

# AGENDA

PLANNING COMMISSION  
APRIL 21, 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 April 7, 2003

**RESOLUTIONS** of April 7, 2003

(adopted 4/7/03)

- 9779 - Recommend Approval of Amendment of Planned Unit Development 87
- 9780 - Recommend Approval of Amendment of ZO Re: Size of Parking Spaces
- 9781 - Grant Amendment of Conditional Use Permit 1093
- 9782 - Grant Conditional Use Permit 1925
- 9783 - Grant Conditional Use Permit 1953
- 9784 - Grant Conditional Use Permit 1954

## **CONTINUED PUBLIC HEARINGS:**

### **AGENDA ITEM #1A**

#### **CONTINUED PUBLIC HEARING ON GENERAL PLAN AMENDMENT 2003-01 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential.

Request to change General Plan designation from Low Density Residential (3-10 du/ac) to Low Medium Density Residential (10-18 du/ac). ***Continued from the meeting of March 10, 2003.***

P. C. Agenda

04-21-03

**AGENDA ITEM #1B**

**CONTINUED PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2225 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential.

Request to prezone property from County R-S-7 and R-V-15 to the City's PRD Low-Medium zone. ***Continued from the meeting of March 10, 2003.***

**AGENDA ITEM #1C**

**CONTINUED PUBLIC HEARING ON  
PLANNED RESIDENTIAL DEVELOPMENT 56 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential.

Request to construct 29 townhouse units in the pending PRD Low-Medium zone. ***Continued from the meeting of March 10, 2003.***

**AGENDA ITEM #1D**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 500 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential.

Request 34-lot residential subdivision in pending PRD Low-Medium zone. ***Continued from the meeting of March 10, 2003.***

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 201 – Westone Management Consultants**

The subject property is located on the west side of Lincoln Avenue between East Main Street and East Lexington Avenue, and addressed as 188 S. Lincoln Avenue; APN 488-233-29; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: High Density Residential.

Request to convert existing 24-unit apartment complex into a common interest subdivision in the R-P (residential professional) zone.

**AGENDA ITEM #2B  
HEARING ON  
TENTATIVE SUBDIVISION MAP 512 – Westone Management Consultants**

The subject property is located on the west side of Lincoln Avenue between East Main Street and East Lexington Avenue, and addressed as 188 S. Lincoln Avenue; APN 488-233-29; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: High Density Residential.

Request for a one-lot subdivision in the R-P (residential professional) zone.

**DISCUSSION ITEMS:**

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**