

**AGENDA
PLANNING COMMISSION
OCTOBER 18, 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 October 4, 2004

RESOLUTIONS of October 4, 2004

(adopted 10/04/04)

- 10024 - Set to Public Hearing General Plan Amendment 2004-04, Item #1
- 10025 - Set to Public Hearing General Plan Amendment 2004-04, Item #2
- 10026 - Recommend Approval Planned Unit Development 236
- 10027 - Recommend Approval Tentative Subdivision Map 550
- 10030 - Grant Amendment of Conditional Use Permit 1490
- 10031 - Grant Amendment of Conditional Use Permit 1582
- 10032 - Grant Amendment of Conditional Use Permit 1648
- 10033 - Grant Withdrawal Conditional Use Permit 1989
- 10034 - Grant Conditional Use Permit 1990

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 244 – Wisconsin, LLC
(Joint noticed. CC mtg 11/09/04)**

The subject property is located on the south side of Wisconsin Avenue between Chambers Street and North Magnolia Avenue, and addressed as 299 Wisconsin Avenue; APN 487-172-73; existing LUC 1141A, proposed 1141B; General Plan Designation: High Density Residential.

Request to convert an existing 22-unit apartment complex to a common interest development in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #1B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 559 – Wisconsin, LLC
(Joint noticed. CC mtg 11/09/04)**

The subject property is located on the south side of Wisconsin Avenue between Chambers Street and North Magnolia Avenue, and addressed as 299 Wisconsin Avenue; APN 487-172-73; 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.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 245 - Garcia/Rich (CondoConversions.com)
(Joint noticed. CC mtg 11/09/04)**

The subject property is located on the southwest corner of East Lexington and South Mollison Avenues, and addressed as 855 E. Lexington Avenue; existing LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 12-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 560 - Garcia/Rich (CondoConversions.com)
(Joint noticed. CC mtg 11/09/04)**

The subject property is located on the southwest corner of East Lexington and South Mollison Avenues, and addressed as 855 E. Lexington Avenue; existing LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 246 – RFT Management & Development Co.
(Joint noticed. CC mtg 11/09/04)**

The subject property is located on the north side of West Main Street between Dewane Drive and El Monte Road, and addressed as 1280 W. Main Street; APN 487-110-20; existing LUC 1142A, proposed 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 44-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 561 – RFT Management & Development Co.
(Joint noticed. CC mtg 11/09/04)**

The subject property is located on the north side of West Main Street between Dewane Drive and El Monte Road, and addressed as 1280 W. Main Street; APN 487-110-20; existing LUC 1142A, proposed 1142B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1563 – Karmo**

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

Request to add 800-sq. ft. storage space to an existing commercial building in the C-2 (General Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #5

DISCUSSION 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; General Plan Designation: General Retail Commercial.

Ninety-day review of social club in C-2 (General Commercial) and P (Parking) zones.

AGENDA ITEM #6

DISCUSSION ON CONDITIONAL USE PERMIT 1961 – Cortes

The subject property is located on the south side of West Lexington Avenue between El Cajon Boulevard and Emerald Avenue, and addressed as 605 W. Lexington Avenue; APN 487-323-08; General Plan Designation: General Retail Commercial / special Development Area #10.

Six-month review of auto repair and motor vehicle sales in the C-2 (General Commercial) zone.

AGENDA ITEM #7

DISCUSSION ON EXTENSION OF TIME FOR ZONE RECLASSIFICATION 2235 – Tuttle (Shoemaker)

The subject property is located on the south side of Granite Hills Drive between South Second and Dorothy Streets, and addressed as 1203 Granite Hills Drive; APN 514-014-07.

Request extension of time to prezone property from County RS4 zone to City of El Cajon R-1-6 (residential one-family 6,000 sq. ft.) zone.

AGENDA ITEM #8

**DISCUSSION ON
SIGN APPLICATION #166 – Mossy Nissan**

The subject property is located on the northwest corner of West Main Street and North Marshall Avenue, and addressed as 1170 W. Main Street; APN 4887-110-27; LUC 5511; General Plan Designation: Light Industrial.

Request a 63-foot-high freeway-oriented sign in the C-M (Heavy Commercial / Manufacturing) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT