

AGENDA
PLANNING COMMISSION
January 27, 2003 - 7:00 P.M.

Council Chamber
200 E. Main St.
El Cajon, CA

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Planning Commission meetings, please contact the Planning Division at (619) 441-1741 as far in advance of the meeting as possible.

PLEDGE OF ALLEGIANCE

MINUTES of January 13, 2003

RESOLUTIONS of January 13, 2003:

(Adopted 1-13-03)

- 9744 - Recommend Approval Am. ZO re: Second Family Units
- 9745 - Recommend Approval Zone Reclassification 2230
- 9746 - Recommend Approval Zone Reclassification 2231
- 9747 - Recommend Approval Planned Unit Development 196
- 9748 - Recommend Approval Tentative Subdivision Map 507
- 9749 - Grant/Deny Am. Conditional Use Permit 793
- 9750 - Grant Conditional Use Permit 1944
- 9751 - Deny Without Prejudice Conditional Use Permit 1945

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 197 – Westone Management Consultants for D.G
& W, LLC

The subject property is located on the north side of East Lexington Avenue between North First and Ballard Streets, and addressed as 1160 E. Lexington Avenue; APN 489-231-07; General Plan Designation: Medium Density Residential.

Request to convert a 24-unit apartment complex to a common interest subdivision in the R-3 (Multiple Family) zone.

AGENDA ITEM #1B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 508 – Westone Management Consultants for D.G.
& W, LLC**

The subject property is located on the north side of East Lexington Avenue between North First and Ballard Streets, and addressed as 1160 E. Lexington Avenue; APN 489-231-07; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 198 – Westone Management Consultants for
Pacifica Villa Royale, LLC**

The subject property is located on the east side of Ballantyne Street between East Madison and East Park Avenues, and addressed as 451 Ballantyne Street; APN 483-310-15; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: High Density Residential.

Request to convert a 114-unit apartment complex to a common interest subdivision in the R-4 (High Density Residential) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 509 – Westone Management Consultants for Pacifica
Villa Royale, LLC**

The subject property is located on the east side of Ballantyne Street between East Madison and East Park Avenues, and addressed as 451 Ballantyne Street; APN 483-310-15; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: High Density Residential.

Request a one-lot subdivision map in the R-4 (High Density Residential) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 510- Marchesini**

The subject property is located on the west side of Avocado Avenue between Horizon Hills Drive and Dewitt Court; APN 497-081-52; General Plan Designation: Low-Low Density Residential.

Request a five-lot residential subdivision in R-S-14 (Residential Suburban 14,000 sq. ft.) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1946 – Sawyer**

The subject property is located on the south side of Aldwych Road between North Westwind Drive and Willis Road, and addressed as 578 Aldwych Road; APN 486-181-25; General Plan Designation: Low Density Residential.

Request a second-family unit in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1947 – M & A Gabae, LP**

The subject property is located on the northeast corner of East Chase Avenue and Avocado Boulevard, and addressed as 426-450 E. Chase Avenue; APN 493-430-22 & -24; existing LUC 9410, proposed LUC 5913/5310A; General Plan Designation: Neighborhood Retail Commercial.

Request a drugstore with drive-through facilities in the C-1 (Neighborhood Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #6

DISCUSSION ON LETTER FROM JANET LIGHT

Request to discuss use of front yards in single family residential zones.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT