



## MINUTES

### PLANNING COMMISSION MEETING

**AUGUST 21, 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  
KRULIKOWSKI, City Traffic Engineer  
VALLES, Administrative Secretary

**MINUTES OF 8/7/06:** Motion by WOODS, second by WELLS, to approve the Minutes of August 7, 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 Tuesday, September 5, 2006 at 5:00 PM.

#### **PUBLIC HEARING ON PLANNED UNIT DEVELOPMENT 298 – Admani for Admani Trustees**

(joint-noticed CC mtg. 9-26-06)  
(public hearing) Resolution No. 10355  
PC mtg. 8-21-06

The subject property is located on the south side of E. Renette Ave. between Leslie Road and Prescott Ave. and addressed as 177 E. Renette Ave.; APN: 492-342-02; General Plan Designation: Medium Density Residential.

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

**AND**

**PUBLIC HEARING ON**

**TENTATIVE SUBDIVISION MAP 612 – Admani for Admani Trustees**

(joint-noticed CC mtg. 9-26-06)

(public hearing) Resolution No. 10356

PC mtg. 8-21-06

The subject property is located on the south side of E. Renette Ave. between Leslie Road and Prescott Ave. and addressed as 177 E. Renette Ave.; APN: 492-342-02; General Plan Designation: Medium Density Residential.

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

RAMIREZ summarizes the staff report, stating that this project was constructed in 1960 with six two-bedroom apartments in a single two-story building. Other than minimal landscaping, there are no existing amenities on this site. There are several aspects of the existing development that will require attention, such as uneven slabs, vertical cracks in the wall, damaged doors, non-compliant windows and no underground irrigation systems to service the landscaping. The proposed exterior enhancements include: new composition, shingle roof, new doors and windows with accent trim, rock veneer, stucco staircases, and a new color scheme. Condition #6.b.(7) requires cementitious roofing material instead of the comp shingle roof proposed by the applicant. Also, the project boundary wall will have to be replaced with a six-foot high masonry wall in keeping with the City Council's current policy. In conclusion, staff believes that the proposed improvements and required work will benefit the neighborhood by upgrading the subject property. However, staff is concerned that this project cannot successfully compete with other conversions that have already been improved. Staff suggests that the Planning Commission recommend approval of both items.

BLACK announces the public hearings are now open.

**Mr. Richard SPEARE**, 4455 Lamont St. San Diego, CA 92109 speaks on behalf of the owner applicant who resides out of the county. He states that the project does not have as many amenities as some other projects, but this means that the units would be priced lower to reflect the market.

AMBROSE asks SPEARE if he is in agreement with all conditions of approval recommended in the staff report. SPEARE affirms he is.

WOODS states that he believes this is the first time in the staff recommendation that there is a concern about the saleability of the units once they're completed. He asks staff if this is correct. RAMIREZ states that this may be the first time that staff articulated it in as much detail.

SPEARE responds that if the units don't sell, they will be renovated units that will be rented. He believes that either way, the City has nothing to lose as the renovations will make a great improvement in the site.

No one else comes forward to be heard.

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

AMBROSE asks staff to comment on how the requirement for a perimeter block wall might affect drainage on an older site such as the subject property.

KRULIKOWSKI states that staff will look at this issue if the Commission deems it necessary.

AMBROSE believes there should be a standard set, rather than just problem solving on a project-by-project basis. KRULIKOWSKI states he will address the issue with the private development group and ask them to specifically look at this project.

RAMIREZ states that the planning staff will also take a look at this issue.

Motion by SOTTILE, second by WOODS to recommend approval of Planned Unit Development 298, in accordance with the staff report; carries 5-0.

Motion by SOTTILE, second by WOODS to recommend approval of Tentative Subdivision Map 612, in accordance with the staff report; carries 5-0.

These items are jointly noticed for a City Council hearing on September 26, 2006.

#### **PUBLIC HEARING ON**

#### **PLANNED UNIT DEVELOPMENT 323 – Westone Management Consultants for Tang**

(joint-noticed CC mtg. 9-26-06)

(public hearing) Resolution No. 10357

PC mtg. 8-21-06

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 570 S. Mollison Ave.; APN: 488-371-11; General Plan Designation: Medium Density Residential.

Request to convert an existing 28-unit apartment complex into a common interest subdivision in the R-3 (Multiple-Family) zone.

**AND**

#### **PUBLIC HEARING ON**

#### **TENTATIVE SUBDIVISION MAP 637 – Westone Management Consultants for Tang**

(joint-noticed CC mtg. 9-26-06)

(public hearing) Resolution No. 10358

PC mtg. 8-21-06

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 570 S. Mollison Ave.; APN: 488-371-11; General Plan Designation: Medium Density Residential.

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

RAMIREZ gives a summary stating that this is a request to convert an existing apartment complex constructed in 1979 with two two-story buildings and a total of 28 units into a common interest development. The proposed exterior enhancements include an upgraded architectural style that incorporates a new clay tile roof and Cornice Moulding and the following additional new items: French doors, decorative steel railings, vinyl windows and stucco finish.

The common recreation area will be enhanced with improvements to the existing clubhouse and the addition of two trellis shade structures, barbecues, paving and landscaping. Private yard fencing should be replaced with six-foot high wood fencing.

The physical elements report for this project reports that more than two-thirds of the units' interiors were inspected. The recommended repairs include items such as, replacing dry-rot damaged stair stringers, repairing potential trip hazards and replastering the existing pool. Staff recommends approval of both items.

BLACK announces the public hearings are now open.

**Mr. Joseph SCARLATTI**, Westone Management Consultants, 8799 Balboa Ave. Suite 240, San Diego, CA 92123, is the applicant. He states that they have no difficulty with the conditions of approval. As to the block wall, his understanding is, that where it's necessary, drainage is to be provided as part of the block wall.

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 SOTTILE to recommend approval of Planned Unit Development 323; carries 5-0.

Motion by AMBROSE, second by SOTTILE to recommend approval of Tentative Subdivision Map 637; carries 5-0.

These items are jointly noticed for a City Council hearing on September 26, 2006.

**PUBLIC HEARING ON  
AMENDMENT OF ZONING ORDINANCE REGARDING MINOR CONDITIONAL USE  
PERMITS – Planning Commission**

(joint-noticed CC mtg. 9-26-06)

(public hearing) resolution No. 10359

PC mtg. 8-21-06

To consider an Amendment of the Zoning Ordinance regarding Minor Conditional Use permits.

RAMIREZ gives a brief summary stating that at the City Council meeting on June 27, 2006,

the Council referred consideration of an Amendment to the Zoning Ordinance regarding minor Conditional Use Permits to the Planning Commission. Currently minor CUP's are only available for household pets and pot-bellied pigs. Minor CUP's are processed in all aspects just like a regular Conditional Use Permit; the only difference is a lower application fee. The minor aspect of the application reflects the need for reduced staff work.

Minor CUP's were added to the Zoning Ordinance in 1995 and originally proposed for a broader range of uses. The staff and the Planning Commission had discussed other uses such as, game centers, daycare facilities for more than six children, accessory buildings that are greater than 800 square feet and pole signs that exceed a maximum height or sign area. The actual recommendation said that City Council would approve a list of uses that could be permitted by adopting a resolution. Council instead limited the uses of minor CUP's to animals, as previously stated.

Staff believes there are a number of uses, besides domesticated animals, that don't require as much staff time; therefore, a reduced application fee would be appropriate. Staff has prepared an expanded list of uses that would be appropriate for consideration through the Minor CUP process. Staff recommends that the Planning Commission recommend approval of an Amendment of the Zoning Ordinance regarding minor Conditional Use Permits in accordance with Staff's Exhibit "A" and also recommend approval of the attached list of proposed Minor Conditional Use Permit uses.

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.

AMBROSE states that he has a concern with item number four regarding accessory structures greater than 800 square feet listed on staff's recommended uses list. He believes that this might not allow neighbors the opportunity to voice their opinions on projects that they may not agree with. He asks staff to comment.

RAMIREZ states that there is no difference in processing a "Minor" Conditional Use Permit and a regular Conditional Use Permit. It would still require public hearing notices to be issued to property owners within 300 feet of the subject property, and a public hearing would be held at the Planning Commission level.

Motion by WELLS, second by WOODS to recommend approval of Amendment of Zoning Ordinance regarding Minor Conditional Use Permits in accordance with the staff report; carries 5-0.

This item is joint-noticed for a City Council hearing on September 26, 2006.

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1973 – Deena Recine for Cricket  
Communications for Cingular Wireless**

(public hearing)  
PC mtg. 8-21-06

The subject property is located on the east side of E. Main Street between Greenfield Drive and Pepper Drive, and addressed as 1709 East Main Street; APN: 507-211-03; General Plan Designation: General Retail Commercial.

Request to collocate a wireless communications facility on an existing monopalm structure in the C-2 (General Commercial) zone.

RAMIREZ states that it was determined too late in the hearing process that the public hearing notices distributed for this item contained an error. As a result, the hearing will have to be re-noticed and the applicant has been advised of this problem. At this time, however, the Commission may still open the public hearing and take comments on the proposed wireless communication facility on the subject property.

BLACK announces the public hearing is now open.

No one comes forward to be heard.

Motion by WELLS, second by WOODS to continue Amendment of Conditional Use Permit 1973 to a public hearing on Monday, September 11, 2006; carries 5-0.

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 2032 – Whiteaker (PetSmart) for CRE.DI. El Cajon, LLC**

(public hearing) Resolution No. 10360  
PC mtg. 8-21-06

The subject property is located on the south side of Fletcher Parkway between Jackman Street and No. Johnson Avenue; and addressed as 865 Jackman Street; APN: 482-240-45;

General Plan Designation: Regional Retail Commercial.

Request to add an accessory animal boarding facility to an existing retail pet store in the C-R (Regional Commercial) zone.

RAMIREZ gives a summary stating that the applicant is requesting to establish an 8,900 square-foot animal boarding facility (kennel) completely within the existing store. No outside animal pens or runs are proposed. Due to the location of the proposed kennel within the existing store and due to the heavy commercial nature of surrounding land uses in this area, staff does not anticipate any adverse effects to neighboring properties. Staff is recommending approval of this request with conditions.

RAMIREZ also states that as a matter of information about the subject site, on three separate

occasions staff has visited the site and noted that the existing dumpsters were outside of the trash enclosures. Also on two occasions, vagrants were using the dumpsters as cover to conceal their activities. The history of non-compliance relating to the maintenance of trash enclosures dates back to 1996. Staff is recommending an ongoing condition of approval to require that the dumpsters be kept in the enclosures.

BLACK announces the public hearing is now open.

**Ms. Michelle ALFIERI**, 8001 Irvine Center Drive, Irvine, CA is speaking on behalf of PetSmart. They accept all of the conditions and are currently working with the store to clean up the dumpsters.

WELLS asks the applicant how many animals would typically be in the boarding facility at maximum capacity.

ALFIERI states that it would be approximately 100 animals during the peak season. She also affirms that there would be a staff person there with the animals at all times.

**Ms. Lisa CROSBIE**, 3061 Cowley Way #17, San Diego, CA 92117, is the acting District Manager of PetSmart in San Diego. She is available for any questions.

BLACK asks if the facility will have a live web feed with internet access for customers to view their pet from an off-site computer.

CROSBIE states they will not have that feature right away, but are looking into it for the future.

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

Motion by AMBROSE, second by WELLS to grant Conditional Use Permit 2032 in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 PM on Tuesday, September 5, 2006.

## **DISCUSSION ON RESOLUTION OF INTENTION NO. 10361**

(discussion) Resolution No. 10361  
PC mtg. 8-21-06

RAMIREZ states that if this resolution is adopted, its effect will be to set a public hearing date of Monday, October 9<sup>th</sup>, 2006 for the Planning Commission to consider an Amendment to the Zoning Ordinance that would prohibit off-site motor vehicle sales.

Motion by WOODS, second by AMBROSE to adopt Resolution of Intention #10361 to set to public hearing on Monday, October 9, 2006, an amendment of Zoning Ordinance to consider prohibiting off-site motor vehicle sales; carries 5-0.

## **PREDRAFTED RESOLUTIONS**

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

Motion by WELLS, second by SOTTILE to adopt Resolution Nos. 10355-10360; pro forma, carries 5-0.

## **ORAL COMMUNICATIONS**

FOLEY reminded the Commissioners about the Assembly Bill 1234 mandatory Ethics Training. He informed that there is a two-hour training session taking place at 6:30 p.m., Monday August 28, 2006 at the Lemon Grove Community Center. Call Nazie Tashakorian at (619) 441-1650 to make a reservation.

AMBROSE informed that at the next Ad Hoc Committee Meeting, they'll review the public input of Specific Plan 182. The meeting is scheduled for Wednesday August 30, 2006 from 4 to 6 p.m. in the 5<sup>th</sup> Floor Conference Room of the El Cajon City Hall building.

## **CORRESPONDENCE**

There was none.

## **ADJOURNMENT**

Motion by WOODS, second by SOTTILE, to adjourn the meeting of the El Cajon City Planning Commission at 7:42 p.m. this 21<sup>st</sup> day of August 2006; carries 5-0.

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Thomas BLACK, Chair

ATTEST:

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James S. GRIFFIN, Secretary