

**AGENDA
PLANNING COMMISSION
JANUARY 26, 2004 - 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 5, 2004

RESOLUTIONS of January 5, 2004:

(adopted 1/5/04)

- 9876 - Recommend Approval Specific Plan 496
- 9884 - Grant Conditional Use Permit 1974
- 9885 - Recommend Approval Amend. of Planned Unit Development 196
- 9886 - Recommend Approval Amend. of Planned Unit Development 197
- 9887 - Recommend Approval Amend. of Planned Unit Development 201
- 9888 - Recommend Approval Amend. of Planned Unit Development 204
- 9889 - Recommend Approval Amend. of Planned Unit Development 207
- 9890 - Grant Conditional Use Permit 1975

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
ZONE RECLASSIFICATION 2229 – East Main Street LLC**

The subject property is located on the south sides of East Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1441 E. Washington Avenue. General Plan Designation: Freeway.

Request to rezone property from the R-1-6, R-3 and R-3-R zones to the PRD Low-Medium Density zone. *Continued from the meeting of December 8, 2003.*

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
PLANNED RESIDENTIAL DEVELOPMENT 58 – East Main Street LLC**

The subject property is located on the south sides of East Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1441 E. Washington Avenue. General Plan Designation: Freeway.

Request to construct 71 single-family detached dwelling units in the proposed PRD Low-Medium (Planned Residential Development/Low Medium Density) zone. *Continued from the meeting of December 8, 2003.*

AGENDA ITEM #1C

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 503 – East Main Street LLC**

The subject property is located on the south sides of East Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1441 E. Washington Avenue. General Plan Designation: Freeway.

Request a 76-lot (71 lots for dwelling units, 1 common lot and 4 lots for private streets) residential subdivision map in the proposed PRD Low-Medium (Planned Residential Development/Low-Medium Density) zone. *Continued from the meeting of December 8, 2003.*

AGENDA ITEM #2

**Joint noticed
CC mtg of 2-10-04**

**PUBLIC HEARING ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 200 – CC-Palermo, LLC**

The subject property is located on the north side of East Lexington Avenue between Taft and Lincoln Avenues, and addressed as 620-646 E. Lexington Avenue; APN 488-233-45; LUC 1142B; General Plan Designation: High Density Residential.

Request deletion of requirement to provide separate water meters for each unit for a previously approved common interest development in the R-4 (Multiple-Family, High Density) zone.

AGENDA ITEM #3A

**Joint noticed
CC mtg of 2-10-04**

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 215 – Westone Management Consultants for Buerger**

The subject property is located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 605 S. Mollison Avenue; APN 488-372-12; General Plan Designation: Medium Density Residential.

Request to convert an existing 20-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #3B

**Joint noticed
CC mtg of 2-10-04**

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 527 – Westone Management Consultants for Buerger**

The subject property is located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 605 S. Mollison Avenue; APN 488-372-12; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4A

**Joint noticed
CC mtg of 2-24-04**

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 217 – R. Bwy Development Co.**

The subject property is located on the east side of Roanoke Road between East Main Street and East Park Avenue, and addressed as 174 Roanoke Road; APN 488-112-42; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: High Density Residential.

Request to convert an existing 53-unit apartment complex to a common interest development in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #4B

**Joint noticed
CC mtg of 2-24-04**

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 530 – R. Bwy Development Co.**

The subject property is located on the east side of Roanoke Road between East Main Street and East Park Avenue, and addressed as 174 Roanoke Road; APN 488-112-42; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: High Density Residential.

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

AGENDA ITEM #5A

**Joint noticed
CC mtg of 2-24-04**

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 218 – Ballantyne Development LLC**

The subject property is vacant and located on the west side of Ballantyne Street between E. Main Street and E. Park Avenue; APN 488-111-34; existing LUC 9000, proposed LUC 0580/1151B/10000AP; General Plan Designation: Regional Retail Commercial.

Request to construct 8 residential common interest development units in the C-R (Regional Commercial) zone.

AGENDA ITEM #5B

**Joint noticed
CC mtg of 2-24-04**

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1976 – Ballantyne Development LLC**

The subject property is vacant and located on the west side of Ballantyne Street between E. Main Street and E. Park Avenue; APN 488-111-34; existing LUC 9000, proposed LUC 0580/1151B/10000AP; General Plan Designation: Regional Retail Commercial.

Request a mixed-use development with a reduction in required parking in the C-R (Regional Commercial) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1563 – Yako, Yako & Palander for Karmo**

The subject property is located on the south side of Broadway between N. First Street and N. Mollison Avenue, and addressed as 1031 Broadway; APN 484-294-23; LUC 5920; General Plan Designation: General Retail Commercial.

Request for renewal of CUP for a liquor store with storage space without providing additional parking, in the C-2 (General Commercial) zone.

AGENDA ITEM #7

**Joint noticed
CC mtg of 2-24-04**

**PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE RE: TENANT RELOCATION ASSISTANCE – Planning
Commission**

DISCUSSION ITEMS:

AGENDA ITEM #8

**DISCUSSION ON
RESOLUTION OF INTENTION NO. 9891**

To set to public hearing General Plan Amendment 2004-01 to consider amendment of the City's Housing Element.

AGENDA ITEM #9

**DISCUSSION ON
RESOLUTION OF INTENTION NO. 9892**

To set to public hearing amendment of C-2 zone re: towing service with impound yard by conditional use permit.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT