

**AGENDA
PLANNING COMMISSION
JULY 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 July 12, 2004

RESOLUTIONS of July 12, 2004:

(adopted 7/12/04)

- 9982 - Grant Amendment of Conditional Use Permit 1563
- 9983 - Recommend Approval Amendment of Specific Plan 325
- 9984 - Recommend Approval Planned Unit Development 231
- 9985 - Recommend Approval Tentative Subdivision Map 546
- 9986 - Grant Amendment of Conditional Use Permit 1154
- 9987 - Grant Amendment of Conditional Use Permit 1779

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 219 – Westone Management Consultants**

The subject property is located on the east side of North Mollison Avenue between East Main Street and East Madison Avenue, and addressed as 361 N. Mollison Avenue; APN 488-063-19, -25, -30, -32 & -33; existing LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 21-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone. *Continued from the meeting of June 28, 2004.*

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 531 – Westone Management Consultants**

The subject property is located on the east side of North Mollison Avenue between East Main Street and East Madison Avenue, and addressed as 361 N. Mollison Avenue; APN 488-063-19, -25, -30, -32 & -33; existing LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

Request a one-lot residential subdivision in the R-3 (Multiple Family) zone. *Continued from the meeting of June 28, 2004.*

AGENDA ITEM #2A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 231 – Westone Management Consultants**

The subject property is located on the west side of Dominguez Way south of East Madison Avenue, and addressed as 353 Dominguez Way; APN 488-063-21, -22 & -27; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 24-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone. *Continued from the meeting of June 28, 2004.*

AGENDA ITEM #2B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 545 – Westone Management Consultants**

The subject property is located on the west side of Dominguez Way south of East Madison Avenue, and addressed as 353 Dominguez Way; APN 488-063-21, -22 & -27; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. *Continued from the meeting of June 28, 2004.*

AGENDA ITEM #3A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 230 – Easter**

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

Request a five-unit common-interest development in the R-3 (Multiple Family) zone. *Continued from the meeting of June 28, 2004*

AGENDA ITEM #3B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 544 - Easter**

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

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. *Continued from the meeting of June 28, 2004.*

AGENDA ITEM #4A

**CONTINUED PUBLIC HEARING ON
SPECIFIC PLAN 503 – Cingular Wireless for The Chaldean Church of USA
(CC Mtg. July 27, 2004)**

The subject property is located on the south side of East Washington Avenue between South Mollison and South Lincoln Avenues, and addressed as 799 E. Washington Avenue; APN 493-104-58; existing LUC 6911A/6810A, proposed LUC 6911A/6810A/4712B; General Plan Designation: Medium Density Residential.

Request to exceed maximum building height for a proposed wireless communications facility in the R-3-R (Multiple Family Restricted) zone. *Continued from the meeting of June 28, 2004*

AGENDA ITEM #4B

**CONTINUED PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1987 – Cingular Wireless for The Chaldean Church of
USA
(CC Mtg. July 27, 2004)**

The subject property is located on the south side of East Washington Avenue between South Mollison and South Lincoln Avenues, and addressed as 799 E. Washington Avenue; APN 493-104-58; existing LUC 6911A/6810A/4712B; General Plan Designation: Medium Density Residential.

Request a wireless telecommunications facility (faux pine) in the R-3-R (Multiple Family Restricted) zone. *Continued from the meeting of June 28, 2004.*

AGENDA ITEM #5

**PUBLIC HEARING ON
AMENDMENT OF SPECIFIC PLAN 182 – Planning Commission
(CC Mtg. 8-24-04)**

To consider the deletion of the prohibition of secondhand merchandise sales within the Downtown Area (Specific Plan 182).

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF C-1, C-2, C-R and C-M zones – Planning Commission
(CC Mtg. 8-24-04)**

To consider amendment of C-1, C-2, C-R and C-M zones re: sales of used merchandise by conditional use permit within Specific Plan 182.

AGENDA ITEM #7A

**PUBLIC HEARING ON
SPECIFIC PLAN 504 – Lamar Pacific Development
(CC Mtg. 8-24-04)**

The subject property is located on the west side of Jamacha Road between Granite Hills Drive and Gustavo Street, and addressed as 930 Jamacha Road; APN 514-450-43; Existing LUC 1111A, proposed LUC 1141B; General Plan designation: Low-Medium Density Residential.

Request to exceed the maximum building height in the R-3-R (Multi-Family Restricted) zone.

AGENDA ITEM #7B

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 235 – Lamar Pacific Development
(CC Mtg. 8-24-04)**

The subject property is located on the west side of Jamacha Road between Granite Hills Drive and Gustavo Street, and addressed as 930 Jamacha Road; APN 514-450-43; Existing LUC 1111A, proposed LUC 1141B; General Plan designation: Low-Medium Density Residential.

Request a 10-unit common interest development in the R-3-R (Multi-Family Restricted) zone.

AGENDA ITEM #7C

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 549 – Lamar Pacific Development
(CC Mtg. 8-24-04)**

The subject property is located on the west side of Jamacha Road between Granite Hills Drive and Gustavo Street, and addressed as 930 Jamacha Road; APN 514-450-43; Existing LUC 1111A, proposed LUC 1141B; General Plan designation: Low-Medium Density Residential.

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

AGENDA ITEM #8A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 234 – Chase Gardens LLC
(CC Mtg. 8-24-04)**

The subject property is located on the north side of East Chase Avenue between South Mollison Avenue and South Anza Street, and addressed as 980 E. Chase Avenue; APN 493-233-14; Existing LUC 1141A, pending 1141B; General Plan designation: Low-Medium Residential.

Request to convert an existing 9-unit apartment complex to a common interest development in the R-3-R (Multi-Family Restricted) zone.

AGENDA ITEM #8B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 548 – Chase Gardens LLC
(CC Mtg. 8-24-04)**

The subject property is located on the north side of East Chase Avenue between South Mollison Avenue and South Anza Street, and addressed as 980 E. Chase Avenue; APN 493-233-14; Existing LUC 1141A, pending 1141B; General Plan designation: Low-Medium Residential.

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

AGENDA ITEM #9

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1035 – Jabo for Najor**

The subject property is located on the southeast corner of East Main Street and South Mollison Avenue and addressed as 115 S. Mollison Avenue; APN 488-133-12; LUC 6940; General Plan designation: General Commercial.

Request to change the operator of an existing social club in the C-2 (General Commercial) and P (Parking) zones.

DISCUSSION ITEMS:

AGENDA ITEM #10

**DISCUSSION ON
PLANNING COMMISSION REPRESENTATION ON FOLLOWING REVIEW GROUPS:**

- A. Condo Conversion Task Force
- B. Community Development Corp. - Design Review Guidelines

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT