

**AGENDA
PLANNING COMMISSION
MARCH 28, 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 March 14, 2005

RESOLUTIONS of March 14, 2005

(adopted 3/14/05)

- 10096 - Recommend Approval of Planned Unit Development 255
- 10097 - Recommend Approval of Tentative Subdivision Map 569
- 10103 - Recommend Approval of Amendment of Specific Plan 182
- 10104 - Recommend Approval of Planned Unit Development 267
- 10105 - Recommend Approval of Tentative Subdivision Map 580
- 10106 - Recommend Approval of Planned Unit Development 268
- 10107 - Recommend Approval of Tentative Subdivision Map 581
- 10108 - Grant Approval of Conditional Use Permit 1629

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, April 11, 2005 at 5:00 p.m.

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 238 – ERB Engineering, Inc. for Ballantyne Investments LP**

(Joint noticed, CC Mtg 4-26-05)

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. ***Continued from the Planning Commission meeting of January 24, 2005.***

AGENDA ITEM #1B

CONTINUED PUBLIC HEARING ON TENTATIVE SUBDIVISION MAP 552 – ERB Engineering, Inc. for Ballantyne Investments LP

(Joint noticed, CC Mtg 4-26-05)

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. ***Continued from the Planning Commission meeting of January 24, 2005.***

AGENDA ITEM #2

CONTINUED 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. ***Continued from the Planning Commission meeting of February 7, 2005***

AGENDA ITEM #3A

CONTINUED PUBLIC HEARING ON PLANNED UNIT DEVELOPMENT 265 – Jim Neil, CB Richard Ellis for Deepak Israni, Pacifica Companies

(Joint noticed, CC Mtg 4-26-05)

The subject property is located on the east side of Graves Avenue between E. Madison Avenue and Wells Avenue, and addressed as 453 Graves Avenue; APN: 488-020-48; existing LUC 1142A, proposed LUC 1142B, General Plan Designation: High Density Residential.

Request to convert an existing 28-unit apartment complex into a common-interest development in the R-4 (Multiple Family, High Density) zone. ***Continued from the Planning Commission meeting of February 28, 2005.***

AGENDA ITEM #3B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 578 – Jim Neil, CB Richard Ellis for Deepak Israni,
Pacifica Companies
(Joint noticed, CC Mtg 4-26-05)**

The subject property is located on the east side of Graves Avenue between E. Madison Avenue and Wells Avenue, and addressed as 453 Graves Avenue; APN: 488-020-48; existing LUC 1142A, proposed LUC 1142B, General Plan Designation: High Density Residential.

Request for a one-lot subdivision map in the R-4 (Multiple Family, High Density) zone. ***Continued from the Planning Commission meeting of February 28, 2005.***

AGENDA ITEM #4A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 262 – Neil, CB Richard Ellis for Hagey
(Joint Noticed, CC Mtg 4-12-05)**

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 meetings of February 7, 2005 and March 14, 2005.***

AGENDA ITEM #4B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 575 – Neil, CB Richard Ellis for Hagey
(Joint Noticed, CC Mtg 4-12-05)**

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 meetings of February 7, 2005 and March 14, 2005.***

AGENDA ITEM #5

**CONTINUED 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. *Continued from the meeting of March 14, 2005.*

AGENDA ITEM #6A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 269 – Westone Management Consultants for Jacoba Graves, LLC
(Joint Noticed, CC Mtg 4-26-05)**

The subject property is located on the east side of Graves Avenue between E. Madison Avenue and Beech Street, and addressed as 549 Graves Avenue; APN: 483-340-44; LUC existing 1142A, proposed 1142B; General Plan Designation: High Density Residential.

Request to convert an existing 25 unit apartment complex into a common interest development in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #6B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 582 – Westone Management Consultants for Jacoba Graves, LLC
JOINT NOTICED, CC MTG 4-26-05**

The subject property is located on the east side of Graves Avenue between E. Madison Avenue and Beech Street, and addressed as 549 Graves Avenue; APN: 483-340-44; LUC existing 1142A, proposed 1142B; General Plan Designation: High Density Residential.

Request for a one-lot subdivision map in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 622 – Quintana- Reutzel
(Joint Noticed, CC Mtg 4-26-05)**

The subject property is located on the east side of Hacienda Drive between Flying Hills Lane and El Pico Drive, and addressed as 1191 Hacienda Drive APN: 386-214-09; LUC 1111; General Plan Designation: Low Density Residential

To remove a restriction from the existing parcel map that prohibits permanent structures on the easterly portion of the lot in the R-S-9 (Residential Suburban 9,000 sq. ft.)/ R-S-9 H (Residential Suburban 9,000 sq. ft. Hillside Overlay) zones.

AGENDA ITEM #8

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1555 – McAlister Institute for Davidson**

The subject property is located on the east side of N. Johnson Avenue between Steele Street and Vernon Way, and addressed as 1385 N. Johnson Avenue, Building B., Suite 102/103; APN: 483-021-21; LUC 6929/6301; General Plan Designation: Industrial Park.

Request to renew a Conditional Use Permit for an existing transition service center with bingo games and corporate offices in the M (Manufacturing) zone.

DISCUSSION ITEMS:

AGENDA ITEM #9

**DISCUSSION ON SPECIFIC PLAN 19 -
SHOPPING CARTS AT PARKWAY PLAZA**

6-month review of shopping cart collection and use.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT