

**AGENDA  
PLANNING COMMISSION  
MARCH 14, 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 February 7, 2005 and February 28, 2005

**RESOLUTIONS** of February 28, 2005

- 10090 - Recommend Approval of Planned Unit Development 263
- 10095 - Recommend Approval of Tentative Subdivision Map 576
- 10098 - Recommend Approval of Planned Unit Development 266
- 10099 - Recommend Approval of Tentative Subdivision Map 579
- 10100 - Recommend Approval of Tentative Parcel Map 621
- 10101 - Grant Amendment of Conditional Use Permit 1235
- 10102 - Grant Amendment of Conditional Use Permit 1636

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, March 28, 2005 at 5:00 p.m.

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**CONTINUED PUBLIC ON  
PLANNED UNIT DEVELOPMENT 255 – CondoConversions.com/Tseng Wang Tai  
(Joint Noticed, CC MTG 4-12-05)**

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. ***Continued from the meeting of January 10, 2005.***

**AGENDA ITEM #1B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 569 – CondoConversions.com/Tseng Wang Tai  
(Joint Noticed, CC MTG 4-12-05)**

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. ***Continued from the meeting of January 10, 2005.***

**AGENDA ITEM #2A**

**CONTINUED PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 257 – Roberts  
(Joint Noticed, CC MTG 4-12-05)**

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. ***Continued from the meeting of January 10, 2005.***

**AGENDA ITEM #2B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE PARCEL MAP 619 – Roberts  
(Joint Noticed, CC MTG 4-12-05)**

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 in the R-2-R (Two Family Residential Restricted) zone. ***Continued from the meeting of January 10, 2005.***

**AGENDA ITEM #3A**

**CONTINUED PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 262 – Neil, CB Richard Ellis for Hagey  
(Joint Noticed, CC MTG April 12, 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. ***Continued from the meeting of February 7, 2005.***

**AGENDA ITEM #3B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 575 – Neil, CB Richard Ellis for Hagey  
(Joint Noticed, CC MTG April 12, 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. ***Continued from the meeting of February 7, 2005.***

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
AMENDMENT OF SPECIFIC PLAN 182 - Planning Commission  
(Joint Noticed, CC MTG 4-12-05)**

Consideration of an amendment of Specific Plan 182 regarding mixed-use development and residential densities.

**AGENDA ITEM #5A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 267 – Watson for Mollison 61, LLC  
(Joint Noticed, CC MTG 4-12-05)**

The subject property is located on the west side of N. Mollison Avenue between Peach Avenue and Sandalwood Drive, and addressed as 800 N. Mollison Avenue; APN: 484-321-10; existing LUC 1142A, proposed 1142B; General Plan Designation: Medium Density Residential.

Request to convert a 61-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #5B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 580 – Watson for Mollison 61, LLC  
(Joint Noticed, CC MTG 4-12-05)**

The subject property is located on the west side of N. Mollison Avenue between Peach Avenue and Sandalwood Drive, and addressed as 800 N. Mollison Avenue; APN: 484-321-10; existing LUC 1142A, proposed 1142B; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #6A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 268 – Maisel Presley, Inc. for MA  
(Joint Noticed, CC MTG 4-12-05)**

The subject property is located on the east side of Taft between E. Main Street and E. Lexington Avenue, and addressed as 225 Taft Avenue; APN: 488-233-14; existing LUC 1142A, proposed 1142B; General Plan Designation: High Density Residential.

Request to convert an existing 26-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #6B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 581 – Maisel Presley, Inc. for MA  
(Joint Noticed, CC MTG 4-12-05)**

The subject property is located on the east side of Taft between E. Main Street and E. Lexington Avenue, and addressed as 225 Taft Avenue; APN: 488-233-14; existing LUC 1142A, proposed 1142B; General Plan Designation: High Density Residential.

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

**AGENDA ITEM #7**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1629 – Rancho Del Oro Towing**

The subject property is located on the southeast corner of W. Palm Avenue and Front Street, and addressed as 1167 W. Palm Avenue; APN: 487-640-11, -12, -13, & -24; LUC 6419/4603; General Plan Designation: Light Industrial.

Request renewal of a conditional use permit for an existing towing service and impound yard in the M (Manufacturing) zone.

**AGENDA ITEM #8**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1998 – Velocitel for Verizon Wireless**

The subject property is located on the northeast corner of Fletcher Parkway and Hacienda Drive, and addressed as 2160 Fletcher Parkway; APN: 481-140-71, -72 & -73; LUC 4712 B; General Plan Designation: Office/Non-Retail.

Request a stand alone wireless communication facility in the O-P (Office Professional) zone.

## **DISCUSSION ITEMS:**

### ***PREDRAFTED RESOLUTIONS***

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

### **ORAL COMMUNICATIONS**

### **CORRESPONDENCE**

### **ADJOURNMENT**