



MINUTES

PLANNING COMMISSION MEETING

JULY 10, 2006

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

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: AMBROSE, BLACK, SOTTILE, WELLS, WOODS

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT:
RAMIREZ, Principal Planner
FOLEY, City Attorney
DAVIES, Public Works
CRAIG, Assistant Planner
VALLES, Admin. Secretary

MINUTES OF 6/19/06: Motion by WOODS, second by SOTTILE to approve the Minutes of June 19, 2006, pro forma; 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, July 24, 2006 at 5:00 p.m.

CONTINUED PUBLIC HEARING ON ZONE RECLASSIFICATION 2279 – Comana Family Trust (joint-noticed CC 8-8-06)

*(public hearing) Resolution No. 10332
PC mtg 7-10-06*

The subject property is located on the west side of Bostonia St. between Broadway and Coker Way, and addressed as 1040 Bostonia Street; APN: 484-231-08 & -09; General Plan Designation: Low Density Residential.

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

the R-2 (Two Family) zone. ***Continued from the Planning Commission meeting of May 22, 2006***

AND

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 315 – Comana Family Trust**

(joint-noticed CC 8-8-06)

(public hearing) Resolution No. 10333

PC mtg 7-10-06

The subject property is located on the west side of Bostonia St. between Broadway and Coker Way, and addressed as 1040 Bostonia Street; APN: 484-231-08 & -09; General Plan Designation: Low Density Residential.

Request to convert an existing six-unit apartment complex and construct four new units for a common interest development in the R-2 and pending R-2 (Two Family) zones.

Continued from the Planning Commission meeting of May 22, 2006

AND

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 630 – Comana Family Trust**

(joint-noticed CC 8-8-06)

(public hearing) Resolution No. 10334

PC mtg 7-10-06

The subject property is located on the west side of Bostonia St. between Broadway and Coker Way, and addressed as 1040 Bostonia Street; APN: 484-231-08 & -09; General Plan Designation: Low Density Residential.

Request a one-lot subdivision map in the R-2 and pending R-2 (Two Family) zones.

Continued from the Planning the Commission meeting of May 22, 2006

CRAIG presents a summary of the project that involves the conversion of six existing apartments to condominiums and the construction of four new units with recreational facilities, in order to form a ten-unit common interest development. Staff does not believe that the existing apartment buildings require significant architectural renovation. However, in staff's opinion, one architectural enhancement that would make a drastic improvement to the appearance of the project is the addition of tile roofs, which have been required on new residential developments. Staff further recommends the replacement of the existing metal entry doors, addition of a gas bar-b-que, replacement of the existing patio and stair railings with decorative iron railings. Also, based upon recent City Council actions, staff recommends that the applicant provide a six-foot high masonry wall around the project boundary exclusive of the front yard setback area along Bostonia Street.

BLACK announces the public hearings are still open.

Lindsay ERICKSON, Anthony-Taylor Consultants, 304 Enterprise Street, Escondido CA 92029, requests leniency on some of the conditions, including the waiver of the public utilities condition, the gas bar-b-que, tile roofs and masonry wall and the interior doors.

Sherry CASPER, 299 Wisconsin Ave, Apt. N El Cajon, gives some suggestions on painting of wrought iron fences, plus feels that we are building “fortresses” with the requirement of block walls on planned unit developments. She feels that an alternative to the block wall is a new type of vinyl wood fencing which would stand for several years. Instead of the tile roof that has become the standard, she suggests a new-style composite roof where some materials have 30 and 40-year warranties and are not as expensive as the tile roofs.

No one else comes forward to be heard.

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

SOTTILE questions staff regarding tile versus composite roof: is there any code to have a certain type of roof or is it a preference? CRAIG replies that there is no code requirement; -- the tile roofs are purely an architectural enhancement.

AMBROSE informs that one of the council members has been very vocal in supporting tile roofs on all new developments because it adds to the value of a home.

WELLS does not have a preference regarding gas or charcoal bar-b-que. He thinks it is unnecessary to replace all interior doors that are not in need of repair. He mentions that a standard has been set in El Cajon that new developments have tile roofs as advocated by the City Council.

BLACK asks for a clarification on the public utilities waiver. DAVIES informs that Condition 15 of the Public Works requirement has become a standard on condominium conversion projects where services to the buildings are placed underground.

WELLS asks the other Commissioners’ opinion about the roof preference. AMBROSE supports the tile roofs or “cementitious” roof-type. He says that there are tile-appearing roofs that are not necessarily actual barrel-tiles and they look fine and aren’t as expensive. Also, they don’t need as much retro-fitting to support that weight. However, he supports staff’s recommendations on the masonry wall. WELLS and SOTTILE concur.

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Zone Reclassification 2279; carries 5-0.

RAMIREZ notes that staff recommends they retain Condition 6 a) 17, with regards to the block wall on the perimeter of the entire site, and Condition 6 b) 2. with regards to new tile roofs.

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Planned Unit Development 315, in accordance with the staff report, modifying condition 6.a) 4. removing “gas” from “gas bar-b-que”; adding “as needed” to condition 6 a).7. referring to “Replacing metal stair rails and wood balcony rails” and adding “as needed.” at the end of condition 6 a).16.; carries 5-0.

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

These items are jointly noticed for a City Council meeting on August 8, 2006.

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 316 – Comana Family Trust**

(joint-noticed CC 8-8-06)

(public hearing) Resolution No. 10335

PC mtg 7-10-06

The subject property is located on the north side of E. Chase Avenue between S. Mollison Avenue and S. Anza Street, and addressed as 960 E. Chase Avenue; APN: 493-233-12; General Plan Designation: Low Medium Density Residential

Request to convert an existing 11-unit apartment complex into a common interest development in the R-3-R (Multiple Family, Restricted) and R-3 (Multiple Family) zones. ***Continued from the Planning Commission meeting of May 22, 2006***

AND

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 631 – Comana Family Trust**

(joint-noticed CC 8-8-06)

(public hearing) Resolution No. 10336

The subject property is located on the north side of E. Chase Avenue between S. Mollison Avenue and S. Anza Street, and addressed as 960 E. Chase Avenue; APN: 493-233-12; General Plan Designation: Low Medium Density Residential.

Request a one-lot subdivision map in the R-3-R (Multiple Family, Restricted) and R-3 (Multiple Family) zones. ***Continued from the Planning Commission meeting of May 22, 2006***

RAMIREZ provides a summary on the request is to convert an existing 11-unit apartment complex. The development was constructed in 1986 and is comprised of two buildings having a total of 11 two-bedroom apartments. In this application, there are 21 parking spaces including 11 garage spaces, originally required for the 11 apartments. There are 21 spaces illustrated on the proposed site plan, resulting in just under two parking spaces

per unit. Staff recommends that an automatic door opener be installed for each single car garage as an upgrade to the project. The common recreation area for this project consists of a large common area between the street and the residential units. The common area includes a covered patio. In the applicant's written narrative, it is stated that the existing patio cover will be replaced.

BLACK announces the public hearings are still open.

Lindsay ERICKSON, Anthony-Taylor Consultants, 304 Enterprise Street, Escondido CA 92029, represents the applicant. She asks the Commission for leniency on the masonry wall requirement and mentions that the property owner Alex COMANA has recommended a faux wood, vinyl type fencing.

WELLS asks about disguising or protecting the gas and electric meters. ERICKSON replies that on other projects a trellis was used as camouflage. They will work with staff and get creative to incorporate a camouflage to complement the existing architectural features of the building.

BLACK asks about the masonry wall requirement. ERICKSON replies that in lieu of the masonry wall, they would like to use a vinyl material and defers to Bruce TAYLOR to explain.

Bruce TAYLOR, Anthony Taylor Consultants, 304 Enterprise Street, Escondido, informs about the qualities of vinyl fencing that features a wood-grain finish and is made of a material that is impermeable to weather and insects. He mentions that on a small- to medium-sized property, a six-foot-high block wall would be imposing, and proposes this alternative form of fencing, which would provide tenants some privacy and security without looking like a compound.

AMBROSE questions the use of open space area and recommends low fencing or landscape treatment to make the property appear "friendly." TAYLOR said that they would work with staff on any minor aesthetic changes.

BLACK asks if there is anything else to add to the list. RAMIREZ replies that staff has consistently been responding to City Council direction on the masonry wall requirement. She recommends that the applicant consider making an educational presentation to the City Council advocating the alternative form of fencing.

No one else comes forward to be heard.

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

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Planned Unit Development 316, in accordance with the staff report; carries 5-0.

Motion by AMBROSE, second by WELLS to RECOMMEND APPROVAL of Tentative

Subdivision Map 631, in accordance with the staff report; carries 5-0.

These items are jointly noticed for a City Council meeting on August 8, 2006.

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 824 – East County Auto Center for
East Main Property, L.P.**

(public hearing) Resolution No. 10337

PC mtg 7-10-06

The subject property is located on the south side of E. Main St. between Second St. and E. Madison Ave., and addressed as 1375 E. Main St; APN: 511-171-11, -14, & -16; General Plan Designation: General Retail Commercial.

Request to establish a full-service auto body and paint shop and repair facility in the C-2 (General Commercial) zone.

RAMIREZ provides a brief history of the project and mentions that the applicant is requesting to operate a full-service auto body shop and repair facility on the subject property. It is the applicant's intent that this facility be open to the general public. There is currently one spray paint booth located within this applicant's leasehold. It has been authorized by a permit from San Diego County Air Pollution Control District; however, its use was terminated shortly after the previous tenant vacated the premises. Approval of this request will allow this applicant to install a second spray paint booth within the same building and adjacent to the existing booth. A Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program is being presented for adoption.

BLACK announces the public hearings are now open.

Sherry CASPER, 299 Wisconsin Avenue, Apartment N, El Cajon, strongly protests the CUP on this property, which is in a C-2 area with residential nearby. This is not the area to allow a body shop / paint shop. She mentions that this is a type of activity is relegated to the industrial areas, partly because of noise, environmental odors and chemicals. She also mentions that from an insurance perspective, whether it be liability, health or workers compensation, this is considered a high-risk activity.

Clint WALKER, representing the East County Auto Group, 9369 Quail Canyon Road, San Diego, mentions that his company, Air Management Systems, has been in the business of building and creating automotive finishing facilities in the Southern California area for over 25 years. He explains that they would maintain a very minimal amount of inventory primarily because of cost and shelf life to the materials. He also explains that they are the most regulated business in the industry. The issues of noise have been mitigated by moving the noise-creating operations inside the building.

SOTTILE asks how the applicant plans to mitigate the noise factor. WALKER explains that 15 years ago, workers in the body shop would often use an air chisel, and now they use a

more-silent pneumatic air saw. He also adds that most vehicles are made of aluminum, so instead of cutting them, they delaminate the glue to take the car apart.

Andy PHEASANT, 1764 Rancho Cajon Place, El Cajon, CA 92019, owns a house down the street on Comet Lane and mentions that his son just brought a house on Comet Court and they are going to have a new child so they have concerns for the baby.

Robert PHEASANT, 1400 Comet Court, El Cajon, mentions that this would be in his back yard and the noise will travel through the wall as well as the paint will go come over. Since the wind blows west to east, the paint would go into his house and they will not be able to keep their windows open, or the baby won't be able to play outside.

No one else comes forward to be heard.

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

WELLS asks staff, based on environmental impact study, are there any concerns to the community with this business? RAMIREZ replies that through her review of the air quality analysis and discussion with a supervisor at the San Diego County Air Pollution Control District, she is confident that the APCD will ensure that the standards set forth for two criteria pollutants will be met. The thresholds contained in the regional air quality standards developed for this area, include volatile organic compounds (VOCs) and PM₁₀, (which stands for particulate matter not exceeding 10 micrograms.)

WELLS asks about ongoing policing of this business. RAMIREZ replies that the City of El Cajon maintains a citizen complaint process that is accessible by telephone and by personal appearance. Anyone who has an issue, could call 441-1716 and report the complaint, including the address of where the problem is occurring. Those complaints are directed to the appropriate department, and in this case, it would come to the Planning Division in Community Development. Staff would investigate and report back to the complainant if a violation has been noted. She mentions that APCD also has a complaint process that is accessible by phone.

SOTTILE asks about the regulation where auto body shops can be placed: residential or commercial. RAMIREZ responds that uses are permitted by conditional use permit by each zone that exists in El Cajon. Major planning considerations and compatibility are issues that are subject to a Conditional Use Permit review.

Motion by SOTTILE, second by WOODS to ADOPT the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; carries 5-0.

Motion by SOTTILE, second by WOODS to GRANT APPROVAL of Conditional Use Permit 824 in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on July 24, 2006.

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 321 – Westone Management Consultants for J &
D Mello Properties LLC**

(joint noticed CC 8-8-2006)

(public hearing) Resolution No. 10338

PC mtg 7-10-06

The subject property is located on the southeast corner of N. Mollison Ave. and Peach Ave. and addressed as 815 N. Mollison Ave; APN: 484-282-07; General Plan Designation: Medium Density Residential

Request to convert an existing 32-unit apartment complex into a common interest development in the R-3 (Multiple Family) zones.

AND

**TENTATIVE SUBDIVISION MAP 635 – Westone Management Consultants for J & D
Mello Properties LLC**

(joint-noticed CC 8-8-2006)

(public hearing) Resolution No. 10339

PC mtg 7-10-06

The subject property is located on the southeast corner of N. Mollison Ave. and Peach Ave. and addressed as 815 N. Mollison Ave; APN: 484-282-07; General Plan Designation: Medium Density Residential

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

RAMIREZ provides a quick overview of the project and says that staff recommends that the Planning Commission recommend approval since the applicant's proposal will enhance the existing apartment complex and substantially upgrade the subject site.

BLACK announces the public hearings are now open.

Joseph SCARLATTI, Westone Management Consultants, 8799 Balboa Avenue, Suite 240, San Diego CA 92123, agrees with the Conditions of Approval, except for Item # 6 on page 9 pertaining to guaranteeing the renovations and improvements. (Speaker is referring to the Lien Contract and Agreement Not To Convey term, which is apparently three years.) With a different market now than when this concept was put together, he would like to see the term changed to possibly five to eight years.

BLACK asks staff to explain and FOLEY replies that he doesn't recall if there is a life to the lien contracts with covenants not to convey. He believes they are almost in perpetuity.

WELLS likes the project, especially the architecture.

No one else comes forward to be heard.

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

AMBROSE asks regarding the length of time with the lien contract. FOLEY informs that he will review it to see if there is a life to it, and will inform SCARLATTI so that when he appears before the City Council he can make that presentation.

Motion by WOODS, second by AMBROSE to RECOMMEND APPROVAL of Planned Unit Development 321 in accordance with the staff report, carries 5-0.

Motion by WOODS, second by AMBROSE to RECOMMEND APPROVAL of Tentative Subdivision Map 635 in accordance with the staff report, carries 5-0.

These items are jointly noticed for a City Council meeting on August 8, 2006.

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 86 – Children’s Choice Learning
Connection, Inc.**

*(public hearing) Resolution No. 10340
PC mtg 7-10-06*

The subject property is located on the south side of East Madison Ave., between E. Main St., and N. Third St., and addressed as 1465 E. Madison Ave; APN: 511-171-07; General Plan Designation: Low Density Residential

Request to expand an existing pre-school/daycare center to 99 children in conjunction with an existing religious facility in the R-1-6 (Residential One-Family, 6,000 sq. ft) zone.

RAMIREZ presents a summary and recommends that the Planning Commission grant the amendment of Conditional Use Permit 86 for an increase in enrollment to 99 for the preschool/daycare center, subject to conditions.

BLACK announces the public hearing is now open.

Jennifer HOUSE, 2645 Big Wagon Road, Alpine CA 91911, representing the applicant, explains that they have no problems with the conditions as set forth with the project.

No one else comes forward to be heard.

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

Motion by WELLS, second by AMBROSE to GRANT Amendment of Conditional Use Permit 86 in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on July 24, 2006.

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2028 – Kersten for Derusseau**

*(public hearing) Resolution No. 10341
PC mtg 7-10-06*

The subject property is located on the south side of El Cajon Blvd. between S. Johnson Ave. and Chamberlain St., and addressed as 461 El Cajon Blvd.; APN: 487-532-09; General Plan Designation: General Retail Commercial.

Request motorcycle rentals and sales in the C-2 (General Commercial) zone.

CRAIG provides an overview of the conditional use permit and mentions that staff received no public input regarding the item. There are some concerns pertaining to the noise issue in the back next to residential properties. He also mentions that there should be no outside sales in the public-right-of way in front of the business. Staff recommends a 90-day review of the business by the Planning Commission after it has opened.

BLACK announces the public hearing is now open.

Eric KERSTEN, 1458 Mountain View Road, El Cajon, CA 92020, says that they approve all of the conditions and they will follow them. He thanks the staff and the commissioners.

No one else comes forward to be heard.

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

Motion by SOTTILE, second by AMBROSE to GRANT Conditional Use Permit 2028 in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on July 24, 2006.

**DISCUSSION ON
REVISION TO THE ZONING ORDINANCE REGARDING MINOR CONDITIONAL USE PERMITS**

BLACK reads Resolution of Intention # 10342.

Motion by SOTTILE, second by WELLS to adopt Resolution of Intention #10342 to set to public hearing an amendment of Zoning Ordinance 17.70.40 regarding minor conditional use permits for 7 P.M., August 21, 2006; carries 5-0.

PREDRAFTED RESOLUTIONS

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

Motion by WOODS, second by WELLS to adopt Resolution Nos. 10332-10342, pro forma; carries 5-0.

ORAL COMMUNICATIONS

Commissioner AMBROSE inquires about the status of applications for condo conversions. He wants to know if Planning Division staff has been pretty busy processing applications. RAMIREZ replies that the applications have been on a steady pace this calendar year.

BLACK asks about the status of Specific Plan 182 and AMBROSE replies that they had two meetings. RAMIREZ provides an overview of the second workshop and invites participants to the third workshop on Thursday, September 21, 2006 from 5:30 to 7:30 p.m. in the Council Chambers, where the consultant will present concept plans that incorporate community priorities.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by AMBROSE, second by WELLS, to adjourn the meeting of the El Cajon City Planning Commission at 8:41 PM this 10th day of July 2006; carries 5-0.

Thomas BLACK, Chair

ATTEST:

James S. GRIFFIN, Secretary