

**AGENDA  
PLANNING COMMISSION  
DECEMBER 6, 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 November 1, 2004  
and November 15, 2004

**RESOLUTIONS** of November 15, 2004

(adopted 11/15/04)

- 10056 - Deny Conditional Use Permit 1993
- 10057 - Deny Planned Unit Development 249
- 10058 - Deny Tentative Subdivision Map 564
- 10059 - Recommend Approval Planned Unit Development 250
- 10060 - Recommend Approval Planned Unit Development 252
- 10061 - Recommend Approval Tentative Subdivision Map 566
- 10062 - Deny Without Prejudice Planned Unit Development 253
- 10063 - Deny Without Prejudice Tentative Subdivision Map 567
- 10064 - Grant Conditional Use Permit 1994
- 10065 - Grant Conditional Use Permit 1995

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1**

**CONTINUED 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. ***Continued from the meeting of October 18, 2004.***

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 251 – Lund Street, LLC  
(CC Mtg 1-1 1-05)**

The subject property is located on the east side of Fanita Drive between Prospect Avenue and Weld Boulevard, and addressed as 2525-85 Lund Street; APN 386-330-24; General Plan Designation: Low Density Residential.

Request to convert an existing 40-unit apartment complex to a common-interest development in the R-2-H (Two Family/Hillside Overlay) zone.

**AGENDA ITEM #2B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 565 – Lund Street, LLC  
(CC Mtg 1-1 1-05)**

The subject property is located on the east side of Fanita Drive between Prospect Avenue and Weld Boulevard, and addressed as 2525-85 Lund Street; APN 386-330-24; General Plan Designation: Low Density Residential.

Request a one-lot subdivision map in the R-2-H (Two Family/Hillside Overlay) zone.

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 254 – Westone Management Consultants for Wasatch Acquisitions & Capitol Inc. for Las Brisas Holdings, LLC  
(CC Mtg 1-1 1-05)**

The subject property is located on the west side of Chambers Street between West Main Street and Manor Drive, and addressed as 150-210 Chambers Street; APN 487-160-14; existing LUC 1141A, proposed 1142B; General Plan Designation: High Density Residential.

Request to convert an existing 178-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 568 – Westone Management Consultants for Wasatch  
Acquisitions & Capitol Inc. for Las Brisas Holdings, LLC  
(CC MTG 1-11-05)**

The subject property is located on the west side of Chambers Street between West Main Street and Manor Drive, and addressed as 150-210 Chambers Street; APN 487-160-14; existing LUC 1141A, proposed 1142B; General Plan Designation: High Density Residential.

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

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1996 – San Diego Auto Connection for Westfield**

The subject property is located on the southeast corner of Fletcher Parkway and North Johnson Avenue; APN 482-270-33; existing LUC 5310B, proposed LUC 5312C/5310B; General Plan Designation: Regional Retail Commercial.

Request for multiple used car sales events during the year 2005 in the C-R (Regional Commercial) zone.

**AGENDA ITEM #5**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1997 – Parkway Plaza LP/Joe De Stasio (Ruby's  
Diner)**

The subject property is located on the south side of Fletcher Parkway between North Johnson Avenue and State Route 67, and addressed as 415 Parkway Plaza; APN: 482-270-52; LUC 5310B; General Plan Designation: Regional Retail Commercial.

Request for alcoholic beverage sales and outdoor dining in conjunction with a proposed restaurant in the C-R (Regional Commercial) zone.

**DISCUSSION ITEMS:**

**AGENDA ITEM #6**

**CONTINUED DISCUSSION ON  
COMMON OPEN SPACE / RECREATION AREAS ON CONDO CONVERSION  
PROJECTS**

Continued from the meetings of July 12, October 4 and November 1, 2004.

**AGENDA ITEM #7**

**DISCUSSION ON  
RESOLUTION OF INTENTION #10052**

To set to public hearing Conditional Use Permit 571 for consideration of possible revocation.

**AGENDA ITEM #8**

**DISCUSSION ON  
RESOLUTION OF INTENTION #10054**

To set to public hearing Specific Plan 182 regarding mixed-use development and density restrictions.

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**