

# MINUTES

## PLANNING COMMISSION MEETING

MARCH 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  
HAWLEY, Admin. Secretary

MINUTES OF 2/27/06

Motion by AMBROSE, second by WOODS to approve the Minutes of March 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 27, 2006 at 5:00 p.m.

AMBROSE advises he must abstain from Agenda Items #1 (Planned Unit Development 308 and Tentative Subdivision Map 622) and #2 (Planned Unit Development 300 & Tentative Subdivision Map 614) due to a conflict of interest. His company does business with the principals for these two projects. He leaves the Chambers at 7:05 PM.

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

(public hearing) Continued to 4-24-06  
(joint-noticed CC mtg 4-11-06)  
PC mtg 3-13-06

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. ***Continued from the Planning Commission meeting of February 13, 2006.***

AND

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

(public hearing) Continued to 4-24-06  
(joint-noticed CC mtg 4-11-06)  
PC mtg 3-13-06

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meeting of February 13, 2006.***

ALVEY provides a history of the item and the continuance, outlining staff's concerns about the proposed exterior enhancements for the project. Staff has continued to work with the applicant to address all of the concerns. On February 27, 2006, staff received a second request for a 30-day continuance from the applicant. Staff recommends these requests be continued to the April 24, 2006 Planning Commission meeting. This continuance will be more than 30 days, and the applicant will therefore be required to pay the cost for re-noticing the public hearing.

BLACK announces the public hearings are still open. He requests that anyone who wishes to speak on this item and is unable to return for the April 24, 2006 meeting, come forward to speak at this time.

**Chris CHRISTENSEN**, CondoConversions.com, 4817 Palm Avenue, Suite I, La Mesa, CA, is the applicant's representative. He requests a continuance of these items, indicating that the owner does not agree with staff's recommendation to provide a pitched roof. They wish to present the project for consideration by the Planning Commission and City Council, as originally proposed.

No one else comes forward to be heard.

Motion by SOTTILE, second by WOODS to CONTINUE the public hearings on Planned Unit Development 308 and Tentative Subdivision Map 622 to the Planning Commission meeting of April 24, 2006; carries 4-0. (AMBROSE – Abstained)

(As stated previously, AMBROSE has abstained from the following items, Planned Unit Development 300 & Tentative Subdivision Map 614).

**PLANNED UNIT DEVELOPMENT 300 – Hunters Run Apartments, LLC**

(public hearing) Resolution No. 10281

(joint-noticed CC mtg 4-11-06)

PC mtg 3-13-06

The subject property is located on the north side of Broadway between Ballantyne and N. Mollison Avenue, and addressed as 532 Broadway; APN: 483-130-61 & -62; General Plan Designation: Medium Density Residential.

Request to convert an existing 218-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meetings of November 7, 2005 and January 9, 2006.***

AND

**TENTATIVE SUBDIVISION MAP 614 – Hunters Run Apartments, LLC**

(public hearing) Resolution No. 10282

(joint-noticed CC mtg 4-11-06)

PC mtg 3-13-06

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meetings of November 7, 2005 and January 9, 2006.***

RAMIREZ advises that at the conclusion of staff's presentation, the Planning Commission will be asked to include two, new conditions of approval for PUD 300 that were inadvertently omitted from the staff report. The applicant has been informed of the new conditions and has indicated his acceptance of those conditions.

RAMIREZ provides a summary of the staff reports, noting that the items were continued from previous Planning Commission meetings in order for the applicant to have additional time to work with his engineer and the City Public Works Department staff regarding the existing drainage channel that runs along the easterly and northerly property line. If this project is approved, the applicant will have to improve the existing earthen channel to increase its capacity to better handle storm water. The applicant has advised that the cost of the improvements will make it impossible for him to attain his goal of converting the existing development of 218 apartments to condominiums. The applicant still wants to move forward with the applications.

RAMIREZ outlines the added conditions of approval, which reference the Fire Department's requirements attached to the PUD staff report and location of the Knox boxes. Staff recommends Planning Commission approval of both items, with the addition of the new conditions.

BLACK announces the public hearings are still open.

**Simeon LAKRITZ**, 532 Broadway, Apt. 91, El Cajon, CA, is an attorney and a resident at the subject property. He speaks in opposition to the project voicing concerns about the high costs associated with tenant relocation, high purchase prices and an over-abundance of condominium units available in the City.

**Chris CHRISTENSEN**, CondoConversions.com, 4817 Palm Avenue, Suite I, La Mesa, CA, speaks in favor of the project, indicating that the owners of the project have stated they will consider dedication of the land for the proposed public improvements to the earthen drainage channel, should the Commission agree to removal of Public Works condition #1. They feel that granting of an easement would be a significant financial contribution on behalf of the owners. CHRISTENSEN additionally requests modifications to conditions concerning: 1) certification of the physical elements report, 2) number of parking spaces, 3) revision of site plan, 4) landscaping and irrigation plans, 5) laundry facilities and 6) on-site area lighting; and requested clarification on the requirement for block fencing.

In response to the comments by CHRISTENSEN, staff suggests that the Commission consider approval of the items as recommended, with the City Council to consider the applicant's request for removal of condition #1.

CHRISTENSEN states his preference to have the Commission either approve the project with removal of Public Works condition #1, or to continue the public hearings to allow them more time to consider all of their options. He reiterates their understanding of the requirements for the proposed improvements to the drainage channel, but contends the cost to improve the existing drainage channel to the satisfaction of the County and City makes the cost to convert the project prohibitive, which could lead to withdrawal of the project.

No one else comes forward to be heard.

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

Discussion follows among Commissioners and staff concerning the options to continue the items or to recommend approval, as suggested by staff.

Motion by WELLS, second by SOTTILE to RECOMMEND APPROVAL of Planned Unit Development 300, adding new condition 4.l. to read: "Complete all work required by the Fire Dept. in the requirements dated 9.26.05." and new condition 5.j. to read: "Indicate Knox box location(s) as required by the Fire Department"; carries 4-0. (AMBROSE – Abstained).

Motion by WELLS, second by SOTTILE to RECOMMEND APPROVAL of Tentative Subdivision Map 614 in accordance with the staff report; carries 4-0. (AMBROSE – Abstained)

These items are jointly noticed for a City Council meeting on April 11, 2006.

AMBROSE returns to the Chambers at 7:47 PM.

**GENERAL PLAN AMENDMENT 2006-01: AMENDMENT OF HOUSING ELEMENT/  
CONSOLIDATED PLAN**

(public hearing) Resolution No. 10283  
(joint-noticed CC mtg 3-28-06)  
PC mtg 3-13-06

Request to update housing allocation information.

RAMIREZ provides a summary of the staff report, indicating that the San Diego Association of Governments has completed its report on countywide allocation of housing growth, which has allowed the City to bring current its Housing Element and Consolidated Plan. Staff suggests that the Planning Commission recommend approval of the updated 2004-2010 Housing Element and Consolidated Plan by recommending approval of General Plan Amendment 2006-01.

BLACK announces the public hearing is now open.

**Jim YERDON**, representing the Department of Redevelopment of Housing. He speaks in favor of the item.

In response to the question by BLACK, YERDON clarifies the housing allocation is 621 units for the next five years, and is based on the availability of vacant land.

No one else comes forward to be heard.

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

Motion by AMBROSE, second by SOTTILE to RECOMMEND APPROVAL of General Plan Amendment 2006-01 in accordance with the staff report; carries 5-0.

This item has been jointly noticed for the City Council meeting of March 28, 2006.

**ZONE RECLASSIFICATION 2275 - Planning Commission**

(public hearing) Resolution No. 10284

(joint-noticed CC mtg 4/11/06)

PC mtg 3-13-06

The subject property is located on the east side of Fletcher Parkway between Chatham Street and Southern Road, and addressed as 256 Witherspoon Way; APN: 486-022-10; General Plan Designation: Office/Non-Retail.

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

RAMIREZ indicates the application for rezoning of this office building deals with the City's ongoing efforts to reclassify R-P (Residential Professional) zoned properties. Staff has identified the O-P (Office Professional) zone as the logical choice for the rezoning of the subject property because O-P would be consistent with the Office/Non-Retail General Plan designation for the site. In response to the public hearing notice that was distributed for this item, staff received two phone calls seeking clarification on how the rezoning would affect the existing developments. Approval of the O-P zone will not change the current use, nor will it create a new, legal, non-conforming use because the existing office use is permitted in the O-P zone. Staff suggests that the Planning Commission recommend approval of Zone Reclassification 2275 without conditions.

BLACK announces the public hearing is now open.

No one comes forward to be heard.

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

Motion by AMBROSE, second by SOTTILE to RECOMMEND APPROVAL of Zone Reclassification 2275, in accordance with the staff report; carries 5-0.

This item has been jointly noticed for the City Council meeting of April 11, 2006.

**ZONE RECLASSIFICATION 2276 - Planning Commission**

(public hearing) Resolution No. 10285

(joint-noticed CC mtg 4-11-06)

PC mtg 3-13-06

The subject properties are addressed as 277, 1050 and 1201 Broadway; APN: 483-222-43 & -49, 484-293-35 and 484-251-59; General Plan Designation: General Retail Commercial & Office/Non-Retail.

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

RAMIREZ indicates this item is another application initiated by the City to consider reclassification of R-P zoned properties. The subject property is comprised of three separate parcels addressed on Broadway. The property at 277 Broadway is a youth recreation center, 1050 Broadway is occupied by a 13-unit apartment complex, and 1201 Broadway is developed with a single-family residence. Approval of the O-P zone for all three of the subject properties is recommended. The apartment development would become a legal, non-conforming use, as apartments are not permitted in the O-P zone. The apartment use at 1050 Broadway would be able to continue, as State law contains a provision to allow the reconstruction of a non-conforming, multi-family residential use if it is destroyed by fire or other calamity. Staff received no inquiries in response to the public hearing notice for this item. Staff recommends that the Planning Commission recommend approval of Zone Reclassification 2276 with no conditions.

BLACK announces the public hearing is now open.

No one comes forward to be heard.

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

Motion by WELLS, second by AMBROSE to RECOMMEND APPROVAL of Zone Reclassification 2276 in accordance with the staff report; carries 5-0.

This item has been jointly noticed for the City Council meeting of April 11, 2006.

### **ZONE RECLASSIFICATION 2277 - Planning Commission**

(public hearing) Resolution No. 10286

(joint-noticed CC mtg 4/11/06)

PC mtg 3-13-06

The subject properties are addressed as 328, 334 and 402 Highland Avenue, 357, 522 and 552 S. Magnolia, and 551 Farragut Circle; APN: 488-200-04, -31, -08, -42, 488-272-10 & -09, and 488-221-34; General Plan Designation: Office/Non-Retail & Medium Density Residential.

Request to rezone properties from the R-P (Residential Professional) zone to a zone that is consistent with the General Plan.

ALVEY provides a summary of the staff report, and the recommended zoning designations for each of the seven properties currently zoned R-P. He advises that staff received a total of eight phone calls and one email response to the public hearing notice distributed for this

item. In each instance, staff explained the reasons why the City is eliminating the R-P zone and the impact that the proposed zoning designations would have on each of the properties. Once the information was clarified, staff received no objections to the proposal.

BLACK announces the public hearing is now open.

**Francisco DURAN**, 623 Aldwych, El Cajon, CA, is the owner of the property at 328 Highland Avenue. He requests to retain the option of having three legal, non-conforming, multi-family units on the subject property.

In response to the Commission's request for feedback from staff on the comments by DURAN, the following is offered by ALVEY:

- The O-P zone would permit the owner to propose, in the future, a dwelling unit that could be occupied by a caretaker or watch keeper on the subject property, but it would preclude the redevelopment of the site with three residential units;
- The General Plan designation of Office/Non-Retail is the intended, long-term use of the subject property;
- The Planning Commission has the option to remove the item from tonight's decision;
- The speaker has the right to discuss the options with the City Council to see if another zoning designation is more appropriate at that site;
- Staff's recommendation is to have consistency between the existing zoning and the General Plan, and to eliminate the R-P zone.

No one else comes forward to be heard.

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

A brief discussion ensues among Commissioners regarding the City's objective to rezone R-P properties.

Motion by SOTTILE, second by WELLS to RECOMMEND APPROVAL of Zone Reclassification 2277 in accordance with the staff report; carries 5-0.

This item has been jointly noticed for the City Council meeting of April 11, 2006.

### **VARIANCE 947 - ALSPAUGH**



(public hearing) Resolution No. 10287  
(joint-noticed CC mtg 4-11-06)  
PC mtg 3-13-06

The subject property is located on the northeast corner of Bluebell Way and Bostonia Street, and addressed as 1352 Bluebell Way; APN 484-151-07; General Plan Designation: Low Density Residential.

Request to reduce the minimum required lot width for a corner lot in the R-1-6 (Residential One-Family 6,000 sq. ft.) zone.

AND

**TENTATIVE PARCEL MAP 628 - Alspaugh**

(public hearing) Resolution No. 10288  
(joint-noticed CC mtg 4-11-06)  
PC mtg 3-13-06

Request a two-lot subdivision in the R-1-6 (Residential One-Family 6,000 sq. ft.) zone.

ALVEY provides a summary of the staff reports, indicating the application submitted for Variance 947 proposes a corner lot that is only 65 feet wide, which does not meet the required 70 foot lot width for a corner lot within the R-1-6 (Residential One Family, 6,000 sq. ft.) zone. The variance must be granted in order to approve the accompanying tentative parcel map. ALVEY briefly reviews the required findings in support of staff's recommendation to grant the variance. Two phone calls were received in response to the public hearing notice: 1) a caller expressing reservations about the design of the existing dwelling units on the site, as well as the level of maintenance at those properties, and 2) a caller requesting clarification of the item, and expressed no opinion regarding the proposal. Staff recommends that the Planning Commission grant Variance 947 and recommend approval of Tentative Parcel Map 628, subject to the conditions and for the reasons stated in the staff reports.

BLACK announces the public hearings are now open.

**Bill SNIPES**, Snipes-Dye Associates, 8348 Center Drive, La Mesa, CA, is the applicant's representative. He speaks in favor, indicating their agreement with the recommended conditions of approval.

No one else comes forward to be heard.

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

AMBROSE commends the staff on finding the four points to justify granting of the variance.

Motion by WOODS, second by WELLS to GRANT Variance 947 in accordance with the staff report; carries 5-0.

Motion by WOODS, second by SOTTILE to RECOMMEND APPROVAL of Tentative Parcel Map 628 in accordance with the staff report; carries 5-0.

These items have been jointly noticed for the City Council meeting of April 11, 2006.

### **AMENDMENT OF ZONING ORDINANCE - Planning Commission**

(public hearing) Resolution No. 10289

(joint-noticed CC mtg 4-11-06)

PC mtg 3-13-06

To consider amendments of the Zoning Ordinance regarding parking space size.

RAMIREZ provides the recent history of parking space size, and indicates that the proposed changes are intended to formalize staff's current policies and practices. She briefly reviews the proposed revisions relative to: 1) size of parking spaces, 2) size of carports and garages, 3) allowance for landscape overhang areas, 4) visitor parking spaces in private driveways and 5) no allowance for visitor spaces to overhang adjacent walkway.

Staff did not receive any comments from the public on the proposed amendment. If the Commission concurs with all changes recommended by staff, then Exhibit 'A' (attachment to the staff report) will be forwarded to the City Council for a public hearing on April 11, 2006. Staff is recommending approval of an amendment to the Zoning Ordinance regarding parking space sizes, in accordance with Exhibit 'A'.

BLACK announces the public hearing is now open.

**Ron PENNOCK**, Chairman, 1623 Lomacita Terrace, El Cajon, CA, requests clarification as to whether the proposed amendments would affect parking for condominium conversion projects.

In response to the question by PENNOCK, RAMIREZ indicates the amendment would apply to condominium conversions as well. The proposed changes would not have a negative effect on conversion projects.

AMBROSE commends the staff for doing an excellent job in trying to simplify and streamline parking regulations.

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

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of an Amendment of the Zoning Ordinance regarding the size of parking spaces, in accordance with Exhibit 'A'; carries 5-0.

This item has been jointly noticed for a public hearing at the City Council meeting of April 11, 2006.

**RESOLUTION OF INTENTION NO. 10280 - Planning Commission**

(discussion) ADOPTED

PC mtg 3-13-06

To set to public hearing consideration of the deletion of Specific Plan 217.

ALVEY indicates the need for this item results from the City's approval of a five-unit residential development located at W. Main and Dewane. Specific Plan 217 authorizes the construction of an office on the subject property. In order for the applicant to move forward with the residential development, the specific plan needs to be deleted. The deletion of the specific plan is a condition of approval of rezoning the property from the office professional to residential. Staff has recommended that the Planning Commission adopt the resolution of intention in order to initiate the process to delete Specific Plan 217.

No one comes forward to be heard.

Motion by WELLS, second by WOODS to ADOPT Resolution No. 10280; carries 5-0.

This item is scheduled for a public hearing at the April 10, 2006 Planning Commission meeting.

**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. 10281 - 10289 pro forma; carries 5-0.

**ORAL COMMUNICATIONS**

There was none.

## **CORRESPONDENCE**

There was none.

## **ADJOURNMENT**

Motion by WELLS, second by AMBROSE to ADJOURN the meeting of the Planning Commission this 13<sup>th</sup> day of March 2006 at 8:30 PM; carries 5-0.

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Thomas BLACK, Chair

ATTEST:

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James S. GRIFFIN, Secretary