

**AGENDA
PLANNING COMMISSION
JANUARY 10, 2005 - 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 December 6, 2004

RESOLUTIONS of December 6, 2004:

(adopted 12/6/04)

- 10052 - Set to public hearing Conditional Use Permit 571 for possible revocation
- 10054 - Set to public hearing Specific Plan 182 re: mixed-use dev. & density restrictions
- 10055 - Grant Amendment of Conditional Use Permit 1563
- 10066 - Recommend Approval of Planned Unit Development 251
- 10067 - Recommend Approval of Tentative Subdivision Map 565
- 10068 - Recommend Approval of Planned Unit Development 254
- 10069 - Recommend Approval of Tentative Subdivision Map 568
- 10070 - Deny without Prejudice Conditional Use Permit 1996
- 10071 - Grant Conditional Use Permit 1997

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2255 – Areigat
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the west side of Avocado Boulevard between Calavo Drive and Dewitt Court, and addressed as 4876 Avocado Boulevard; APN 497-081-50; LUC 1111; General Plan Designation: Low-Low Density Residential.

Request to prezone property from the County RR1 zone to the City of El Cajon R-S-14 (Residential Suburban 14,000 sq. ft.) zone.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 230 – Easter
(JOINT NOTICED. CC MTG 02-08-05)**

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 for six residential condominium units in the R-3 (Multiple Family) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 544 – Easter
(JOINT NOTICED. CC MTG 02-08-05)**

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.

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 255 – CondoConversions.com/Tseng Wang Tai
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the east side of Leslie Road between East Renette and East Chase Avenues, and addressed as 1027 Leslie Road; APN 492-342-20; LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 5-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 569 – CondoConversions.com/Tseng Wang Tai
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the east side of Leslie Road between East Renette and East Chase Avenues, and addressed as 1027 Leslie Road; APN 492-342-20; LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 256 – Hieb
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the west side of South Magnolia Avenue between West Washington and West Renette Avenues, and addressed as 828 S. Magnolia Avenue; APN 492-172-11; LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 570 – Hieb
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the west side of South Magnolia Avenue between West Washington and West Renette Avenues, and addressed as 828 S. Magnolia Avenue; APN 492-172-11; 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.

AGENDA ITEM #5A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 257 – Roberts
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the north side of Naranca Avenue between Grape and Third Streets, and addressed as 1454, 1456 and 1458 Naranca Avenue; APN 507-283-26; existing LUC 1120, proposed LUC 1110B; General Plan Designation: Low Density Residential.

Request to convert three existing homes to a common-interest development in the R-2-R (Two Family Residential Restricted) zone.

AGENDA ITEM #5B

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 619 – Roberts
(JOINT NOTICED. CC MTG 02-08-05)**

The subject property is located on the north side of Naranca Avenue between Grape and Third Streets, and addressed as 1454, 1456 and 1458 Naranca Avenue; APN 507-283-26; existing LUC 1120, proposed LUC 1110B; General Plan Designation: Low Density Residential.

Request a four-lot parcel map for residential purposes in the R-2-R (Two Family Residential Restricted) zone.

DISCUSSION ITEMS:

AGENDA ITEM #6

**CONTINUED 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.
Continued from the meetings of October 18 and November 15, 2004.

AGENDA ITEM #7

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

AGENDA ITEM #8

**DISCUSSION ON
AMENDMENT OF CONDITIONAL USE PERMIT 86 – VOLUNTEERS IN MEDICINE -
Leary**

Request extension of time to add medical facilities to existing religious facilities in the R-1-6 zone addressed as 1415 E. Madison Avenue.

AGENDA ITEM #9

**DISCUSSION ON
BROADCASTING PLANNING COMMISSION MEETINGS**

Draft letter responding to Mayor Lewis' inquiry on 12/6/04.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT