

**AGENDA  
PLANNING COMMISSION  
JUNE 6, 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 May 23, 2005

(adopted May 23, 2005)

- 10139 Grant Withdrawal of Planned Unit Development 257
- 10140 Grant Withdrawal of Tentative Parcel Map 619
- 10141 Grant Conditional Use Permit 1998
- 10142 Recommend Approval of Zone Reclassification 2259
- 10143 Recommend Approval of Deletion of Specific Plan 440
- 10144 Recommend Approval of Planned Unit Development 274
- 10145 Recommend Approval of Tentative Subdivision Map 587
- 10146 Recommend Approval of Planned Unit Development 275
- 10147 Recommend Approval of Tentative Subdivision Map 588
- 10148 Deny Variance 946
- 10149 Grant Amendment of Conditional Use Permit 1986

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, June 20, 2005 at 5:00 p.m.

**CONTINUED PUBLIC HEARING ITEM:**

**AGENDA ITEM #1**

**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. ***Continued from the meeting of May 23, 2005***

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #2A**

#### **PUBLIC HEARING ON GENERAL PLAN AMENDMENT 2005-02 – Raleigh**

(Joint Noticed CC mtg of 6-28-05)

The subject property is located on the southeast corner of Dehesa Road and Granite Hills Drive; APN: 514-120-25; LUC 1111A existing, 1111 proposed; General Plan Designation: Low-Low Density Residential.

Request to amend the General Plan land use map to include the subject property with a designation of "Low Low Density Residential".

### **AGENDA ITEM #2B**

#### **PUBLIC HEARING ON ZONE RECLASSIFICATION 2260 - Raleigh**

(Joint Noticed CC mtg of 6-28-05)

The subject property is located on the southeast corner of Dehesa Road and Granite Hills Drive; APN: 514-120-25; LUC 1111A existing, 1111 proposed; General Plan Designation: Low-Low Density Residential.

Request to prezone property from the County of San Diego RR-1 zone to the City R-E-20 zone.

### **AGENDA ITEM #2C**

#### **PUBLIC HEARING ON TENTATIVE SUBDIVISION MAP 590 - Raleigh**

(Joint Noticed CC mtg of 6-28-05)

The subject property is located on the southeast corner of Dehesa Road and Granite Hills Drive; APN: 514-120-25; LUC 1111A existing, 1111 proposed; General Plan Designation: Low-Low Density Residential.

Request for a 12-lot residential subdivision including one remainder lot in the pending R-E-20 zone.

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 276 – CondoConversions.com for Mari Family Trust**  
(Joint Noticed CC mtg of 6-28-05)

The subject property is located on south side of East Washington Avenue between South Anza Street and South First Street, and addressed as 1053 East Washington Avenue; APN: 493-111-07; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 14-unit apartment complex into a common interest development in the R-3-R (Multiple Family, Restricted) zone.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 589 – CondoConversions.com for Mari Family Trust**  
(Joint Noticed CC mtg of 6-28-05)

The subject property is located on south side of East Washington Avenue between South Anza Street and South First Street, and addressed as 1053 East Washington Avenue; APN: 493-111-07; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential

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

**AGENDA ITEM #4A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 277 – CondoConversions.com for Tasbed Development LLC**  
(Joint Noticed CC mtg of 6-28-05)

The subject property is located on east side of S. Johnson Avenue between Palm Avenue and Chamberlain Avenue, and addressed as 419 – 439 South Johnson Avenue; APN: 487-541-29-00; LUC 1111 existing, 1110B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 10-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #4B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 591 – CondoConversions.com for Tasbed  
Development LLC**

(Joint Noticed CC mtg of 6-28-05)

The subject property is located on east side of S. Johnson Avenue between Palm Avenue and Chamberlain Avenue, and addressed as 419 – 439 South Johnson Avenue; APN: 487-541-29-00; LUC 1111 existing, 1110B proposed; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #5A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 278 – Westone Management Consultants for Jacoba  
Taft LLC**

(Joint Noticed CC mtg of 6-28-05)

The subject property is located on the east side of Taft Avenue between E. Main street and E. Lexington Avenue, and addressed as 145 Taft Avenue; APN: 488-233-49; LUC 1142A existing, 1142B proposed; General Plan Designation: High Density Residential.

Request to convert an existing 38-unit apartment complex into a common interest development in the R-4 (Multiple Family, High Density) zone.

**AGENDA ITEM #5B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 592 – Westone Management Consultants for Jacoba  
Taft LLC**

(Joint Noticed CC mtg of 6-28-05)

The subject property is located on the east side of Taft Avenue between E. Main street and E. Lexington Avenue, and addressed as 145 Taft Avenue; APN: 488-233-49; LUC 1142A existing, 1142B proposed; General Plan Designation: High Density Residential.

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

**AGENDA ITEM #6**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1225 – Blackburn**

(Joint Noticed CC mtg of 6-28-05)

The subject property is a vacant property located on the north side of W. Douglas Avenue, west of Van Houten Avenue; APN: 487-331-05 and -26; LUC 6700; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request off-site parking for a government services building in the C-2 (General Commercial) zone.

**DISCUSSION ITEMS:**

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**