



MINUTES
PLANNING COMMISSION MEETING
OCTOBER 23, 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
DEL VALLE, Assistant City Attorney
KRULIKOWSKI, City Traffic Engineer
ALVEY, Associate Planner
VALLES, Administrative Secretary

MINUTES OF 10-09-06 Motion by WOODS, second by SOTTILE to approve the Minutes of October 9, 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, November 6, 2006 at 5:00 p.m.

CONDITIONAL USE PERMIT 2036 – Golden State Supply, dba Carquest of El Cajon for Martin

(continued public hearing) Resolution No. 10384
PC mtg. 10-23-06

The subject property is located on the southwest corner of Arnele and N. Johnson Avenues, and addressed as 721 Arnele Avenue; APN: 482-250-38. General Plan Designation: Regional Retail Commercial.

Request to establish an auto parts store with accessory machine shop services in the C-R (Regional Commercial) zone. ***(Continued from the Planning Commission meeting of October 9, 2006).***

RAMIREZ informs that at the October 9, 2006 public hearing, staff reported that the applicant had requested additional time to conclude lease negotiations for the existing retail building at 721 Arnele Avenue, where the applicant had planned to relocate the downtown El Cajon Carquest store. The applicant has since reported back to staff that they have terminated their discussions with the property owner in pursuing a lease. They would like to request that the Planning Commission “remove” their application and terminate the process. Staff recommends that the Planning Commission grant this request for a withdrawal.

BLACK announces the public hearing is still open.

No one comes forward to be heard.

Motion by AMBROSE, second by WOODS to GRANT WITHDRAWAL of Conditional Use Permit 2036, carries 5-0.

PLANNED UNIT DEVELOPMENT 327 – Austin for Snyder

(joint-noticed CC mtg 11-14-06)
(public hearing) Resolution No. 10385
PC mtg. 10-23-06

The subject property is located on the southwest corner of E. Madison and Graves Avenues and addressed as 488 Graves Avenue; APN: 488-010-21. General Plan Designation: High Density Residential.

Request to construct a four-unit common interest development in the R-4 (Multiple-Family, High Density) zone.

AND

TENTATIVE SUBDIVISION MAP 639 – Austin for Snyder

(joint-noticed CC mtg 11-14-06)
(public hearing) Resolution No. 10386
PC mtg. 10-23-06

The subject property is located on the southwest corner of E. Madison and Graves Avenues and addressed as 488 Graves Avenue; APN: 488-010-21. General Plan Designation: High Density Residential.

Request a five-lot subdivision in the R-4 (Multiple Family, High Density) zone.

RAMIREZ states that the proposed development includes a total of four residential units, a common driveway, visitor parking, and landscaping. Each unit will have three bedrooms and a two-car garage. Vehicular access to the site is via a 24-foot wide two-way driveway from Graves Ave. Staff notes that the proposed PUD is consistent with the General Plan designation of the property as “High Density Residential”. Although the maximum allowable

density under the R-4 zone is six units for this property, the applicant is proposing only four units.

In referring to the design review of the project, RAMIREZ mentions that there will be a six-foot high masonry wall, but staff believes that additional design details are warranted to provide visual relief at the second and third story, especially as seen from E. Madison Avenue. Staff believes these details can be worked out with staff, unless the Planning Commission would prefer to see them before taking any action on this request.

Regarding conformance of the applicant's plan with R-4 and PUD development standards, RAMIREZ states that staff feels that setbacks, building height, and number of parking spaces are acceptable as proposed. There are some minor concerns with garage size, lot coverage, private yard space, trash containers and perimeter fencing. The applicant will be required to design each garage with an unobstructed inside dimension of 20 by 20 feet. The guest parking spaces at the end of the driveway are required to have a width of 9.5 feet. Staff is recommending that the parking space stall width be increased. RAMIREZ notes that the maximum lot coverage in the R-4 zone is 60%; the proposed plan surpasses the maximum allowable coverage with approximately 62.5%. Staff has estimated this lot coverage calculation and will request a detailed calculation from the applicant as a condition of approval. Staff recommends that the revised PUD site plan indicate the location of waste container storage for each unit.

RAMIREZ continues, stating that the applicant has proposed a six-foot-high solid wall parallel to East Madison Avenue at 10 feet from the property. There is no indication on the site plan that this wall will continue around the subject property. The Planning staff recommends that the solid masonry perimeter wall continue around the subject property along the westerly and southerly property lines and end within 10 feet of the property line on Graves Avenue. This condition of approval would respond to the City Council's recent action to require masonry perimeter walls.

RAMIREZ notes that this item will be heard by the City Council on November 14, 2006, instead of November 28, 2006 as erroneously indicated in the staff report.

AMBROSE notes that he is concerned about graffiti on the wall and asks if staff has any thoughts on this. RAMIREZ mentions that they could recommend a type of paint surface that is resistant to graffiti.

BLACK announces the public hearings are now open.

Mr. Alan AUSTIN, 1622 Pioneer Way, El Cajon, CA 92020, concurs with a majority of staff suggestions, but doesn't think that a six-foot masonry wall is needed as there is an existing five-foot masonry wall [on property immediately adjacent to the south] that was placed by the previous condo conversion applicant. He will work with staff on the remaining architectural features, and AUSTIN agrees with AMBROSE about graffiti and seeks staff's recommendations. He asks the City Traffic Engineer regarding Public Works' conditions pertaining to sewer laterals, undergrounding power lines, curb cuts and curb radius and

power pole location. KRULIKOWSKI recommends that the applicant meet with Public Works Deputy Director for Private Development Mike GRIFFITHS to discuss these items. RAMIREZ clarifies undergrounding utilities on Graves Ave. is waived according to item #14 in the Public Works Dept. letter. The applicant should still meet with Public Works to discuss the other concerns.

WELLS asks about the condition of the existing five-foot masonry wall. AUSTIN replies it is "brand-new" and he has a photo. WELLS alludes to a beautiful stone-type wall at the Teatro development project on the corner of Third and Broadway; he never sees graffiti on it. AUSTIN explains that it might be a split-face block wall. WELLS commends the applicant for bringing such a nice project to this area of El Cajon.

No one else comes forward to be heard.

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

AMBROSE emphasizes that he does not want to see a white block wall on Madison and concurs with WELLS' suggestion of the stone-type wall. RAMIREZ also recommends that larger size plants such as mature shrubs be placed in the exterior setback that will screen parts of the wall, thereby reducing the temptation for potential graffiti artists. WELLS suggests that the existing five-foot wall be allowed rather than impose the six-foot masonry wall requirement. RAMIREZ recommends that the applicant bring this up at the public hearing for the City Council meeting, noting that the existing wall is not located on the subject property. A six-foot-high masonry wall has been recommended and approved by the Council for other projects.

Motion by SOTTILE, second by WELLS to RECOMMEND APPROVAL of Planned Unit Development 327 in accordance with the staff report, carries 5-0.

Motion by SOTTILE, second by WELLS to RECOMMEND APPROVAL of Tentative Subdivision Map 639 in accordance with the staff report, carries 5-0.

These items are jointly-noticed for a City Council meeting on November 14, 2006.

AMENDMENT OF CONDITIONAL USE PERMIT 470 – Bob Baker Enterprises, Inc. for Cory Properties El Cajon, LLC

(public hearing) Resolution No. 10387
PC mtg. 10-23-06

The subject property is located on the north side of Arnele Ave. between N. Marshall Ave. and Jackman St., and addressed as 900 and 1000 Arnele Avenue; APNs: 482-240-04 and 482-240-32. General Plan Designation: Regional Retail Commercial.

Request to remodel and expand an existing automobile dealership in the C-R (Regional Commercial) zone.

ALVEY provides information on the property that is occupied by the existing Bob Baker Chevrolet – Subaru – Lexus dealerships. The applicant provided staff with a written narrative of the proposed project that will occur in two phases. The first phase will consist of the remodel and reconfiguration of the Chevrolet/Subaru dealership by demolishing a portion of the existing service bays and consolidating them on the easterly portion of the subject site. The Chevrolet/Subaru dealership buildings will be reduced from 45,000 sq. ft to 39,000 sq. ft. of sales and service areas, with the showroom and administrative areas to remain. The existing paint booths and body shop will remain, as well as a small automobile rental facility.

Phase two will include the expansion and remodel of the Lexus dealership and will consist of a new two-story sales facility and administrative building including an attached three-story service and parking structure. The facility will be expanded from 19,000 square feet to approximately 108,000 square feet. The development will include showrooms, offices, and 36 indoor service bays at the base of the parking structure. The proposed parking structure will also be used as storage for the service and inventory vehicles.

Additionally, ALVEY informs that the Chevrolet/Subaru dealership modifications will be consistent with the existing dealership. The staff's primary concern regarding the Lexus dealership is incorporating the parking structure into the overall design. The applicant has proposed to locate the parking structure away from the exterior setbacks and has, therefore, prevented the parking structure from looming over the public right of way. The applicant has also limited the visual impact of the parking structure by reducing the elevation of the finished floor of the structure to five feet lower than the current grade at the site. ALVEY stresses that this will be the first use of a multi-story building as part of a dealership in El Cajon. Staff has no objections to the architectural design of either of the dealerships.

ALVEY also notes that the overall building height requirement in the C-R zone is limited to 35 feet. The proposed elevations indicate that the Lexus dealership will be 36 feet tall. The portion of the building that exceeds the limitation includes the elevator housing and staircase for the structure, and is therefore acceptable as proposed.

ALVEY notes that the landscape on the north side of the dealerships had been neglected, and recommends that the applicant submit a landscape and irrigation plan in accordance with the City's Landscape Policy. Additionally, staff noticed that many dealership employees park their personal vehicles along Petree Street. It is staff's opinion that customer and employee parking must be accommodated on the subject site even though parking is not currently restricted on Petree. Staff recommends that this requirement be included as an on-going condition of approval for this conditional use permit. ALVEY notes that comments from City departments have been incorporated as conditions of approval. Staff did not receive any responses to the public hearing notice.

AMBROSE does not like Condition #5.e. which restricts employees parking on Petree Street.

BLACK announces the public hearing is now open.

Mr. Mark LORD, Lord Fleming Architects, 192 Technology Drive, Suite C, Irvine, CA, agrees with most of the conditions and requests clarification on some Public Works comments on curb widths, right-of-ways and dedications, and radius modifications on three intersections. LORD asks for further clarification on condition 1.f., regarding property lines be dedicated as there is some confusion between the table in the Public Works comments and the description in the comments. KRULIKOWSKI recommends that the applicant meet with the Deputy Director in charge of Private Development Mike GRIFFITHS. However, KRULIKOWSKI mentions that the dedication requirements are listed in Public Works conditions B-1 and B-2.

LORD also requests further clarification on 1.f. regarding that additional dedication and right-of-way be identified on the site plan. He wants to make sure that they do not need to add landscaping. ALVEY replies that since the display areas will remain the same, staff did not request additional landscaping setback and no further language is warranted under that condition.

In response to a previous concern of lot lines, KRULIKOWSKI explains that they need to be shown on the plans to make sure that there are no buildings or other obstacles being built on the property lines, ensuring that the applicant is in compliance with the California Subdivision Map Act. LORD states that the property lines are shown on the application.

In reference to condition # 7, LORD requests that the CUP term be extended from 25 to 30 years to reflect the 30-year lease that Bob Baker will be negotiating. ALVEY replies that the extended term could be approved by the Commission.

Mr. Dave EZRATTY, partner, vice president and operating general manager of Bob Baker, Enterprises, 2443 Wilbur Street, San Diego, CA, would like to have Condition #5.e., relating to employee parking on Petree Street, removed. He notes that nobody else parks there and there are quite a few transients in the area; by having employees' park there it is a deterrent.

ALVEY suggests that the second sentence be removed from condition # 5. e.

AMBROSE concurs with the applicant regarding Petree Street that there is nobody watching the street, so by having people parking there on a regular basis it would be a deterrent to transients in the area.

Mr. Lauren CAMPBELL, Vice President of Bob Baker Chevrolet / Subaru, 900 Arnele, El Cajon, CA 92020, is present to answer any questions.

AMBROSE mentions that they have a great operation.

No one else comes forward to be heard.

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

Motion by AMBROSE, second by WELLS to ADOPT the proposed Negative Declaration for Amendment of Conditional Use Permit 470; carries 5-0.

Motion by AMBROSE, second by WELLS to GRANT Amendment of Conditional Use Permit 470, in accordance with staff report, eliminating the second sentence of Condition #5.e., "Employees of the dealerships shall not park on Petree Street." and modifying Condition #7, extending the life from 25 years to 30 years; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on Monday, November 6, 2006.

AMENDMENT OF CONDITIONAL USE PERMIT 1799 – Gateway Church for Center Pointe Phase I LLC

(public hearing) Resolution No. 10388

PC mtg. 10-23-06

The subject property is located on the northwest corner of N. Johnson Ave. and Vernon Way, and addressed as 1280 N. Johnson Avenue; APN: 482-131-14. General Plan Designation: Industrial Park.

Request to renew a conditional use permit for a religious facility in the M (Manufacturing) zone.

RAMIREZ informs that the applicant is requesting to continue an existing church and to legitimize their expansion into a new suite within a separate building in the same industrial park. The church is currently authorized to conduct music rehearsals, religious education, church meetings, and services Monday through Friday evenings from 5:30 to 10 p.m. The church is also authorized to conduct religious education, worship, weddings, church meetings, and performances on Saturdays and Sundays.

She mentions that staff is concerned about having religious facilities or non-industrial uses on industrial properties and the potential negative effects, including the loss of industrial property which provides jobs within the city, plus excessive production noise and odors and lack of parking. Staff reiterates its continued concern about the permanent loss of industrial property to non-industrial uses.

RAMIREZ stresses the staff's policy is to recommend shorter approval terms for religious facilities in case there should be an increased demand for industrial space in the future. The applicant has requested an approval term of six years to coincide with the expiration of their current lease agreement. Staff can support this six-year CUP renewal and still recommend that it is a "temporary" period.

BLACK announces the public hearing is now open.

Ms. Donna LOPEZ, 2058 Braidwood Street, El Cajon, CA, accepts all the conditions for the project.

No one else comes forward to be heard.

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

Motion by WOODS, second by WELLS to GRANT Amendment of Conditional Use Permit 1799 in accordance with the staff report, carries 5-0.

The appeal period for this item ends at 5:00 p.m. on Monday, November 6, 2006.

CONDITIONAL USE PERMIT 1859 – Planning Commission for Sprint

(public hearing) Resolution No. 10389

PC mtg. 10-23-06

The subject property is located on the west side of Jamacha Rd. between E. Washington Ave. and Granite Hills Dr., and addressed as 722-790 Jamacha Road; APN: 514-021-48 &49. General Plan Designation: Neighborhood Retail Commercial.

Request to review conditional use permit for an existing wireless communication facility (monopalm) in the C-1 (Neighborhood Commercial) zone.

RAMIREZ informs the existing wireless facility was approved as a “stealth” monopalm, a stand-alone metal structure that is designed to look like a palm tree. The faux palm and the equipment area are well maintained. The City has not received any complaints and staff believes the wireless facility is complying with the wireless ordinance and the conditions of approval of the CUP, so it recommends that the Planning Commission accept and file this report for the required five-year review of Conditional Use Permit 1859.

BLACK announces the public hearing is now open.

No one 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 ACCEPT AND FILE REPORT for Conditional Use Permit 1859, in accordance with the staff report; carries 5-0.

The appeal period for this item ends at 5:00 p.m. on Monday, November 6, 2006.

AMENDMENT OF SITE DEVELOPMENT PLAN 820 – Hendrix for Hendrix & Pavel

(discussion)

PC mtg. 10-23-06

The subject property is located on the north side of W. Madison Ave. between N. Magnolia and N. Johnson Avenues and addressed as 150 W. Madison Avenue; APN: 482-301-05. General Plan Designation: SDA 9 (Downtown Redevelopment) / Office/Non-Retail.

Request to expand and renovate an existing dental office in the O-P (Office-Professional) zone.

ALVEY explains that normally Site Development Plan amendments are approved by the Director of Community Development, but since the property is within the boundaries of Specific Plan 182, this request must be reviewed and approved by the Planning Commission and the City Council to be effective. No public hearings are required. The subject property was originally constructed in 1967 for the Automobile Club of Southern California. In 1982, the Director of Community Development approved Site Development Plan (SDP) 820, which authorized the office building to be enlarged but that expansion did not occur.

The applicant's proposal includes a 1,021 square-foot expansion of the existing 3,700 sq. ft. building. The applicant is also proposing a 138 square foot entry element that is along the northerly façade of the building in the parking area. The exterior of the building will be enhanced with new architectural features and enhanced building materials. The color renderings and elevations have been reviewed and approved by the El Cajon Community Development Corporation. The CDC's Design Review Commission has recommended that the architect re-evaluate the design of the roof parapet wall and incorporate a pedestrian walkway from the public right of way to the entrance to the building. Staff will incorporate these comments into the proposed conditions of approval.

BLACK invites comments from the audience on this discussion item.

Donna HENDRIX, 14169 Hillside Drive, Jamul, CA, is present to answer any questions. She asks for an explanation regarding the licensed design professional requirement for the project. ALVEY explains that this is a Building Division request asking for a professional to prepare the plans for a building permit. RAMIREZ also mentions that the Building Division will inform the applicant on the type of credentials needed of the person who will prepare the plans. HENDRIX accepts the conditions and is excited in getting started on the project.

No one else comes forward to be heard.

Motion by AMBROSE, second by WOODS to RECOMMEND APPROVAL of Amendment of Site Development Plan 820; carries 5-0.

This item will be noticed for a future City Council meeting.

MAJOR / MINOR CHANGE TO PLANNED UNIT DEVELOPMENT 230 - Easter
(discussion)
PC mtg. 10-23-06

The subject property is located on the west side of Emerald Ave. between Chamberlain St. and Palm Ave., and addressed as 436 Emerald Avenue; APN: 487-541-20; General Plan Designation: Multiple Family Residential.

Request a major / minor change to proposed six-unit residential common interest development in the R-3 (Multiple-Family) zone

RAMIREZ advises the Commission that Planned Unit Development 230 was approved by the City Council on February 8, 2005 after the Planning Commission had recommended approval of the proposed project on January 10, 2005. The approval was for a six-unit development consisting of six detached single-family units over three-car garages. The proposed elevations were unique and quite imaginative. They included varying wall details of right angles with overhangs and flat roofs. The design was not typical of other project in the El Cajon area.

RAMIREZ states that the applicant proposes to change the previously approved elevations and materials, while the site layout will remain the same. The new design includes a pitched metal roof, painted fiber cement board, colored concrete block and the deletion of the balconies. Also, the proposed exterior colors are different. Staff is of the opinion that the proposed elevations can be found to be a "minor" change to PUD 230. Staff believes that the proposed elevations are still unique and would be a great improvement to Emerald Avenue and the surrounding area.

BLACK invites comments from the audience on this discussion item.

No one comes forward to be heard.

AMBROSE is concerned that the "cartoonish-like" colors tend to fade in the sun, and wonders how they will be maintained. RAMIREZ mentions that the color drawing illustrated on the backboard is lighter and (according to the architect) more reflective of the colors than the colors in the copies provided to the Commissioners' packets. BLACK recommends that the colors be changed. WELLS notes that the colors are "garish" and suggests that colors be changed to earth-tones. RAMIREZ notes that since no project representative is present, the item could be continued so the applicant's representative could be on hand to answer any questions. SOTTILE asks about the roof. RAMIREZ replies that it is a standing seam-metal roof that is an exceptional product, and unusual as part of a residential design. AMBROSE also commends the durability of the roof.

Commissioners agree that the colors are bothersome; someone should be present to represent the project.

Motion by WELLS, second by AMBROSE to CONTINUE to the November 6, 2006 meeting to consider a Major / Minor Change to Planned Unit Development 230; carries 5-0.

PREDRAFTED RESOLUTIONS

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

Motion by WELLS, second by AMBROSE to adopt Resolution Nos. 10384 through 10389 pro forma; carries 5-0.

ORAL COMMUNICATIONS

There was none.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by SOTTILE, second by WELLS, to adjourn the meeting of the El Cajon City Planning Commission at 8:11 p.m. this 23rd day of October 2006; carries 5-0.

Thomas BLACK, Chair

ATTEST:

James S. GRIFFIN, Secretary