

# MINUTES

## PLANNING COMMISSION MEETING

FEBRUARY 27, 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  
KRULIKOWSKI, City Traffic Engineer  
ALVEY, Associate Planner  
CRAIG, Assistant Planner  
HAWLEY, Admin. Secretary

### MINUTES OF 2-13-06

Motion by AMBROSE, second by WOODS to approve the Minutes of February 13, 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 advises that the appeal period for the items on this Agenda will end on Monday, March 13, 2006 at 5:00 p.m.

AMBROSE announces he must abstain from agenda items 1A, B & C due to a conflict of interest. He leaves the Council Chambers at 7:05 p.m.

### **ZONE RECLASSIFICATION 2274 – Profin, Inc. for Schoonard & Bledsoe Family Trust**

(public hearing) Resolution No.10272

(joint noticed CC mtg. 3-28-06)

PC mtg 2-27-06

The subject property is located on the east side of S. Lincoln Avenue between E. Washington Avenue and Lynn Place, and addressed as 619 & 623 S. Lincoln Avenue; APN: 488-371-01 & 493-101-01; General Plan Designation: Medium Density Residential.

Request to rezone property from the R-1-6 (Residential One Family, 6,000 sq. ft.) zone to the R-3 (Multiple Family) zone.

AND

**PLANNED UNIT DEVELOPMENT 310 – Profin, Inc. for Schoonard & Bledsoe Family Trust**

(public hearing) Resolution No.10273  
(joint noticed CC mtg. 3-28-06)  
PC mtg 2-27-06

Request to construct a 15-unit common interest development in the pending R-2 (Two-Family) zone.

AND

**TENTATIVE SUBDIVISION MAP 624 – Profin, Inc. for Schoonard & Bledsoe Family Trust**

(public hearing) Resolution No.10274  
(joint noticed CC mtg. 3-28-06)  
PC mtg 2-27-06

Request a 16-lot subdivision map (including one common lot) in the pending R-2 (Two-Family) zone.

RAMIREZ provides a summary of the staff reports and indicates that after being advised by the staff that the R-2 (Two-Family) zone would be more in keeping with the most recently approved development in the immediate area, the applicant's representative agreed to revise the original request for R-3 (Multiple Family) zoning to the recommended R-2 zone. Conditions of approval are briefly reviewed concerning location of supplemental parking, on-site lighting, storage of individual trash containers and property boundary fencing. Staff recommends approval of all three items in accordance with the staff reports.

BLACK announces the public hearings are now open.

No one comes forward to be heard.

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

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Zone Reclassification 2274 in accordance with the staff report; carries 4-0 (AMBROSE – Abstained).

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Planned Unit

Development 310 in accordance with the staff report; carries 4-0 (AMBROSE – Abstained).

Motion by WELLS, second by WOODS to RECOMMEND APPROVAL of Tentative Subdivision Map 624 in accordance with the staff report; carries 4-0 (AMBROSE – Abstained).

These items are scheduled to be heard by the City Council on March 28, 2006.

AMBROSE returns to the Council Chambers at 7:15 p.m.

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

(public hearing) Resolution No. 10275  
(joint noticed CC mtg. 3-28-06)  
PC mtg 2-27-06

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; 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. 10276  
(joint noticed CC mtg. 3-28-06)  
PC mtg 2-27-06

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

ALVEY provides the history of the items, which were originally submitted in July of 2005, and subsequently withdrawn in August of 2005 due to issues concerning an illegal dwelling unit. Conditions of approval are recommended that will not allow any aspect of the project to move forward until the illegal unit is removed. Staff is also recommending that the dwelling unit adjacent to the laundry room not exceed three bedroom and two bathrooms. Staff recommends that the Planning Commission recommend approval of Planned Unit

Development 288 and Tentative Subdivision Map 601 subject to the conditions and for the reasons stated in the staff reports.

BLACK announces the public hearings are now open.

**Joseph SCARLATTI**, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego, CA, speaks in favor and requests modifications to condition 7.b.3, which prohibits location of the heating and air conditioning units on the exterior building facade and 7.b.11, for which they would like to add an additional one-half bath.

A discussion ensues among Commissioners and staff concerning the speaker's request to add an additional one-half bath and the proposal for a pitched roof.

**Salam ESKHARIA**, 847 Friendly Circle, El Cajon, CA, asks for the definition of a "planned unit development".

No one else comes forward to be heard.

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

Motion by AMBROSE, second by WELLS to RECOMMEND APPROVAL of Planned Unit Development 288, adding the wording "where feasible" to the end of condition 7.b.3, and modifying condition 7.b.11 to read: "Restore former laundry room into no more than one bedroom & one and a half bathrooms for the adjacent unit and the remainder into common area facilities"; carries 5-0.

Motion by AMBROSE, second by SOTTILE to RECOMMEND APPROVAL of Tentative Subdivision Map 601 in accordance with the staff report; carries 5-0.

These items are scheduled to be heard by the City Council on March 28, 2006.

### **PLANNED UNIT DEVELOPMENT 311 - Schaefer**

(public hearing) Resolution No. 10277  
(joint noticed CC mtg. 3-28-06)  
PC mtg 2-27-06

The subject property is located on the west side of S. Anza St. between E. Lexington and E. Washington Aves., and addressed as 404 – 414 S. Anza Street; APN: 488-262-49; General Plan Designation: Medium Density Residential.

Request to convert an existing 47-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

**TENTATIVE SUBDIVISION MAP 625 - Schaefer**

(public hearing) Resolution No. 10278  
(joint noticed CC mtg. 3-28-06)  
PC mtg 2-27-06

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

CRAIG provides a summary of the staff reports. He indicates that language contained in the applicant's list of proposed improvements and in the physical elements report does not actually commit the applicant to making improvements. In many instances, it is not clear to staff whether the applicant intends to replace or refurbish certain systems and items such as kitchen cabinets and countertops. Staff has informed the applicant that such language is too vague and the Planning Commission cannot recommend approval of projects that include ambiguous commitments to proposed upgrades. For this reason, staff has included specific conditions directing the applicant to take specific actions relating to replacement or repair of many of the systems and physical elements listed by the applicant in the list of proposed upgrades and in the physical elements report.

CRAIG states that staff recommends that the Planning Commission recommend approval of Planned Unit Development 311 and Tentative Subdivision Map 625 for the reasons and subject to the conditions listed in the staff reports. CRAIG informs that staff received a communication late this afternoon, from a resident at the subject property, Mr. Robert Clark, expressing concerns about displacement of tenants and the rising cost of rental units in the City.

BLACK announces the public hearings are now open.

**James SCHAEFER**, 4748 La Rueda Dr., La Mesa, CA 91941, is the applicant and property owner of 404 – 414 S. Anza. He indicates his agreement with staff's comments concerning the language contained in the physical elements report and in the list of proposed improvements. He requests clarification on whether there is a requirement to install a new street light or to relocate the existing street light from its current position just north of the subject property. Additionally, he requests that the wooden privacy screens on the first floor patios be allowed to remain, as they serve as a barrier for the occupants and discourage people from walking from the patios across the lawn area. He asks if the tree, at the north end of the property, could be saved by trimming it back, rather than removing it.

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

- Public Works requirement for installation of a public street light in a position for better lighting of the subject property, the intersection and the street;
- The possibility of retaining the tree and the procedure for submittal of a landscape plan.

No one else comes forward to be heard.

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

Motion by WOODS, second by SOTTILE to RECOMMEND APPROVAL of Planned Unit Development 311, modifying condition 6.a.8 to read: "Replace all wood patio fencing"; carries 5-0.

Motion by WOODS, second by SOTTILE to RECOMMEND APPROVAL of Tentative Subdivision Map 625 in accordance with the staff report; carries 5-0.

These items are scheduled to be heard by the City Council on March 28, 2006.

### **SITE DEVELOPMENT PLAN 1435 – Grier**

(discussion)

PC mtg 2-27-06

The subject property is located on the northwest corner of Wells and Graves Avenues, and addressed as 172 Wells Ave; APN: 488-010-13; General Plan Designation: High Density Residential.

Request to construct an office building with a residence in the O-P (Office Professional) zone.

CRAIG provides a summary of the staff report and indicates that because the project is located within the boundaries of the downtown redevelopment area and Specific Plan 182, it must be reviewed and approved by the Planning Commission and City Council. Staff proposes two changes to the proposed site plan that include: 1) reduction of the proposed landscape area in order to provide one additional parking space, and 2) relocation of the trash enclosure ten to 15 feet to the north of the proposed location in order to facilitate trash collection activities. Staff recommends that the Planning Commission recommend approval of Site Development Plan 1435 subject to the conditions and for the reasons stated in the staff report.

BLACK requests that any speakers for this item come forward to speak.

**John GRIER**, 2065 Montclair Street, San Diego, CA, is the applicant. He agrees with staff's suggestion to relocate the trash enclosure. With respect to condition 7e, he suggests a portion of the landscaping to the immediate northwest corner of the lot be removed, rather than a portion of the landscaping in the center of the parking area, in order to establish an additional parking space. He requests clarification on the Fire Department's comments regarding a fire hydrant.

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

- The need for a ready source of water at the subject site before the start of construction;
- Staff support for the applicant's suggestion to locate the additional parking space near the trash enclosure.

No one else comes forward to be heard.

Motion by AMBROSE, second by WOODS to APPROVE Site Development Plan 1435, and directing the applicant to work with staff concerning the landscaping in the parking lot area; carries 5-0.

This item is scheduled for consideration by the City Council at their meeting of March 28, 2006.

### **CONDITIONAL USE PERMIT 2012 - Planning Commission for Whillock**

(discussion) Resolution No. 10271

PC mtg 2-27-06

Review for compliance with conditions of approval. The subject property is addressed as 330-346 Front Street.

Request to utilize prefabricated structures for storage purposes in the M (Manufacturing) zone. ***Continued from the meeting of January 30, 2006.***

ALVEY provides the history of the item and the applicant's request for an appeal concerning the conditions of approval. He informs that this afternoon, the applicant's representative submitted an incomplete certificate of compliance application. Staff will prepare a letter in the following days concerning the incomplete submittal and requesting additional information from the applicant. It is staff's opinion that the applicant has not satisfied the conditions of the approval associated with the request, in a timely fashion. Staff recommends that the Planning Commission adopt a resolution of intention to set to public hearing the consideration of the revocation of Conditional Use Permit 2012. Should the applicant complete all the conditions of approval prior to the revocation hearing, the revocation could be denied by the Planning Commission.

**Scott TALLMAN**, 15447 Lawson Valley Road, Jamul, CA, is the applicant's representative. He speaks in favor, indicating that only one condition of approval is outstanding at this time. They have a different opinion regarding the definition of an ocean-going storage container.

**Thomas M. FINROW**, 9131 Fletcher Parkway, Suite 125, La Mesa, CA, is the attorney for

the applicant. He speaks in favor of an appeal to the City Council concerning the conditions of approval for CUP 2012, rather than a public hearing to consider revocation.

In response to questions by AMBROSE, FOSTER states tonight's discussion is the same as that of the meeting on January 30<sup>th</sup>. Based on the comments at that time, the position of the City Attorney's office remains the same in that the request for appeal in this matter was untimely, and therefore should not be processed. She reiterates that the applicant was present at the meeting when the Planning Commission resolution was passed and knows the decision that was made at that time. The records and Minutes from the meeting of October 24, 2005 also indicate that the Chair stated, on the record, the deadline for filing appeals for matters on that agenda.

No one else comes forward to be heard.

Motion by WELLS, second by SOTTILE to ACCEPT the report and ADOPT Resolution No. 10271 in accordance with the staff report; carries 5-0.

This item is scheduled for a public hearing at the Planning Commission meeting of April 10, 2006 to consider the revocation of Conditional Use Permit 2012.

### **RESOLUTION OF INTENTION NO. 10270 - Planning Commission**

(discussion) ADOPT  
PC mtg 2-27-06

To set to public hearing consideration of an amendment of the Zoning Ordinance regarding smoke shop regulations.

RAMIREZ discusses the urgency ordinance adopted in April 2004 to temporarily prohibit smoke shops and tobacco shops in the City's downtown area; it was a temporary ordinance that has a limited lifetime. By setting to hearing an amendment of the Zoning Ordinance, the City can then consider the related issues before establishing permanent regulations in the ordinance (to replace the urgency ordinance). The Planning Commission's action to adopt this resolution of intention will set a public hearing date of March 27, 2006, to consider amending the ordinance regarding smoke shop regulations.

No one comes forward to be heard.

Motion by AMBROSE, second by WOODS to ADOPT Resolution No. 10270; carries 5-0.

**REQUEST FOR EXTENSION OF TIME FOR ZONE RECLASSIFICATION 2255 – Areigat**  
(discussion) Resolution No. 10279

The subject property is located on the west side of Avocado Boulevard between Calavo Drive and Dewitt Court, and addressed as 4876 Avocado Boulevard; APN 497-081-50; LUC 1111; General Plan Designation: Low-Low Density Residential.

Request extension of time for ZR 2255.

RAMIREZ advises that due to issues with the City's ultimate boundary, the subject property's annexation has been held at abeyance at LAFCO (Local Agency Formation Commission). This circumstance, which is beyond the applicant's control, has prevented him from satisfying the rezoning condition of approval. Although there was some controversy over the appropriateness of the staff recommended R-S-14 zone, both the Planning Commission and the City Council unanimously approved the R-S-14 zone. That zone is consistent with the City's General Plan, and is the same zoning designation as properties on the north side of Dewitt Court for those properties already located within the City limits. Staff is recommending that the Planning Commission approve a one-year extension of time to February 8, 2007 for this rezoning, subject to the same conditions and the reasons contained in the original Planning Commission resolution.

No one comes forward to be heard.

Motion by SOTTILE, second by AMBROSE to GRANT a one-year extension of time for Zone Reclassification 2255 to February 8, 2007; carries 5-0.

**ELECTION OF OFFICERS**

RAMIREZ summarizes the duties of the Chair and Chair Pro Tem, and the procedure for the annual election of officers.

Motion by WELLS, second by AMBROSE to select BLACK as Chair; carries 5-0.

Motion by AMBROSE, second by BLACK to select WELLS as Chair Pro Tem; 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. 10272 - 10279 pro forma; carries 5-0.

## **ORAL COMMUNICATIONS**

BLACK advises he attended the workshop concerning the proposed amendment of Specific Plan 182 and encourages Commissioners to attend future meetings on this project.

## **CORRESPONDENCE**

There was none.

## **ADJOURNMENT**

Motion by AMBROSE, second by WELLS to adjourn the meeting of the El Cajon City Planning Commission at 8:25 PM this 27th day of February 2006; carries 5-0.

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Thomas BLACK, Chair Pro Tem

ATTEST:

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James S. GRIFFIN, Secretary