

**AGENDA  
PLANNING COMMISSION  
OCTOBER 4, 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 September 20, 2004

**RESOLUTIONS** of September 20, 2004 (adopted 9/20/04):

- 10011 Recommend Approval of Planned Unit Development 219
- 10012 Recommend Approval of Tentative Subdivision Map 531
- 10013 Recommend Approval of Planned Unit Development 231
- 10014 Recommend Approval of Tentative Subdivision Map 545
- 10015 Recommend Approval of Zone Reclassification 2253
- 10016 Grant Conditional Use Permit 1988
- 10017 Recommend Approval of Zone Reclassification 2229
- 10018 Recommend Approval of Planned Residential Development 58
- 10019 Recommend Approval of Tentative Subdivision Map 503
- 10020 Recommend Approval of Planned Unit Development 240
- 10021 Recommend Approval of Tentative Subdivision Map 555
- 10022 Recommend Approval of Planned Unit Development 241
- 10023 Recommend Approval of Tentative Subdivision Map 556

**CONTINUED PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**CONTINUED PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 236 – Decker Street, L.P.**

(joint noticed CC mtg 10-26-04)

The subject property is located on the southwest corner of Decker and Ballard Streets, and addressed as 1165 Decker Street; APN 489-380-30; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 16-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone. *Continued from the meeting of August 16, 2004.*

**AGENDA ITEM #1B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 550 – Decker Street, L.P.**

(joint noticed CC mtg 10-26-04)

The subject property is located on the southwest corner of Decker and Ballard Streets, and addressed as 1165 Decker Street; APN 489-380-30; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

Request for a one-lot subdivision map in the R-3 (Multiple Family) zone. *Continued from the meeting of August 16, 2004.*

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 242 – 4532 Dawson LLC**

(joint noticed CC mtg 10-26-04)

The subject property is located on the west side of Lincoln Avenue between E. Camden and E. Lexington Avenues, and addressed as 414 S. Lincoln Avenue; APN 488-250-23; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 15-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #2B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 557 – 4532 Dawson LLC**

(joint noticed CC mtg 10-26-04)

The subject property is located on the west side of Lincoln Avenue between E. Camden and E. Lexington Avenues, and addressed as 414 S. Lincoln Avenue; APN 488-250-23; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 243 – SS-Ridgestone, LLC**

(joint noticed CC mtg 10-26-04)

The subject property is located on the north side of E. Lexington Avenue between Taft and Filbert Streets, and addressed as 524 E. Lexington Avenue; APN 488-233-48; Existing LUC 1141A, proposed LUC 1141B; General Plan Designation: High Density Residential.

Request to convert an existing 16-unit apartment complex to a common interest development in the R-4 (Multiple Family/High Density) zone.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 558 – SS-Ridgestone, LLC**

(joint noticed CC mtg 10-26-04)

The subject property is located on the north side of E. Lexington Avenue between Taft and Filbert Streets, and addressed as 524 E. Lexington Avenue; APN 488-233-48; Existing LUC 1141A, proposed LUC 1141B; General Plan Designation: High Density Residential.

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

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1490 - The Truck Stop for Eschweiler**

The subject property is located on the south side of Broadway between N. First and Oro Streets, and addressed as 1175 Broadway; APN 484-182-12; LUC 5512/559; General Plan Designation: General Retail Commercial.

Request for renewal of conditional use permit for the sale of motor vehicles, RVs and boats in the C-2 (General Commercial) zone.

**AGENDA ITEM #5**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1582 – Correia Family Trust**

The subject property is located on the northerly terminus of N. Marshall Avenue, and addressed as 2015 N. Marshall Avenue; APN 760-231-06; LUC 4315/5811; General Plan Designation: Industrial Park.

Request for renewal of conditional use permit for a short-order eating place with on-sale beer and wine in the M (Manufacturing) zone.

**AGENDA ITEM #6**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1648 – Gunter**

The subject property is located on the west side of El Cajon Blvd. between West Washington and Wilson Avenues, and addressed as 727 and 729 El Cajon Boulevard; APN 492-641-08; LUC 5511A/6411B; General Plan Designation: General Retail Commercial.

Request for renewal of conditional use permit for auto sales and repair in the C-2 (General Commercial) zone.

**AGENDA ITEM #7**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1989 – American Dance Academy for Hamann-Chambers-Rumsey-Burns**

The subject property is located on the north side of Fesler Street between N. Marshall and N. Johnson Avenues, and addressed as 908 Fesler Street; APN 482-121-44; existing LUC 3620 proposed LUC 3620/6830; General Plan Designation: Industrial Park.

Request to operate a dance academy in the M (Manufacturing) zone.

## **AGENDA ITEM #8**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 1990 – Conley**

The subject property is located at the terminus of La Sombra Drive, and addressed as 677 La Sombra Drive; APN: 487-600-08; existing LUC 1111 proposed LUC 1111C/1111D; General Plan Designation: Low Density Residential.

Request a detached accessory building with bathroom facilities and greater than 800 square feet, in the R-1-6-H (Residential One-Family 6,000 Sq. Ft./Hillside Overlay) zone.

## **DISCUSSION ITEMS:**

## **AGENDA ITEM #9**

### **DISCUSSION ON 2005 PLANNING COMMISSION MEETING SCHEDULE**

## **AGENDA ITEM #10**

### **DISCUSSION ON COMMON OPEN SPACE/REC. AREA IN CONDOMINIUM CONVERSION PROJECTS**

## **AGENDA ITEM #11**

### **RESOLUTION OF INTENTION NO. 10024**

To set to public hearing General Plan Amendment 2004-04 Item #1 to consider a revision to the land use map to change the designation of the property on the west side of Graves Avenue between Broadway and Cedar from "Neighborhood Park" to "Low Density Residential, 3-10 du/ac".

## **AGENDA ITEM #12**

### **RESOLUTION OF INTENTION NO. 10025**

To set to public hearing General Plan Amendment 2004-04 Item #2 to consider a revision to the land use map to reflect the current residential use and a change from "General Retail Commercial" to "Medium Density Residential, 18-20 du/ac" on property located at 1321 Greenfield Drive.

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**