



MINUTES

PLANNING COMMISSION MEETING

NOVEMBER 6, 2006

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

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: BLACK, SOTTILE, WELLS, WOODS

COMMISSIONERS ABSENT: AMBROSE

OTHERS PRESENT:
RAMIREZ, Principal Planner
DEL VALLE, Assistant City Attorney
GRIFFITHS, Deputy Director, Public Works –
Private Development
PHILLIPS, Associate Engineer, Public Works –
Private Development
CRAIG, Assistant Planner
BARR, Secretary
VALLES, Administrative Secretary

MINUTES OF 10-23-06 Motion by WOODS, second by SOTTILE to approve the Minutes of October 23, 2006 pro forma. Motion carries 4-0 (AMBROSE – absent)

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 20, 2006 at 5:00 p.m.

AMENDMENT OF CONDITIONAL USE PERMIT 1829 – Champion Collision & Paint, Inc. for Gallagher

(continued public hearing) Resolution 10390
PC mtg. 11-06-06

The subject property is located on the east side of North Marshall Ave. between East Main St. and I-8 freeway, and addressed as 187 N. Marshall Ave.; APN: 487-121-49 & -78. General Plan Designation: Light Industrial.

Request to renew a conditional use permit for an existing paint and body shop and heavy auto repair in conjunction with an existing towing and impound facility in the C-M (Heavy Commercial / Light Industrial) zone. ***(Continued from the Planning Commission meeting of October 9, 2006)***

CRAIG states that this item was continued from the October 9, 2006 meeting, to consider an applicant request to authorize the use of canvas tent structures in the parking area for the purpose of conducting “pre-inspection tear-downs.”

He explains that the Zoning Ordinance requires that all uses in the C-M zone be conducted within completely enclosed buildings. During a site visit, staff observed employees working on vehicles in the parking area behind the existing building. Small tent-like structures had been erected and work was occurring on the vehicles parked under the tents. The applicant recently informed staff that he has reorganized the shop area to provide additional indoor work space and no longer needs to conduct work outdoors. Staff is not concerned about the appearance of the existing tent structures as they are behind the building and not visible from the public right-of-way. Staff, however, is concerned about setting a precedent in allowing auto-related work outside in the tent structures.

BLACK announces the public hearing is still open.

Mr. Oscar MARIN, 1704 Houseshoe Court, El Cajon, CA, is the applicant. He requests that the Commission extend the life from the standard 10 years to 25 years. In regards to the other items, he has agreed to comply with other requirements and informs that has remodeled the inside of the building to comply with regulations.

CRAIG replies that extending to a longer term is at the discretion of the Planning Commission, and sometimes depends on the amount of investment that the applicant has made on a particular project.

GRIFFITHS informs that the Public Works’ Storm Water Code Enforcement Officer was at the site twice to try to locate the connections to the sewer or storm drainage system for car wash activity. They are concerned that the soapy or oily water is getting into the storm drain system and Public Works has no record of sewer connections.

MARIN informs that when he got the building he was told that the pipe had to be connected to the sewer pipe. To comply with the storm water request, he has had employees digging and looking for the sewer pipe connection.

GRIFFITHS is concerned about a possible illegal connection to the sewer as there were no building or plumbing permits issued. If there is a sewer connection, it would require a permanent covered structure over it so that rainwater does not pour into the sewer line. The applicant notes that this is a major undertaking and deviates from Staff’s original concern about building a three-wall area in the back to work on the cars.

After a discussion with GRIFFITHS, RAMIREZ notes that the applicant will have up to two weeks to confirm the sewer connection.

BLACK asks if the CUP is granted, will that stipulation be included as an additional condition. RAMIREZ notes that the possible illegal connection is a priority above all other matters pertaining to the CUP. The Public Works requirements (in their letter attached to the staff report) have been incorporated as conditions of approval. She emphasizes that the matter of the possible illegal connection would need to be addressed as soon as possible.

SOTTILE asks if they should continue the item to a future meeting. MARIN notes that he does not have any problem and has been working with staff requests.

RAMIREZ recommends that the Planning Commission grant the CUP as the applicant has cooperated with Planning Division staff. GRIFFITHS notes that they will follow through on the storm water issue through their Code Enforcement Officer.

WOODS asks if there is a significant amount of expense that would justify extending the life longer than 10 years. CRAIG replies that he is unaware of the expense and if it would justify a longer life. He explains that for automotive-related CUPs, it is typical to have five-years for the first approval and subsequent approvals are ten years.

MARIN declares that he has made significant and substantial investment to the property and has received numerous compliments from the city and other agencies. He just signed a 25-year lease and would like to continue the family-operated business and have the lease and CUP coincide for the 25-year-period.

No one else comes forward to be heard.

Motion by WELLS, second by SOTTILE to close the public hearing, carries 4-0 (AMBROSE – absent).

WELLS appreciates the investment and improvements that the applicant has made to the property.

Motion by WELLS, second by SOTTILE to GRANT Amendment of Conditional Use Permit 1829, modifying condition #5, extending the life from 10 to 25 years, carries 4-0 (AMBROSE – absent).

The appeal period for the item ends at 5:00 p.m., Monday, November 20, 2006.

AMENDMENT OF SPECIFIC PLAN 197 – David Gatzke for Jackson Pendo Cuyamaca Street, L.P.

(public hearing) Resolution No. 10391
(joint-noticed CC mtg. 12-19-06)
PC mtg. 11-06-06

The subject property is located on the east side of Cuyamaca St. between Vernon Way and West Bradley Ave., and addressed as 1277-1591 Cuyamaca; APN: 482-140-12, -33, -35, -38; General Plan Designation: Light Industrial.

Request to delete an existing specific plan for sign program criteria for an existing development in the C-M (Heavy Commercial / Light Industrial) zone.

CRAIG explains that this is basically a house-keeping item. The site was originally approved in July 2006 for a commercial condo conversion. The request to amend the signage criteria for Specific Plan 197 was a condition of approval for PUD 318. The Specific Plan has outlived its useful life with the condo conversion. The applicant has submitted some sign exhibits and proposed sign criteria for the proposed commercial condominium complex. The staff recommends the deletion of the Specific Plan.

BLACK announces the public hearing is now open.

Mr. David GATZKE, 8530 La Mesa Blvd, #306, La Mesa, CA, is the applicant / property owner and he agrees with the staff's recommendation.

No one else comes forward to be heard.

Motion by WELLS, second by SOTTILE to close the public hearing; carries 4-0 (AMBROSE – absent).

Motion by SOTTILE, second by WELLS to RECOMMEND APPROVAL of deletion of Specific Plan 197 in accordance with the staff report, carries 4-0 (AMBROSE – absent).

TENTATIVE PARCEL MAP 634 – Gilmore for Gilmore

(public hearing) Resolution No. 10392
(joint noticed CC mtg 12-19-06)
PC mtg. 11-06-06

The subject property is located on the east side of Valley View Blvd. between Sunnyside Ave. and Granite Hills Dr., and addressed as 1984 Valley View Blvd.; APN: 512-051-55. General Plan Designation: Low Low Density Residential.

Request a two-lot subdivision in the R-E-20 (Residential Estates 20,000 sq. ft.) zone.

RAMIREZ provides a historical summary of the project that began in February 2005, when the applicant submitted a request to prezone the property from the County of San Diego RR-1 zone to the City of El Cajon's R-E-20 zone. The application was approved in June 2005, subject to the annexation to the City of El Cajon, which became effective in June 2006. The zoning will become effective on November 24, 2006. The applicant will subdivide the property into two lots in order to create a buildable lot behind the existing dwelling. The applicant submitted a geotechnical investigation report that identifies site conditions, including information about granitic rock that underlies the site. The investigation concludes that the proposed construction is "feasible from a geotechnical standpoint."

The proposed subdivision conforms to the General Plan and is also compatible with surrounding zoning and development. It also complies with lot coverage and setback requirements, with one exception. Once the property owner dedicates a portion of the subject property for future completion of street improvements, the existing house on Parcel 2 will become nonconforming since it will not observe the minimum front setback.

Regarding driveways and parking, the applicant must have Fire Marshall approval for that portion of the panhandle driveway on parcel that exceeds 10 percent gradient. Also, minor changes are needed in the garage size and backup space on Parcel 1.

Staff did not receive any inquires about the item in responses to the public hearing notice that was distributed.

BLACK announces the public hearing is now open.

Mr. Stephen GILMORE, 1011 7th Street, Ramona, CA, is the applicant's representative and accepts the conditions.

No one else comes forward to be heard.

Motion by SOTTILE, second by WOODS to close the public hearing; carries 4-0 (AMBROSE – absent).

Motion by WOODS, second by WELLS to RECOMMEND APPROVAL of Tentative Parcel Map 634, in accordance with staff report, carries 4-0 (AMBROSE – absent).

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 34 – Cajon Valley Union School
District**

(public hearing) Resolution No. 10393
PC mtg. 11-06-06

The subject property is located on the east side of Roanoke Rd. between E. Park Ave. and E. Main St., and addressed as 189 Roanoke Rd., 750 E. Main St., and 777 E. Park Ave.; APN: 488-113-18; General Plan Designation: Regional Retail Commercial, Elementary

School and School Playground/Playfield.

Request to construct and operate school district facilities (including new office buildings, remodel classrooms into offices, new kitchen and warehouse facilities, and relocation of bus maintenance facility) in the C-2 (General Commercial) and R-1-6 (Residential One-Family, 6,000 sq. ft.) zones.

RAMIREZ states this is a request by Cajon Valley Union School District to expand the existing administrative offices and to include other district maintenance and operations facilities on the subject property. This 13+-acre site is currently occupied by a closed elementary school, district offices, and school bus parking and maintenance facilities. These uses will all remain on the site with redevelopment although they will be housed in new buildings.

New uses that will be brought to this site from other El Cajon locations include the district's food preparation facility, child nutrition office, print shop, a maintenance and operations center, and warehouse space. Business hours at this location are expected to be 5:00 a.m. to 5:30 p.m.

RAMIREZ continues, noting that, in its initial review of the district's plan for redevelopment, staff determined that additional information would be needed in order to complete the environmental review process. The district submitted two technical reports which have been incorporated into the proposed Mitigated Negative Declaration for this project. A traffic impact assessment studied whether the proposed project would affect traffic circulation at nearby intersections and on surrounding roadways. The report concludes that the anticipated traffic associated with the district headquarters will not degrade the existing levels of service.

An acoustical study assesses whether noise emanating from rooftop equipment, air tools, and / or a dust collector would have a negative impact on residential properties adjacent to the east. It also evaluates whether additional traffic on surrounding streets would cause a noticeable increase. The report concludes that the increase in noise coming from traffic will not be readily discernible, and is therefore considered less than significant. To address projected noise levels from operational activities that will exceed the City's performance standards, the applicant will construct perimeter and parapet walls along the easterly property line.

The applicant has agreed to implement mitigation measures in order to ensure that the proposed project will have a less than significant effect on the environment. Commissioners will need to take action on the proposed Mitigated Negative Declaration before considering the project.

RAMIREZ notes that the district will have about 143,000 sq. ft. in building floor area, the majority of which will be contained in the four new buildings labeled as Buildings A, G, M, and W1, 2, & 3. The buildings range in height from 31 to 35 feet. The warehouse building (W1, 2 & 3) is one-story; all other buildings are two-story construction. In staff's opinion, the

architectural design of this redevelopment project will make a positive statement in this neighborhood. The light-colored walls include such accents as deep v-groove reveals, large windows, cornices, sloping recesses, red concrete roof tiles, and wrought iron grilles. Although this level of detail is not carried out on all exterior elevations, these features are thoughtfully placed where they are most visible from the public view along Roanoke Rd. and E. Main St.

The applicant's site plan shows parking for visitors and about 285 employees to be provided onsite. The plan indicates 338 parking spaces, which exceeds the Zoning Ordinance minimum requirement. Staff notes that the interior driving aisles are accessible only after passing through one of several security gates on the site. It appears that visitors will have no problem gaining access to the property from any of the three street frontages where parking lots have no access restrictions.

RAMIREZ advises that, as a condition of approval, the applicant will be required to submit a landscaping and irrigation plan that is prepared in accordance with city policy. Staff has recommended that the plans give particular attention to the exterior setback areas and those areas that are adjacent to residential uses. Also, the applicant will need to include all required and proposed walls and fencing on the revised site plan, with any gaps in the project boundary to be completed with materials that are consistent with the project.

The subject property has been developed with a school since the 1940s, and expanded to include district administrative offices and transportation facilities. With the proposed improvements and recommended conditions of approval, staff believes that proposed redevelopment of this property for school district headquarters will continue to be compatible with surrounding development.

Staff received no public input regarding this item.

BLACK announces the public hearing is now open.

Mr. Kenneth SMITH, 500 Fesler Street, Suite 102, El Cajon, CA, is the applicant's representative. He wanted to clarify some items in the comments pertaining to occupancy and informs that the project will be completed in several phases. Construction will be continuous, but they will be moving people from one side to the other. He also requests the storage of outside equipment and building materials.

RAMIREZ replies that staff was made aware of both items, and there is no problem with the storage on site. On the occupancy issue, she recommends that the Commission modify condition #3 and remove "final" and adding a phrase, so it reads: "Prior to occupancy being granted for each construction phase, the applicant shall complete the following." She notes that the wording on conditions 3a and 3b would remain the same.

SMITH prefers that the wording on the condition remain the same with final occupancy, but he wanted to make sure the Commission was aware that they will need temporary occupancy. RAMIREZ mentions that this could be worked out with a Building Official.

Mr. Wayne OETKEN, 189 Roanoke Road, El Cajon, commends the work of the Planning staff, who has been extremely helpful to the school district. They look forward to improving that part of the city through this project.

No one else comes forward to be heard.

Motion by WELLS, second by SOTTILE to close the public hearing; carries 4-0 (AMBROSE – absent).

Motion by WELLS, second by WOODS to ADOPT the proposed Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for Amendment of Conditional Use Permit 34; carries 4-0 (AMBROSE – absent).

Motion by WELLS, second by WOODS to GRANT Amendment of Conditional Use Permit 34 in accordance with the staff report, carries 4-0 (AMBROSE – absent).

The appeal period for the item ends at 5:00 p.m., Monday, November 20, 2006.

MAJOR / MINOR CHANGE TO PLANNED UNIT DEVELOPMENT 230 -- Easter
(discussion)
PC mtg. 11-06-06

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. ***(Continued from the Planning Commission meeting of October 23, 2006)***

RAMIREZ explains that this item was continued from October 23, 2006 Planning Commission meeting. The design features included a pitched metal roof, painted fiber cement board, colored concrete block and the deletion of the balconies, while retaining the original layout. The Planning Commission was impressed with the change in architectural style, but had reservations concerning the choice of colors. Instead of “light blue”, “light green,” and “light orange” to differentiate each unit, the applicant now proposes a “cherrywood” color for each building. The proposed exterior color is different from the colors presented at the October 23, 2006. The exterior colors will be “sand” for the concrete block, which is used at the base of each unit; “brown” for the fiber cement boards used on the exterior walls; and “gray” for the roof. Various trim elements include aluminum window frames, gutters and downspouts, and metal fencing. RAMIREZ recommends that the Commission speak with the applicant’s representative to discuss the colors.

BLACK invites the applicant’s representative to come forward.

Mr. John EISENHART, 3730 Columbia Street, San Diego, CA, is the applicant's representative. He mentions that they are looking more toward the wood-grain color and refers to samples on display on the backboard. He notes it is UV-stable and more durable, and the general design is a clean and crisp look. They eliminated the steel in the previous plans because of costs. He asks the Commission if they could get approval for both, all three colors scheme, plus the wood-grain plan.

RAMIREZ notes staff does not have any objections to that suggestion. [She hands the materials sample board to the Chair for review by Commissioners.]

WELLS mentions that the previous elevations did not capture what the sample board did, but they both looked good.

EISENHART apologizes for the poor quality of copies presented at the previous meeting.

SOTTILE does not object to both schemes. WOODS prefers a variegated wood scheme, mixing dark and light woods. He explains that having them the same color, makes it have a "cookie-cutter" look or resemble an apartment complex. He thinks the applicant should have the final choice in the color selection.

No one else comes forward to be heard.

Motion by WELLS, second by WOODS to find modified elevations and color schemes to be a Minor Change to Planned Unit Development 230, in accordance with the staff report; carries 4-0 (AMBROSE – absent).

AMENDMENT OF ZONING ORDINANCE, RE: DELETION OF R-P ZONE – Planning Commission

(discussion)
PC mtg. 11-06-06

Adopt Resolution of Intention to set public hearing on Amendment of the Zoning Ordinance to repeal Chapter 17.34 Residential Professional (R-P) zone and selected text in other chapters which refers to the R-P zone.

Motion by WOODS, second by SOTTILE to ADOPT Resolution No. 10376 to set public hearing on Monday, November 20, 2006 on Amendment of the Zoning Ordinance: Deletion of R-P Zone; carries 4-0 (AMBROSE – absent).

PREDRAFTED RESOLUTIONS

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

Motion by SOTTILE, second by WELLS to adopt Resolution Nos. 10376 and 10390

through 10393 pro forma; carries 4-0 (AMBROSE – absent).

ORAL COMMUNICATIONS

RAMIREZ informs the Commissioners that the application deadline is November 13, 2006 for the two Planning Commissioner terms of AMBROSE and WELLS will expire on January 31, 2007. The applicants will be interviewed and appointed at the City Council public hearing on November 28, 2006.

CORRESPONDENCE

There was none.

ADJOURNMENT

Motion by WELLS, second by SOTTILE, to adjourn the meeting of the El Cajon City Planning Commission at 8:09 PM this 6th day of November 2006; carries 4-0 (AMBROSE – absent).

Thomas BLACK, Chair

ATTEST:

James S. GRIFFIN, Secretary