



MINUTES

PLANNING COMMISSION MEETING

JUNE 19, 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
FOLEY, City Attorney
DAVIES, Deputy Director Public Works –
Engineering Division
ALVEY, Associate Planner
VALLES, Administrative Secretary

MINUTES OF 6/5/06: Motion by WOODS, second by SOTTILE to approve the Minutes of June 5, 2006 pro forma. Motion carries 3-0. WITH BLACK and WELLS ABSTAINED – DUE TO MEETING ABSENCE)

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, July 3, 2006 at 5:00 p.m.

PLANNED UNIT DEVELOPMENT 317 – Box
(joint-noticed CC 7-25-06)
(public hearing) Resolution No. 10324
PC mtg 6-19-06

The subject property is located on the north side of Naranca Ave. between Oro and N. Second Streets, and addressed as 1230, 1232 & 1234 Naranca Avenue; APN: 484-253-41; General Plan Designation: Low Density Residential.

Request to convert three existing rental units into a common interest development in the R-2-R (Residential, Two-Family Restricted) zone. ***Continued from the Planning Commission meeting of May 22, 2006.***

AND

TENTATIVE PARCEL MAP 630 – Box
(joint-noticed CC 7-25-06)
(public hearing) Resolution No. 10325
PC mtg 6-19-06

The subject property is located on the north side of Naranca Ave. between Oro and N. Second Streets, and addressed as 1230, 1232 & 1234 Naranca Avenue; APN: 484-253-41; General Plan Designation: Low Density Residential.

Request a four-lot parcel map in the R-2-R (Residential, Two-Family Restricted) zone. ***Continued from the Planning Commission meeting of May 22, 2006.***

ALVEY provides a summary of the project and states the applicant has proposed to upgrade the existing landscaping. Staff recommends a condition of approval that requires the applicant to submit and obtain approval of a landscape and irrigation plan. Staff also recommends that the plan reflect drought tolerant landscaping in accordance with the City Council's Landscape Policy, including a reduction in the amount of grass in the setback area adjacent to Naranca Avenue.

Staff would like to request that an additional condition 8.G be added to state the following "All garages shall be used for vehicle parking and incidental storage only. No garage shall be converted to a non-parking use."

BLACK announces the public hearings are still open.

Jeff ADRAGNA, 7400 El Cajon Blvd, Suite 215, La Mesa, CA 91941, representing the applicant, notes that there are three major issues regarding conditions of approval that he would like to be removed from this project. In the PUD portion, the owners mentioned that there is not enough money to deal with the wall. He notes that there is nothing wrong with the fence, except that there are only two portions that need to be replaced. The second issue pertains to the pop-outs on all elevations. He mentions that these are basically single-family houses with private back yards and not part of the common area, and that they would not be seen by anyone other than the occupants of the buildings. On the third request, he would like to use an alternative design, where the Engineering Department is requiring a G-14 curb-cut, which is the ADA compliant curb-cuts.

No one else comes forward to be heard.

BLACK asks staff to respond to the speaker's issues.

ALVEY explains that, for the masonry wall and the pop outs, staff tries to make a recommendation consistent with recent City Council approvals. He suggests that the Commission recommend approval consistent with conditions that the staff has proposed. The applicant should take up those issues with the City Council. DAVIES adds that as long as the driveway meets the ADA requirements, they would work with the applicant.

ADRAGNA agrees that they could work it out.

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

AMBROSE notes that staff has asked for the minimum to pass this project. He thanks staff for trying to bring balance to this project. SOTTILE has a question about addition of Item 8.G. pertaining to garages.

ALVEY mentioned that the additional language is required by the CC & R's of the project, so that garages don't get converted to a use other than parking. Staff recommends the following be added: "All garages shall be used for vehicle parking and incidental storage only. No garage shall be converted to a non-parking use."

FOLEY mentions that the staff has agreed with the Public Works representative to allow a deviation to a standard for the sidewalk curb and gutter for the ADA transition. There are two issues with the ADA compliance: one is to get around something that is an impediment now, the other is to transition properly through the driveway so that they can access the public sidewalk.

DAVIES mentions that it is his understanding that there might be a variance in the transition area, but it will be required to meet the two percent cross fall and the minimum four-foot clearance requirements for ADA compliance.

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Planned Unit Development 317 adding a condition 8.G. to read: "All garages shall be used for vehicle parking and incidental storage only. No garage shall be converted to a non-parking use"; and modifying condition 4.g. by adding the following wording: "(Public Works staff may consider alternatives other than RSDG-14A design to replace the existing driveway on Naranja Ave. for ADA compliance.)"; carries 5-0.

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Tentative Parcel Map 630, in accordance with the staff report; carries 5-0.

These items are jointly noticed for a City Council meeting on July 25, 2006.

ZONE RECLASSIFICATION 2281 – Westone Management for Jacoba San Marcos LLC
(joint-noticed CC 7-25-06)
(public hearing) Resolution No. 10326
PC mtg 6-19-06

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 434-456 & 458 S. Mollison Ave.; APN: 488-261-87; General Plan Designation: Medium Density Residential.

Request to rezone property from the R-2 (Two-Family) zone to the R-3 (Multi-Family) zone.

AND

PLANNED UNIT DEVELOPMENT 320 – Westone Management for Jacoba San Marcos LLC
(joint-noticed CC 7-25-06)
(public hearing) Resolution No. 10327
PC mtg 6-19-06

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 434-456 & 458 S. Mollison Ave.; APN: 488-261-87; General Plan Designation: Medium Density Residential.

Request to convert the existing 41 apartment units and to construct two new units for a common interest development in the pending R-3 (Multi-Family) zone.

AND

TENTATIVE SUBDIVISION MAP 634 – Westone Management for Jacoba San Marcos LLC
(joint-noticed CC 7-25-06)
(public hearing) Resolution No. 10328
PC mtg 6-19-06

The subject property is located on the west side of S. Mollison between E. Lexington Ave. and E. Washington Ave., and addressed as 434-456 & 458 S. Mollison Ave.; APN: 488-261-87; General Plan Designation: Medium Density Residential.

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

ALVEY provides a summary of the project. He mentions that the applicant is requesting to demolish the two detached dwellings and to construct four new dwellings and to then convert the existing 39 apartments into a common interest development. The applicant is therefore requesting a 43-unit common interest development. The applicant has submitted three companion items. The first request is to rezone the southerly portion of the property from the R-2 to R-3 zone to increase the allowable density to a maximum of 43 dwelling units.

Secondly, in conjunction with the planned unit development request, the applicant indicates a willingness to reduce the number of additional bedrooms to be compliance with the number of required parking spaces. Staff recommends that the final PUD site plan reflect parking as required by Condo Conversion Policy #1. In staff's opinion, the applicant has some flexibility with the proposed design because of the large vacant portion of the property along the southerly property line. As a condition of approval staff recommends that the final PUD site plan reflect the required parking spaces and include garages where feasible.

ALVEY continues, noting the City Council's recent decisions to require masonry perimeter fencing. Staff recommends that the chain-link fencing along the rear property line be replaced with a six-foot high masonry wall that matches the walls on the northerly and southerly property lines. The final request being made by the applicant is the proposed tentative map, which consists of one lot. If the subdivision map is approved it would result in the ownership of the entire property being divided among 43 owners. The residential units would be defined in "airspace", with the remainder of the property commonly owned.

BLACK announces the public hearings are now open.

Joseph SCARLATTI, Westone Management Consultants, 8779 Balboa Avenue, Suite 240, San Diego, CA 92123, mentions that they don't mind changing the chain link fence in the back, but are concerned that there might be some policing problems there where the condo owners will not able to keep an eye on what is going on in their building. He mentions that if the Commission would like to have a concrete block fence, that is fine by the applicant. SCARLATTI asks for clarification about the easement recommendation.

DAVIES believes there is an easement, but doesn't believe it fulfills the standard width of 15 feet.

SCARLATTI informs that other than that, they agree entirely with the conditions of approval.

AMBROSE praises the project, especially replacing the flat roof with a gable roof. Commissioners BLACK and WOODS also praise the exceptional job done with this project. WOODS asks what is the Police Department position; is a chain link fence superior to a block wall in the back?

ALVEY replies that staff does receive comments from the Police Department and they often include recommendations to promote a crime-free environment. Often times they do recommend that visibility be maintained from the public right-of-way towards a complex or a business. The rear property line of this project is adjacent to another apartment development; therefore, the installation of a masonry wall would not conflict with the visibility from the public right of way.

No one else comes forward to be heard.

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

WELLS likes the project but personally does not like chain link fences.

Motion by WOODS, second by WELLS to RECOMMEND APPROVAL of Zone Reclassification 2281, in accordance with staff report, carried 5-0.

Motion by WOODS, second by WELLS to RECOMMEND APPROVAL of Planned Unit Development 320, in accordance with the staff report; carries 5-0.

Motion by WOODS, second by WELLS to RECOMMEND APPROVAL of Tentative Subdivision Map 634, in accordance with the staff report; carries 5-0.

These items are jointly noticed for a City Council meeting on July 25, 2006.

TENTATIVE PARCEL MAP 629 - Flores

(joint-noticed CC 7-25-06)

(public hearing) Resolution No. 10329

PC mtg 6-19-06

The subject property is located on the east side of N. First Street between Marline Ave., and Peach Ave., and addressed as 807 & 819 N. First St.; APN: 484-191-02, 484-191-37; General Plan Designation: Low Density Residential.

Request a three-lot subdivision in the R-2-R (Two-Family Residential Restricted) zone.

RAMIREZ mentions that if the applicant's request is approved, it will result in the creation of three parcels from two existing lots. Each of the proposed lots will contain more than the minimum lot area of 6,000 sq. ft. for property in the R-2-R zone. The existing lots each contain a single-family residence and several detached accessory structures between the two of them. The existing house on Parcel 3 must be modified to remove about 500 sq. ft. in order to meet the minimum side yard setback from the new property line. Staff's recommended conditions of approval include provisions for a new two-car garage on Parcels 1 and 3, modification of the existing home on Parcel 3, and relocation or removal of all accessory structures prior to recordation of the final map. Staff is suggesting that separate driveways be required instead of the common driveway.

BLACK announces the public hearing is now open.

No one else comes forward to be heard.

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

Motion by WELLS, second by SOTTILE to RECOMMEND APPROVAL of Tentative Parcel Map 629 in accordance with the staff report; carries 5-0.

This item is jointly noticed for a City Council meeting on July 25, 2006.

TENTATIVE PARCEL MAP 631 – Kappa Surveying for Sesko

(joint-noticed CC 7-25-06)

(public hearing) Resolution No. 10330

PC mtg 6-19-06

The subject property is located on the north side of Garfield Ave., north of Katherine St. and Wakefield Court, and addressed as 878 Garfield Ave.; APN: 481-110-06; General Plan Designation: Low Density Residential.

Request a two-lot subdivision in the R-S-9-H (Residential Suburban 9,000 sq. ft., Hillside Overlay) zone.

RAMIREZ informs that the applicant is requesting to split the existing lot into two parcels, with a panhandle configuration to serve the rear half of the site. The proposed split meets the development standards for property in the R-S-9-H zone. As a condition of approval, staff is recommending that the existing house on Parcel 1 be modified to remove about 272 sq. ft. in order to meet the minimum side yard setback from the panhandle portion of the new Parcel 2. Staff is also recommending that, prior to recordation of the final map, the existing two-car garage on Parcel 1 be demolished and a new three-car garage be constructed. Additionally, Public Works has numerous requirements, including construction of curb, gutter, sidewalk and drainage facilities and a recommendation that the applicant explore alternatives to installing a sewer sump and pumping system to serve the new residence on Parcel 2. RAMIREZ notes that approval of this request could lead to other such applications, since several properties along Garfield Avenue appear to be large enough to be split into two parcels.

Rick TURNER, Kappa Surveying, 8707 La Mesa Blvd, La Mesa, CA, has a couple of issues with the Engineering request, the first being the requirements for curb, gutter, and sidewalk. He notes that currently there is no curb, gutter, and sidewalk on the entire length of Garfield all the way down to Fletcher Parkway, and it would be out of the norm for that area. They would also like to eliminate the street lighting requirement. He is also concerned about the demolition request and prefers a deferment for the current tenants until the rear unit is built to demo a portion of the existing house.

DAVIES informs that regarding the public improvements that is basically the standard of curb, gutter and sidewalk, unless they are waived by City Council. DAVIES notes that it may be possible to get a lien contract. When enough lien contracts are executed on that street, then they will be called in and the work would be done at a later time. He was unsure of any other lien contracts on Garfield.

TURNER would appreciate the consideration of a lien contract.

BLACK informs that the applicant might bring up the curb and gutter issue before the City Council. BLACK asks DAVIES to talk about the street lighting concerns. DAVIES informs that this is a safety concern and they require public streetlights on public streets when they are needed.

BLACK asks RAMIREZ to discuss the issues pertaining to demolition. RAMIREZ refers to Condition #1b on the top of page 6 of the staff report. Staff would have no objection to adding wording to that condition that allows a guarantee to be posted in lieu of the work to be accomplished.

Ryan SESKO, 14369 Highway 67, Lakeside, CA, is the property owner. He does not mind working with the city and he appreciates staff's comments regarding curb and gutter, but will deal with that issue before the City Council.

SESKO explains the only issue is the guarantee for demolition of a portion of the house. He asks that the City withhold the Certificate of Occupancy for the new house until the demolition for work on the existing house has been completed.

FOLEY recommends that the applicant bring this up at the Council meeting level and in the meantime work with the staff to come up with alternative language to recommend to the Council.

Virginia McDONALD, 968 Garfield Avenue, El Cajon, CA, states it is important that a street light be required for safety reasons. She notes that the area has much more traffic than it did 25 years ago.

Dorothy GREENE, 946 Garfield Avenue, El Cajon, CA, objects to the recommendation for a sidewalk as she likes the rural feeling of the street.

BLACK explains that there is a mechanism to allow the street to remain as it is, but there is a requirement to commit to sidewalks and curbs so the whole street would be done and it has continuity.

DAVIES notes that the Council has in the past, waived sidewalks in certain areas, but the city standard is to provide curb, gutter and sidewalk.

BLACK recommends that GREENE address the sidewalk issue with the City Council on July 25, 2006.

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

RAMIREZ notes that staff would like the following be added to Condition 1b: "As an alternative, the applicant may guarantee this work in a form acceptable to the City."

AMBROSE asks staff to address the sewer issue. RAMIREZ explains that the pad for the new house is quite a distance below the level of the street, so unless it is going to go downhill from this new house, via a private sewer easement that hasn't yet been negotiated, it's got to be pumped uphill to the street. AMBROSE asks if there was an alternative to that. DAVIES replies that the only way to get the sewer to Garfield is by a land pump station. There are sewers at lower elevations but you have to go through private property as indicated in the staff report. The city does not like to have pressurized systems connected to its system, as it may cause a problem. AMBROSE asks if it can be done. DAVIES replies yes.

Motion by AMBROSE, second by SOTTILE to RECOMMEND APPROVAL of Tentative Parcel Map 631 in accordance with the staff report, modifying Condition #1b by adding the following wording: "As an alternative, the applicant may guarantee this work in a form acceptable to the City," carries 5-0.

This item is jointly noticed for a City Council meeting on July 25, 2006.

CONDITIONAL USE PERMIT 2027 – Cricket Communications for Martikas Family Trust

*(public hearing) Resolution No. 10331
PC mtg 6-19-06*

The subject property is located on the southeast corner of Jamacha Road and Granite Hills Drive, and addressed as 807 Jamacha Road; APN: 514-310-01-00; General Plan Designation: Neighborhood Retail Commercial.

Request to construct a faux palm wireless communication facility in the C-1 (Neighborhood Commercial) zone.

RAMIREZ provides a summary of the project which requires approval of a conditional use permit for any monopole type wireless facility in a commercial office or industrial zone. The applicant is proposing to install and operate a 35-foot high mono-palm structure that incorporates an antenna assembly mounted into the structure designed to mimic a live palm tree. The trunk of the structure would be covered with a material that looks like the trunk of a real tree, and false palm fronds would mask the antenna assembly. Also, a 70-square foot equipment enclosure is proposed to be located near the base of the proposed fake tree, underneath an existing overhead trellis and abutting the existing building.

The location of the proposed facility at the northeast corner of the existing building is not visually prominent and in staff's opinion would not have a negative visual impact upon subject property or surrounding properties. Staff is recommending that the commission grant this conditional use permit, subject to conditions.

Franklin OROZCO, 4130 Sorrento Valley Blvd, San Diego, CA, is with Meridian Telecom representing Cricket Communications. He mentions that in the audience is a representative for the property owner, **Suzanne MARTIKAS**. He explains that this project will blend in well within the environment of that area as it is designed so that the antennas are fully screened within the fronds of the proposed tree. They accept the conditions of approval as stated in the staff report.

BLACK asks for more information about the firm Cricket.

OROZCO replies that Cricket is a new wireless company that is an offshoot of Leap Wireless which was also a part of Qualcomm, and they will be launching their new network at the end of the year.

AMBROSE asks if there is there is going to be any collocation of any providers on this faux palm.

OROZCO replies that the possibility for collocation will be minimal since the height of the tree is pretty low due to zoning requirements and usually carriers want to have the additional height. OROZCO, in response to WOODS' concerns about making it appear more like a real tree, mentions that they will incorporate some landscaping on the bottom, to conceal connections at the base of the tree. He also notes that palm fronds will offer very good concealment of the antennas.

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

WELLS states that the Commission has seen several of these projects come through and recommends this project.

Motion by WELLS, second by SOTTILE to GRANT Conditional Use Permit 2027 in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on July 3, 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. 10324-10331, pro forma; carries 5-0.

ORAL COMMUNICATIONS

AMBROSE informs the Commission about the recent walking tour for Specific Plan 182, where they walked from the El Cajon Trolley Station to downtown as part of the first public workshop. He invites everyone to attend the second workshop that is scheduled for Thursday, June 22, 2006 from 5:30 to 7:30 p.m. at Council Chambers. RAMIREZ notes that they will have a slide presentation featuring highlights of the walking tour. AMBROSE also praises the participation of Police Chief Cliff DIAMOND at the workshop. He was impressed on how interested he is in seeing our downtown succeed.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by SOTTILE, second by AMBROSE, to adjourn the meeting of the El Cajon City Planning Commission at 8:15 PM this 19th day of June 2006; carries 5-0.

Thomas BLACK, Chair

ATTEST:

James S. GRIFFIN, Secretary