

**AGENDA
PLANNING COMMISSION
February 7, 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 24, 2005

RESOLUTIONS of January 24, 2005

(adopted 1/24/05)

- 10077 Deny Zone Reclassification 2252
- 10078 Deny Planned Residential Unit 61
- 10080 Deny Tentative Subdivision Map 553
- 10081 Recommend Approval of Planned Unit Development 258
- 10082 Recommend Approval of Tentative Subdivision Map 571
- 10083 Recommend Approval of Planned Unit Development 259
- 10084 Recommend Approval of Tentative Subdivision Map 572
- 10085 Grant Amendment of Conditional Use Permit 1662
- 10086 Grant Extension of Time for Conditional Use Permit 1974

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Tuesday, February 22, 2005 at 5:00 p.m.

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2256 – Barrett
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the east side of Avocado Avenue between E. Washington Avenue and E. Camden Avenue, and addressed as 631 Avocado Avenue; APN 488-333-33; LUC 1111, proposed 1111; General Plan Designation: Low Medium Density Residential.

Request to rezone property from the R-1-6 (Residential One-Family 6,000 sq. ft.) zone to the R-2 (Two-Family) zone.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 261 – Sturtevant for North First and Main, LLC
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the east side of North First Street between E. Madison Avenue and East Main Street, and addressed as 247 North First Street; APN 489-140-53; General Plan Designation: Medium Density Residential.

Request to convert an existing 31unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 574 – Sturtevant for North First and Main, LLC
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the east side North First Street between E. Madison Avenue and East Main Street, and addressed as 247 North First Street; APN 489-140-53; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 zone.

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 262 – Neil, CB Richard Ellis for Hagey
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the west side of Van Houten Avenue between West Washington Avenue and West Lexington Avenue, and addressed as 478 Van Houten Avenue; APN 487-551-72; LUC 1142A; General Plan Designation: Medium Density Residential.

Request to convert an existing 81unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 575 – Neil, CB Richard Ellis for Hagey
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the west side of Van Houten Avenue between West Washington Avenue and West Lexington Avenue, and addressed as 478 Van Houten Avenue; APN 487-551-72; LUC 1142A; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 264 – CondoConversions.com for Solid Goods Corp.
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the southeast corner of Ballantyne Street and East Park Avenue, and addressed as 311 Ballantyne Street and 437 East Park Avenue; APN 488-112-46 and 488-112-68; LUC 1142A; General Plan Designation: High Density Residential.

Request to convert an existing 68 unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 577 – CondoConversions.com for Solid Goods Corp.
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the southeast corner of Ballantyne Street and East Park Avenue, and addressed as 311 Ballantyne Street and 437 East Park Avenue; APN 488-112-46 and 488-112-68; LUC 1142A; General Plan Designation: High Density Residential.

Request a one-lot subdivision map in the R-3 zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 620 – Chilver
(Joint Noticed, CC MTG March 8, 2005)**

The subject property is located on the south side of Naranca Avenue between First Street and Second Street, and addressed as 1203 Naranca Avenue; APN 484-254-50; General Plan Designation: Low Density Residential.

Request to create three parcels in the R-2-R (Two-Family Residential Restricted) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
Amendment of Conditional Use Permit 571 – Planning Commission**

The subject property is located on the northeast corner of W. Main Street and Marshall Avenue, and addressed as 1090 West Main Street; APN 487-121-41; LUC 553; General Plan Designation: Light Industrial.

Consideration of the possible revocation of an existing conditional use permit for a service station in the C-M (Heavy Commercial/Light Industrial) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
Amendment of Conditional Use Permit 1805 – Hamana (Quick Trip)**

The subject property is located on the southwest corner of North Mollison Avenue and Interstate 8, and addressed as 596 North Mollison Avenue; APN: 483-380-41; LUC 553; General Plan Designation: General Retail Commercial.

Request to add an automatic car wash and off-premise alcoholic beverage sales to an existing motor vehicle service station and two-story retail/office building in the C-2 (General Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #8

CONTINUED 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. ***Continued from the meeting of January 24, 2005.***

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

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT