

**AGENDA
PLANNING COMMISSION
MAY 23, 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 April 25, 2005 and May 9, 2005

(adopted May 9, 2005)

- 10126 Grant Withdrawal of Planned Unit Development 238
- 10127 Grant Withdrawal of Tentative Subdivision Map 552
- 10128 Recommend Approval of Planned Unit Development 262
- 10129 Recommend Approval of Tentative Subdivision Map 575
- 10130 Deny Tentative Parcel Map 622
- 10131 Recommend Approval of Specific Plan 505
- 10132 Grant Conditional Use Permit 2001
- 10133 Recommend Approval of Planned Unit Development 272
- 10134 Recommend Approval of Tentative Subdivision Map 585
- 10135 Recommend Approval of Planned Unit Development 273
- 10136 Recommend Approval of Tentative Subdivision Map 586
- 10137 Grant Conditional Use Permit 2000
- 10138 Grant Conditional Use Permit 2002

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, June 6, 2005 at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 257 – Roberts**

(joint noticed CC mtg 6-28-05)

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 meetings of January 10, 2005 and March 14, 2005.***

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
TENTATIVE PARCEL MAP 619 – Roberts**

(joint noticed CC mtg 6-28-05)

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 meetings of January 10, 2005 and March 14, 2005.

AGENDA ITEM #2

**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 meetings of March 14, 2005 and March 28, 2005.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #3

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2259 – Gilmore**

(joint noticed CC mtg 6-28-05)

The subject property is located on the north side of Valley View Blvd between Fernbrook Court and Sunnyside Avenue, and addressed as 1984 Valley View Blvd; APN: 512-051-55-00; LUC 1111; General Plan Designation: Low Low Density Residential

Request to prezone property from the County R-R-1 to the City R-E-20 zone and subsequent annexation to the City of El Cajon.

AGENDA ITEM #4

PUBLIC HEARING ON AMENDMENT OF SPECIFIC PLAN 440 – Marrujo for Marrujo

(joint noticed CC mtg 6-28-05)

The subject property is located on the south side of Fletcher Parkway between Brockton Street and Westwind Drive, and addressed as 2275 Fletcher Parkway; APN 481-431-06; Existing LUC 5811B, proposed LUC 9000; General Plan Designation: General Retail Commercial

Request to delete patio dining area, parking and property from the existing restaurant in the C-2 (General Commercial) zone.

AGENDA ITEM #5A

PUBLIC HEARING ON PLANNED UNIT DEVELOPMENT 274 - CondoConversions.com for EGC Family Partnership LP

(joint noticed CC mtg 6-28-05)

The subject property is located on the east side of Peach Court between Peach Avenue and the cul de sac terminus, and addressed as 811 Peach Court; APN: 484-310-31-00; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential

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

AGENDA ITEM #5B

PUBLIC HEARING ON TENTATIVE SUBDIVISION MAP 587 - CondoConversions.com for EGC Family Partnership LP

(joint noticed CC mtg 6-28-05)

The subject property is located on the east side of Peach Court between Peach Avenue and the cul de sac terminus, and addressed as 811 Peach Court; APN: 484-310-31-00; 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 275 – Sturtevant for Keith**

(joint noticed CC mtg 6-28-05)

The subject property is located on the west side of Graves Avenue between E. Madison Avenue and Beech Street, and addressed as 550 Graves Avenue; APN 483-330-45; Existing LUC 1142A, proposed 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 (High Density/Multiple Family) zone.

AGENDA ITEM #6B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 588 – Sturtevant for Keith**

(joint noticed CC mtg 6-28-05)

The subject property is located on the west side of Graves Avenue between E. Madison Avenue and Beech Street, and addressed as 550 Graves Avenue; APN 483-330-45; Existing LUC 1142A, proposed 1142B; General Plan Designation: High Density Residential.

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

AGENDA ITEM #7

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1923 – BITA Investments for Sagart & Dedman**

(joint noticed CC mtg 6-28-05)

The subject property is located on the east side of El Cajon Blvd. between S. Johnson Avenue and W. Lexington Avenue, and addressed as 329 - 385 El Cajon Blvd; APN: 487-323-02; -03; -04; and -17; LUC 5512A/6410; General Plan Designation: General Retail Commercial/Special Development Area #10

Request to expand an existing used car and truck sales facility with minor repair in the C-2 (General Commercial) zone.

AGENDA ITEM #8

**PUBLIC HEARING ON
VARIANCE 946 – United Methodist Chapel of the Valley**

The subject property is located on the south side of E. Madison Avenue between E. Main and N. Third Streets, and addressed as 1465 E. Madison Avenue; APN: 511-171-07; LUC 6911A/6815; General Plan Designation: Low Density Residential

Request to exceed the maximum building height in the R-1-6 (Residential One-Family) zone.

CONTINUED DISCUSSION ITEM:

AGENDA ITEM #9

**CONTINUED DISCUSSION ON
AMENDMENT OF CONDITIONAL USE PERMIT 1377 – Perfect Performance for Cunningham Family Trust**

The subject property is located on the northeast corner of El Cajon Boulevard and Chamberlain Avenue, and addressed as 595 El Cajon Boulevard; APN 487-532-29; LUC 6411; General Plan designation: General Retail Commercial.

Ninety-day review of an existing auto repair facility in the C-2 (General Commercial) zone.
Continued from the meeting of February 28, 2005.

AGENDA ITEM #10

**DISCUSSION ON
CONDITIONAL USE PERMIT 1986 – Coastline Food Services Corp. for JaJou**

Request an extension of time for a fast-food restaurant with drive-thru and outdoor dining in the C-1 (Neighborhood Commercial) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT