

MINUTES

PLANNING COMMISSION MEETING

May 8, 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
DEL VALLE, Assistant City Attorney
DAVIES, Deputy Director, Public Works –
Engineering Division
ALVEY, Associate Planner
CRAIG, Assistant Planner
HAWLEY, Admin. Secretary
VALLES, Admin. Secretary

MINUTES OF 4/24/06

Motion by WOODS, second by AMBROSE to approve the Minutes of April 24, 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, May 22, 2006 at 5:00 p.m.

PLANNED UNIT DEVELOPMENT 312 – Westone Management Consultants for Jacoba Estes LLC

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10306

PC mtg. 5-8-06

The subject property is located on the east side of Estes Street between W. Renette and W. Chase Avenues, and addressed as 945 Estes Street; APN: 492-331-67; General Plan Designation: Medium Density Residential.

Request to convert an existing 57-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone. ***Continued from the meetings of March 27, 2006 and April 10, 2006.***

AND

TENTATIVE SUBDIVISION MAP 626 – Westone Management Consultants for Jacoba Estes LLC

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10307

PC mtg. 5-8-06

The subject property is located on the east side of Estes Street between W. Renette and W. Chase Avenues, and addressed as 945 Estes Street; APN: 492-331-67; General Plan Designation: Medium Density Residential

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the meetings of March 27, 2006 and April 10, 2006.***

CRAIG gives a summary stating that this request was originally presented to the Planning Commission on March 27, 2006. A continuance was requested in order to provide staff with additional information relating to proposed changes. After further consideration the applicant decided not to request approval for additional bedrooms, as previously sought. Applicant is proposing many exterior upgrades. In staff's opinion, the elevations proposed by the applicant represent an innovative and visually interesting architectural design. The proposed improvements will significantly improve the appearance of these older apartment buildings, and thus staff recommends approval of PUD 312 and TSM 626.

BLACK announces the public hearing is now open.

Mr. Joseph SCARLATTI – Westone Management Consultants, 8799 Balboa Ave. Suite 240, San Diego 92123, is the applicant. He agrees with conditions of approval. He is seeking approval with conditions for the project as it exists, with some ability in the future to add bedrooms subject to whatever parking policy is adopted, without having to re-apply for a PUD amendment.

AMBROSE asks if staff is familiar with applicant's request, and seeks staff's opinion on the request.

CRAIG states that staff is aware of applicant's intentions and would add an additional condition of approval to the staff report reading, "If and when the Planning Commission approves staff's policy regarding the addition of bedrooms in conversion projects, the applicant may request major/minor change determination to create additional bedrooms without re-applying for PUD approval. The Planning Commission shall review the request as a discussion item."

BLACK asks SCARLATTI if he agrees to all conditions. SCARLATTI agrees. No one else comes forward to be heard.

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

Motion by AMBROSE, second by WOODS to recommend approval of Planned Unit Development 312 in accordance with staff report, with a new condition #10 to read: "If and when the Planning Commission approves staff's policy regarding the addition of bedrooms in conversion projects, the applicant may request a major/minor change determination to create additional bedrooms without re-applying for PUD approval. The Planning Commission shall review the request as a discussion item."; carries 5-0.

Motion by AMBROSE, second by WOODS to recommend approval of Tentative Subdivision Map 626, in accordance with the staff report; carries 5-0.

These items are jointly noticed for a City Council meeting on June 13, 2006.

SPECIFIC PLAN 510 – B & B Properties 2000, LP

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10308

PC mtg 5-8-06

The subject property is located on the south side of E. Washington Ave. between S. Anza St. and Washington Heights Rd, and addressed as 1123 E. Washington Avenue; APN: 493-112-08-00; General Plan Designation: Medium Density Residential.

Request to exceed the 20 foot height limitation for a proposed residential development in the R-3-R (Multiple Family, Restricted) zone.

AND

PLANNED UNIT DEVELOPMENT 313 - B & B Properties 2000, LP

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10309

PC mtg 5-8-06

The subject property is located on the south side of E. Washington Ave. between S. Anza St. and Washington Heights Rd, and addressed as 1123 E. Washington Avenue; APN: 493-112-08-00; General Plan Designation: Medium Density Residential.

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

AND

TENTATIVE SUBDIVISION MAP 628 - B & B Properties 2000, LP

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10310

PC mtg 5-8-06

The subject property is located on the south side of E. Washington Ave. between S. Anza St. and Washington Heights Rd, and addressed as 1123 E. Washington Avenue; APN: 493-112-08-00; General Plan Designation: Medium Density Residential.

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

ALVEY summarizes applicant's request: to construct a 7-unit residential development, allow subject property to exceed the 20' height limitation and also to create an 8-lot subdivision. The height requested in conjunction with this application is less than that which is permitted on the majority of surrounding properties, so it is staff's opinion that the increase in height will be compatible with surrounding zoning and development. Staff has identified a few problems associated with the private driveways leading from the common street to each of the two-car garages. Staff recommends additional paving be installed to facilitate maneuvering in and out of the garage. Comments from the Fire Department indicate that the proposed location for parking spaces 5 & 6 are not acceptable due to emergency vehicle access and they must be relocated. Staff indicates a possible location of replacement parking spaces on staff exhibit "A". Staff recommends approval of SP 510, PUD 313 and TSM628 subject to the conditions stated.

BLACK announces the public hearing is now open.

Mr. Bill HOWLAND, 9307 Carlton Hills Boulevard, Santee 92071 – is the applicant. He has been working closely with ALVEY and believes most issues have been resolved. He agrees with staff report conditions and will work through with modifications that have been proposed.

BLACK asks HOWLAND if he agrees with all specifications in the staff report, should the Commission pass this request tonight. HOWLAND agrees he does.

AMBROSE asks HOWLAND about reducing the height of the wall on Washington St. as stated in staff report.

HOWLAND agrees it will be reduced and states that the issue is already being addressed.

ALVEY clarifies that staff's recommendation is that said retaining wall on the front property line not exceed 42 inches in height. The retaining walls for the remainder of the property will be higher without posing a problem.

AMBROSE asks HOWLAND if the front wall will be decorative. HOWLAND agrees that it

will be decorative block. As it is the entrance to the building, he states that it will be something very attractive to the development.

WELLS asks staff if there has been any objection to height variance from the public. ALVEY replies that there were two initial objections. Staff encouraged callers to come to the public hearing and submit written correspondence for inclusion in staff report, as well.

WELLS asks staff if parking problems have been worked out. ALVEY states that the staff report does specify recommended changes, but also does allow leeway for a different configuration as approved by staff.

No one else comes forward to be heard.

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

Motion by WELLS, second by AMBROSE to recommend approval of Specific Plan 510; carries 5-0.

Motion by WELLS, second by SOTTILE to recommend approval of Planned Unit Development 313 in accordance with the staff report; carries 5-0.

Motion by WELLS, second by AMBROSE to recommend approval of Tentative Subdivision Map 628 in accordance with the staff report; carries 5-0.

These items are jointly noticed for a City Council meeting on June 13, 2006.

PLANNED UNIT DEVELOPMENT 314 – CondoConversions.com for Western Portofino LLC

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10311

PC mtg 5-8-06

The subject property is located on the west side of S. Mollison Ave. between Merritt Dr. and E. Washington Ave., and addressed as 822 S. Mollison Avenue; APN: 493-104-74; General Plan Designation: Medium Density Residential.

Request to convert an existing 40-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

TENTATIVE SUBDIVISION MAP 629 - CondoConversions.com for Western Portofino, LLC

(joint-noticed CC 6-13-06)

(public hearing) Resolution No. 10312

PC mtg. 5-8-06

The subject property is located on the west side of S. Mollison Ave. between Merritt Dr. and E. Washington Ave., and addressed as 822 S. Mollison Avenue; APN: 493-104-74; General Plan Designation: Medium Density Residential.

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

AMBROSE states that he needs to abstain from these two items due a conflict of interest. He leaves the Council Chambers at 7:29 p.m.

RAMIREZ gives a summary of the request. The subject property has a mix of one-story and two-story buildings. During a field inspection staff noted that there are three private patio areas located on the westerly side of the subject property. The existing fencing surrounding the patios exceeds 42 inches in height and must be modified to comply with height limit and setbacks. Wood fencing and block walls are found throughout the development. Pursuant to a recent directive from City Council, any existing wood fencing located at the project's boundary must be replaced with a six-foot solid masonry wall as a condition of approval. The existing block wall and new wall construction must match and be consistent with any exterior upgrades that are approved. These requests are scheduled for a City Council public hearing on June 13th 2006.

BLACK announces the public hearing is now open.

Mr. Chris CHRISTENSEN, 4817 Palm Ave. Suite I, La Mesa, is the applicant on behalf of the owners. He indicated he has a couple of clarifications to enter into the record. On staff report page #4 it refers to a pool and spa. CHRISTENSEN states there is no spa onsite, only a full-size pool and a children's pool. Also, he'd like to replace the existing wood fence with new wood fence rather than a six-foot block wall. CHRISTENSEN requests that item #1 from the Public Works letter dated May 1st, 2006 regarding encroachments in the drainage easement be deleted.

BLACK asks for comments from staff.

RAMIREZ does not support a change in the block wall requirement and would like the staff report recommendations to remain as is, with an opportunity for Mr. Christensen to appeal that subject to the City Council.

DAVIES responds to CHRISTENSEN's comments on encroachments and drainage easements, by stating that it is typical for encroachments to have a permit or be removed. It's a general comment and it's typical that the easements are free and clear of obstruction.

CHRISTENSEN thanks DAVIES for this clarification and states that he is happy to comply with the requirement for an encroachment permit.

BLACK informs CHRISTENSEN that he would be able to appeal the block wall vs. wood fence issue with the City Council. CHRISTENSEN states that he just wants it stated for the record.

No one else comes forward to be heard.

Motion by WELLS, second by SOTTILE to close the public hearing; carries 4-0.

Motion by WELLS, second by SOTTILE to recommend approval of Planned Unit Development 314; carries 4-0.

Motion by WELLS, second by SOTTILE to recommend approval of Tentative Subdivision Map 629, in accordance with the staff report; carries 4-0.

These items are jointly noticed for a City Council meeting on June 13, 2006.

Ambrose returns to the Council Chambers at 7:38 p.m.

CONDITIONAL USE PERMIT 2023 – Miller’s Towing for Tisdale

(public hearing) Resolution No. 10313

PC mtg 5-8-06

The subject property is located on the west side of Pioneer Way between W. Bradley Ave. and Vernon Way, and addressed as 1402 Pioneer Way; APN: 483-021-30; General Plan Designation: Industrial Park.

Request towing services with an impound yard in the M (Manufacturing) zone.

CRAIG summarizes the request. Applicant is seeking to establish a towing service with an associated caretaker’s unit and vehicle impound yard within existing facilities. No new development or site improvements are proposed with this request. There is some poorly maintained landscaping located along some of the street frontage. The existing landscaped mound does not meet the City’s landscaping standards and needs to be significantly renovated or replaced. Staff is recommending a condition requiring landscaping improvements to the site. The applicant has indicated to staff that up to four employees will be present at the site and that no more than four tow trucks will be present at the site. Therefore, staff has recommended a condition limiting the proposed towing service to four trucks. Staff recommends that the Planning Commission grant Conditional Use Permit 2023 subject to the conditions and for reasons listed in the staff report.

BLACK announces the public hearing is now open.

Mr. Dan MILLER – Miller’s Towing, 1402 Pioneer Way, El Cajon, is the applicant. He has read through the conditions and agrees with all except for Public Works’ recommendation to widen the driveway.

DAVIES states that driveway needs to be replaced to meet ADA requirements for future access. The intent is to have sidewalks along Pioneer Way in the future.

MILLER states that when/if the City goes forward with plans to put a sidewalk in, he would then fix the driveway.

DAVIES states that it is a standard requirement to meet ADA requirements. New driveways must meet ADA standard. The minimum width for a commercial driveway is 24 feet. The existing driveway is 20 feet, and thus does not comply.

BLACK advises MILLER he could appeal.

WELLS asks staff for clarification on monitoring the landscaping issues. CRAIG states that one of the recommendations of approval is a six month review.

WELLS asks staff if the entire driveway would need to be replaced or just expanded in width.

DAVIES states that the existing driveway does not meet ADA requirements as the cross slope is steeper than 2%, so the entire driveway would need to be replaced to meet requirements.

Mr. Jeff TISDALE, President of Jeff Tisdale Enterprises, P.O. Box 2242, La Mesa, CA is the owner of the property. He states that they have not been the subject of any complaints about not conforming to ADA requirements with the current driveway, and he disagrees with widening. He asks for clarification on the degree of slope on the driveway for ADA requirements.

DAVIES states that the driveway slope has to have an area that does not exceed a 2% slope, so as to allow an individual in a wheelchair to cross without tipping.

TISDALE adds that he was ignorant to the expiration date of the previous CUP 1778. His former tenant was in breach of his contract by not renewing the CUP. He would now like to ask for a 10-year renewal of this new CUP application tonight (2023) instead of the usual 5-year renewals.

CRAIG states that the City’s policy has been that a new CUP established for a new business on the property would be for 5-years only.

RAMIREZ states that it is reasonable to support the recommended conditions for a five year term, being that it is a new operator and a new business under this application. No one else comes forward to be heard.

Motion by WELLS, second by AMBROSE to close the public hearing; carries 5-0.
Motion by WOODS, second by SOTTILE to grant Conditional Use Permit 2023 in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on May 22, 2006.

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. 10306 - 10313 pro forma; carries 5-0.

ORAL COMMUNICATIONS

There was none.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by WELLS, second by SOTTILE, to adjourn the meeting of the El Cajon City Planning Commission at 8:04 PM this 8th day of May 2006; carries 5-0.

Thomas BLACK, Chair

ATTEST:

James S. GRIFFIN, Secretary