

**AGENDA  
PLANNING COMMISSION  
SEPTEMBER 20, 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 August 30, 2004

**RESOLUTIONS** of August 30, 2004:

(adopted 8/30/04)

- 9995 - Certifying Final Environmental Impact Report #77
- 10004 - Recommending Approval of General Plan Amendment 2004-03
- 10010 - Granting Conditional Use Permit 1985

**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 meetings of June 28 and July 26, 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 meetings of June 28 and July 26, 2004.*

**AGENDA ITEM #2A**

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

The subject property is located on the east 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 meetings of June 28 and July 26, 2004.*

**AGENDA ITEM #2B**

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

The subject property is located on the east 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 meetings of June 28 and July 26, 2004.*

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2253 – Coneen and Cummins Cal Pacific  
**CC Mtg 10-12-04****

The subject property is located on the east side of Raleigh Avenue between Benedict Avenue and I-8 freeway, and addressed as 485 Raleigh Avenue; APN 487-121-62; existing LUC 3620, proposed 5516; General Plan Designation: Light Industrial.

Request to rezone property from the M (Manufacturing) zone to the C-M (Heavy Commercial/Light Industrial) zone.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1988 – Coneen and Cummins Cal Pacific  
**CC Mtg 10-12-04****

The subject property is located on the east side of Raleigh Avenue between Benedict Avenue and I-8 freeway, and addressed as 485 Raleigh Street; APN 487-121-62; existing LUC 6376, proposed 5516; General Plan Designation: Light Industrial.

Request recreational vehicle repair in pending C-M (Heavy Commercial/Light Industrial) zone.

**AGENDA ITEM #4A**

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

The subject property is located on the south side of East Washington Avenue between Jamacha Road and Dorothy Street, and addressed as 1435 E. Washington Avenue; APN 514-021-59; General Plan Designation: Future Freeway.

Request to rezone property from the R-1-6 (Residential One Family 6,000 Sq. Ft.), R-3 (Multiple Family) and R-3-R (Multiple Family Restricted) zones to the PRD-Low Density zone.

**AGENDA ITEM #4B**

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

The subject property is located on the south side of East Washington Avenue between Jamacha Road and Dorothy Street, and addressed as 1435 E. Washington Avenue; APN 514-021-59; General Plan Designation: Low Density Residential.

Request 58-unit common-interest development in the pending PRD-Low zone.

**AGENDA ITEM #4C**

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

The subject property is located on the south side of East Washington Avenue between Jamacha Road and Dorothy Street, and addressed as 1435 E. Washington Avenue; APN 514-021-59; General Plan Designation: Low Density Residential.

Request 64-lot residential subdivision (including 6 common area, open space and private street lots) in the pending PRD-Low zone.

**AGENDA ITEM #5A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 240 – Wiedenfeld  
**CC Mtg 10-12-04****

The subject property is located on the north side of Marline Avenue between North Second and Grape Streets, and addressed as 1304, 1306, 1308 & 1310 Marline Avenue; APN 484-262-62; existing LUC 1140, proposed 112B; General Plan Designation: Low Density Residential.

Request to convert an existing 4-unit residential complex to a common-interest development in the R-2 (Two Family) zone.

**AGENDA ITEM #5B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 555 – Wiedenfeld  
**CC Mtg 10-12-04****

The subject property is located on the north side of Marline Avenue between North Second and Grape Streets, and addressed as 1304, 1306, 1308 & 1310 Marline Avenue; APN 484-262-62; existing LUC 1140, proposed 112B; General Plan Designation: Low Density Residential.

Request for a one-lot subdivision map in the R-2 (Two Family) zone.

**AGENDA ITEM #6A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 241 – Jim Neil, CB Richard Ellis  
**CC Mtg 10-12-04****

The subject property is located on the west side of Graves Avenue between East Madison and Wells Avenues, and addressed as 472 Graves Avenue; APN 488-010-22; existing LUC 1141A, proposed 1141B; General Plan Designation: High Density Residential.

Request to convert an existing 14-unit apartment complex to a common-interest development in the R-4 (Multiple Family, High Density) zone.

**AGENDA ITEM #6B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 556 – Jim Neil, CB Richard Ellis  
**CC Mtg 10-12-04****

The subject property is located on the west side of Graves Avenue between East Madison and Wells Avenues, and addressed as 472 Graves Avenue; APN 488-010-22; existing LUC 1141A, proposed 1141B; General Plan Designation: High Density Residential.

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

## **DISCUSSION ITEMS:**

### **AGENDA ITEM #7**

#### **DISCUSSION ON CONDITIONAL USE PERMIT 1948 – Planning Commission**

The subject property is located on the southeast corner of South First and East Main Streets, and addressed as 1107 E. Main Street; APN 489-380-01; General Plan Designation: General Retail Commercial.

Twelve-month review of off-sale liquor in conjunction with an existing convenience market in the C-2 (General Commercial) zone.

### **AGENDA ITEM #8**

#### **DISCUSSION ON “STAR IN EL CAJON” AWARDS PROGRAM**

Review of prior Beautification Awards Program. *Continued from the meeting of July 12, 2004.*

### ***PREDRAFTED RESOLUTIONS***

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

### **ORAL COMMUNICATIONS**

### **CORRESPONDENCE**

### **ADJOURNMENT**