

**AGENDA  
PLANNING COMMISSION  
APRIL 11, 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 28, 2005

**RESOLUTIONS** of March 28, 2005

(adopted March 28, 2005)

10109 Recommend Approval of Planned Unit Development 269

10110 Recommend Approval of Tentative Subdivision Map 582

10111 Grant Amendment of Conditional Use Permit 1555

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, April 25, 2005 at 5:00 p.m.

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**PUBLIC HEARING ON  
AMENDMENT OF SPECIFIC PLAN 106 – Hamana (Quick Trip)  
(Joint Noticed, CC mtg 5-10-05)**

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 1512/5412C/5813 existing, 1512/5412b/5813/6416 proposed; General Plan Designation: General Retail Commercial.

Request to modify on-site circulation and parking for the addition of automatic car wash and off-premise alcoholic beverage sales to an existing motor vehicle service station and two-story retail/office building, motel and fast food restaurant, in the C-2 (General Commercial) zone.

**AGENDA ITEM #1B**

**CONTINUED PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1805 – Hamana (Quick Trip)  
(Joint Noticed, CC mtg 5-10-05)**

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 meetings of February 7, 2005 and March 28, 2005.***

**AGENDA ITEM #2A**

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

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 meetings of February 28, 2005 and March 28, 2005.***

**AGENDA ITEM #2B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 578 – Jim Neil, CB Richard Ellis for Deepak Israni, Pacifica Companies**

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 meetings of February 28, 2005 and March 28, 2005.***

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
GENERAL PLAN AMENDMENT 2005-01 –Sheena for Epstein**

*(Joint Noticed, CC Mtg 5-10-05)*

The subject property is located on the southwest corner of E. Chase Avenue and Avocado Avenue, and addressed as 393 E. Chase Avenue; APN: 492-522-23; LUC 6230 existing, 6416 proposed; General Plan Designation: Low Density Residential.

Request to change the land use designation of the subject property from “Low Density Residential” to “General Retail Commercial”.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2257 –Sheena for Epstein**

*(Joint Noticed, CC Mtg 5-10-05)*

The subject property is located on the southwest corner E. Chase Avenue and Avocado Avenue, and addressed as 393 E. Chase Avenue; APN: 492-522-23; LUC 6230 existing, 6416 proposed; General Plan Designation: Low Density Residential

Request to rezone the property from the C-1 (Neighborhood Commercial) zone to the C-2 (General Commercial) zone.

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2258 – Yousif & Ammo**

*(Joint Noticed, CC Mtg 5-10-05)*

The subject property is located on the west side of S. Mollison Avenue between Merritt Drive and Portland Street, and addressed as 894 S. Mollison Avenue; APN: 493-224-49-00; LUC 1111; General Plan Designation: Low Medium Density Residential.

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

**AGENDA ITEM #5A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 270 – Westone Management Consultants for Jacoba  
Washington, LLC**

*(Joint Noticed, CC Mtg 5-10-05)*

The subject property is located on the northwest corner of S. Mollison Avenue and Portland Street, and addressed as 1000 S. Mollison Avenue; APN: 493-225-27; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 19-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #5B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 583 – Westone Management Consultants for Jacoba  
Washington, LLC**

*(Joint Noticed, CC Mtg 5-10-05)*

The subject property is located on the northwest corner of S. Mollison Avenue and Portland Street, and addressed as 1000 S. Mollison Avenue; APN: 493-225-27; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #6A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 271 – Westone Management Consultants for  
Jacoba Leslie Road, LLC**

*(Joint Noticed, CC Mtg 5-10-05)*

The subject property is located on the west side of Leslie Road between E. Renette Avenue and E. Chase Avenue, and addressed as 1028 Leslie Road; APN: 492-341-17; LUC 1141 A existing; 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 8-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #6B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 584 – Westone Management Consultants for  
Jacoba Leslie Road, LLC  
(Joint Noticed, CC Mtg 5-10-05)**

The subject property is located on the west side of Leslie Road between Renette Avenue and E. Chase Avenue, and addressed as 1028 Leslie Road; APN: 492-341-17; LUC existing 1141 A; proposed 1142B; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #7**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1999 - Khoroshi  
(Joint Noticed for CC Mtg 5-10-05)**

The subject property is located on the northwest corner of El Cajon Blvd. and Millar Avenue, and addressed as 670 El Cajon Blvd.; APN: 487-480-15; LUC 9000 existing, 5511A proposed; General Plan Designation: Special Development Area 10/General Retail Commercial.

Request sales of used motor vehicles in the C-2 (General Commercial) zone.

**AGENDA ITEM #8**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 2003 – El Cajon Community Development Corp. for  
Pedersen  
(Joint Noticed for CC Mtg 5-10-05)**

The subject property is located on South Orange Avenue between W. Main St. and W. Douglas Avenue; APN: 488-151-21 & 488-162-17; LUC 4550 existing, 4550/7314 proposed; General Plan Designation: Special Development Area 9/General Retail Commercial.

Request a weekly farmers' market on Saturday mornings in the C-2 (General Commercial) zone.

**DISCUSSION ITEMS:**

**AGENDA ITEM #9**

**DISCUSSION ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1490 – The Truck Stop for Eschweiler**

The subject property is located on the south side of Broadway between N. First and Oro Streets, and addressed as 1175 Broadway; APN 484-182-12; LUC 5512/559; General Plan Designation: General Retail Commercial.

Six-month review of conditional use permit for the sale of motor vehicles, RVs and boats in the C-2 (General Commercial) zone.

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**