

**AGENDA
PLANNING COMMISSION
JANUARY 24, 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 January 10, 2005

RESOLUTIONS of January 10, 2005:

(adopted 1/10/05)

- 10072 - Recommend Approval of Zone Reclassification 2255
- 10073 - Recommend Approval of Planned Unit Development 230
- 10074 - Recommend Approval of Tentative Subdivision Map 544
- 10075 - Recommend Approval of Planned Unit Development 256
- 10076 - Recommend Approval of Tentative Subdivision Map 570
- 10079 - Recommend Approval of Amendment of Conditional Use Permit 86

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
ZONE RECLASSIFICATION 2252 – Weiland Development Company for Unden,
Birrenkott, Jannon Family Trust
CC MTG 2-22-05**

The subject property is located on the north side of Villa Crest Drive between Country Crest and Pepper Hill Drives, and addressed as 1628 Villa Crest Drive; APN 400-330-30 & 507-081-08; existing LUC 1111, proposed LUC 1110A; General Plan Designation: Low Density Residential.

Request to prezone and rezone property from the County RS4 and City of El Cajon R-1-6 zones to the City PRD-Low (Planned Residential Development-Low) zone. ***Continued from the meetings of August 16 and November 15, 2004.***

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
PLANNED RESIDENTIAL DEVELOPMENT 61 – Weiland Development Company for
Uden, Birrenkott, Jannon Family Trust
CC MTG 2-22-05**

The subject property is located on the north side of Villa Crest Drive between Country Crest and Pepper Hill Drives, and addressed as 1628 Villa Crest Drive; APN 400-330-30 & 507-081-08; existing LUC 1111, proposed LUC 1110A; General Plan Designation: Low Density Residential.

Request a 24-unit common-interest development in the proposed PRD-Low (Planned Residential Development-Low) zone. ***Continued from the meetings of August 16 and November 15, 2004.***

AGENDA ITEM #1C

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 553 – Weiland Development Company for
Under, Birrenkott, Jannon Family Trust
CC MTG 2-22-05**

The subject property is located on the north side of Villa Crest Drive between Country Crest and Pepper Hill Drives, and addressed as 1628 Villa Crest Drive; APN 400-330-30 & 507-081-08; existing LUC 1111, proposed LUC 1110A; General Plan Designation: Low Density Residential.

Request a 25-lot subdivision map, including one common lot, in the proposed PRD-Low (Planned Residential Development-Low) zone. ***Continued from the meetings of August 16 and November 15, 2004.***

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 238 – ERB Engineering, Inc. for Ballantyne Investments LP
CC MTG 2-22-05**

The subject property is located on the west side of Ballantyne Street between Broadway and Cedar Street, and addressed as 852 Ballantyne Street; APN 483-222-22 & -23; existing LUC 111A, proposed 111B; General Plan Designation: Low Density Residential.

Request for a four-unit common-interest development in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 552 – ERB Engineering, Inc. for Ballantyne Investments LP
CC MTG 2-22-05**

The subject property is located on the west side of Ballantyne Street between Broadway and Cedar Street, and addressed as 852 Ballantyne Street; APN 483-222-22 & -23; existing LUC 111A, proposed 111B; General Plan Designation: Low Density Residential.

Request for a five-lot residential subdivision (including one common lot) in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 258 – CondoConversions.com for Silverado Holdings LLC
CC MTG 2-22-05**

The subject property is located on the west side of Ballard Street between East Washington Avenue and Andover Road, and addressed as 656 Ballard Street; APN 489-420-04; existing LUC 1141A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 571 – CondoConversions.com for Silverado
Holdings LLC
CC MTG 2-22-05**

The subject property is located on the west side of Ballard Street between East Washington Avenue and Andover Road, and addressed as 656 Ballard Street; APN 489-420-04; existing LUC 1141A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 259 – Westone Management Consultants for
San Diego Apartment investor, Group 29, LLC and Salmon Family Trust
CC MTG 2-22-05**

The subject property is located on the north side of Oakdale Avenue between Grape and East Main Streets, and addressed as 1440 Oakdale Avenue; APN 511-012-31; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 20-unit apartment complex into a common-interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 572 – Westone Management Consultants for
San Diego Apartment Investor, Group 29, LLC and Salmon Family Trust
CC MTG 2-22-05**

The subject property is located on the north side of Oakdale Avenue between Grape and East Main Streets, and addressed as 1440 Oakdale Avenue; APN 511-012-31; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #5

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1662 – Hertz Corporation**

The subject property is located on the southwest corner of N. Johnson and Arnele Avenues, and addressed as 767 Arnele Avenue; APN 482-250-38; LUC 5310B / 6397B; General Plan Designation: Regional Retail Commercial.

Request renewal of existing conditional use permit for car rental in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #6

**DISCUSSION ON
CONDITIONAL USE PERMIT 1951 – Schreck**

The subject property is located on the west side of South Magnolia Avenue between West Douglas and West Lexington Avenues, and addressed as 240 S. Magnolia Avenue; APN 488-162-18; LUC 6815; General Plan Designation: Office Non-Retail / Special Development Area #9.

Three-month review of adult day care in the O-P (Office Professional) zone.

AGENDA ITEM #7

**DISCUSSION ON
SITE DEVELOPMENT PLAN 1395 – Georggin**

The subject property is located on the southwest corner of North Magnolia and Chamberlain, and addressed as 123 Chamberlain Avenue; APN 488-282-23; General Plan Designation: Office/ Non-Retail.

Request three new residences in the R-P (Residential Professional) zone.

AGENDA ITEM #8

**DISCUSSION ON
SITE DEVELOPMENT PLAN 1417 – Meyer**

The subject property is located on the east side of South Johnson Avenue between El Cajon Boulevard and Chamberlain Street, and addressed as 551 S. Johnson Avenue; APN 487-541-28; General Plan Designation: Medium and High Density Residential.

Request to add four dwelling units to an existing single-family home in the R-3 (Multiple Family) zone.

AGENDA ITEM #9

**DISCUSSION ON
REQUEST FOR EXTENSION OF TIME FOR CONDITIONAL USE PERMIT 1974 –
Verizon Wireless**

The subject property is located on the north side of E. Madison Avenue between N. Second Street and E. Main Street, and addressed as 1340 E. Madison Avenue.

Request freestanding wireless communications facility in the R-3 (Multiple Family) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT