSE returns to the Council Chambers at 7:50 p.m.

RAMIREZ explains the reasons for the following resolutions of intention. The proposed public hearing date for the following items is March 13, 2006.

RESOLUTION OF INTENTION NO. 10254 – Planning Commission
(discussion) Adopt

Resolution of Intention to set to public hearing for consideration of an amendment of the Zoning Ordinance regarding parking space size.

AND

RESOLUTION OF INTENTION NO. 10256 – Planning Commission

(discussion) Adopt

Resolution of Intention to set to public hearing for Zone Reclassification 2275 to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

AND

RESOLUTION OF INTENTION NO. 10257 – Planning Commission

(discussion) Adopt

Resolution of Intention to set to public hearing for Zone Reclassification 2276 to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

AND

RESOLUTION OF INTENTION NO. 10262 – Planning Commission

(discussion) Adopt

Resolution of Intention to set to public hearing for Zone Reclassification 2277 to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

No one comes forward to speak. Motion by WOODS, second by SOTTILE to adopt Resolutions of Intention No. 10254, 10256, 10257 and 10262; carries 5-0.

RESOLUTION OF INTENTION NO. 10263 – Planning Commission

(discussion) Adopt

Resolution of Intention to set to public hearing for General Plan Amendment 2006-01 to consider an amendment of the Housing Element and Consolidated Plan.

No one comes forward to speak. Motion by AMBROSE, second by WELLS to ADOPT Resolution of Intention No. 10263; carries 5-0.

PREDRAFTED RESOLUTIONS

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

Motion by WELLS, second by AMBROSE to adopt Resolution Nos. 10264, 10265, 10266, 10267, 10268 and 10269 pro forma. Motion carries 5-0.

ORAL COMMUNICATIONS

RAMIREZ reminds the Commission that at the conclusion of the next Planning Commission meeting on February 27, 2006, the Commission will elect a new Chair and Chair Pro Tem.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by WOODS, second by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 7:55 PM this 13th day of February 2006. Motion carries 5-0.

Thomas BLACK, Chair Pro Tem

ATTEST:

James S. GRIFFIN, Secretary