

**AGENDA
PLANNING COMMISSION
JUNE 20, 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 June 6, 2005

(adopted June 6, 2005)

- 10150 Deny Variance 946
- 10151 Recommend Approval of General Plan Amendment 2005-02
- 10152 Recommend Approval of Zone Reclassification 2260
- 10153 Recommend Approval of Tentative Subdivision Map 590
- 10154 Grant Amendment of Conditional Use Permit 1225

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

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2262 – Swenson for Broadway Animal Hospital, Inc.**
(Joint noticed CC mtg 7/26/05)

The subject property is located on the northwest corner of Broadway and Ballantyne Street and addressed as 380 Broadway; APN: 483-090-39 & 483-110-15; LUC 8221; General Plan Designation: Regional Retail Commercial

Request to rezone property from the C-2 (General Commercial) and R-E-40 (Residential Estates 40,000 Sq. Ft.) zones to the C-R (Regional Commercial) zone.

AGENDA ITEM #1B

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 197 - Swenson for Broadway Animal
Hospital, Inc.**

(Joint noticed CC mtg 7/26/05)

The subject property is located on the northwest corner of Broadway and Ballantyne Street and addressed as 380 Broadway; APN: 483-090-39 & 483-110-15; LUC 8221; General Plan Designation: Regional Retail Commercial

Request to construct a new animal hospital in the pending C-R (Regional Commercial) zone.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 279 – Arenson for McLaen**

(Joint noticed CC mtg 7/26/05)

The subject property is located on the west side of Grossmont Avenue between W. Washington and Wilson Avenues, and addressed as 786, 788, and 790 Grossmont Avenue; APN: 492-641-15; LUC 9000 existing, 1110B proposed; General Plan Designation: Low Density Residential.

Request a three unit residential common interest development in the R-2 (Two Family) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 623 – Arenson for McLaen**

(Joint noticed CC mtg 7/26/05)

The subject property is located on the west side of Grossmont Avenue between W. Washington and Wilson Avenues, and addressed as 786, 788, and 790 Grossmont Avenue; APN: 492-641-15-00; LUC 9000 existing, 1110B proposed; General Plan Designation: Low Density Residential.

Request to subdivide an existing lot into four lots including one common lot in the R-2 (Two Family) zone.

AGENDA ITEM #3A

PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 280 – Westone Management Consultants for Jacoba Leslie LLC

(Joint noticed CC mtg 7/26/05)

The subject property is located on the east side of N. First Street between E. Madison Ave. and E. Main Street, and addressed as 469 N. First Street; APN: 489-140-86; LUC 1142A existing/1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 7-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #3B

PUBLIC HEARING ON

TENTATIVE SUBDIVISION MAP 593 – Westone Management Consultants for Jacoba Leslie LLC

(Joint noticed CC mtg 7/26/05)

The subject property is located on the east side of N. First Street between E. Madison Ave. and E. Main Street, and addressed as 469 N. First Street; APN: 489-140-86; 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 #4A

PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 281 – Maisel Presley, Inc for Ma

(Joint noticed CC mtg 7/26/05)

The subject property is located on the southeast corner of Peach Avenue and Peach Court, and addressed as 1019 Peach Avenue; APN: 484-310-06; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential

Request to convert an existing 34-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 594 – Maisel Presley, Inc for Ma**

(Joint noticed CC mtg 7/26/05)

The subject property is located on the southeast corner of Peach Avenue and Peach Court, and addressed as 1019 Peach Avenue; APN: 484-310-06-00; 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 #5A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 282 – CondoConversions.com for The DeBoskey Family Trust**

(Joint noticed CC mtg 7/26/05)

The subject property is located on the west side of S. Magnolia Ave. between W. Washington and W. Renette Avenues, and addressed as 756 S. Magnolia Avenue; APN: 492-160-33; LUC existing 1142A/LUC proposed 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 9-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #5B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 595 – CondoConversions.com for the DeBoskey Family Trust**

(Joint noticed CC mtg 7/26/05)

The subject property is located on the west side of S. Magnolia Ave. between W. Washington and W. Renette Avenues, and addressed as 756 S. Magnolia Avenue; APN: 492-160-33; LUC existing 1142A/LUC proposed 1142B; General Plan Designation: Medium Density Residential.

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

DISCUSSION ITEM:

AGENDA ITEM #6

DISCUSSION ON MAJOR/MINOR CHANGE TO CONDITIONAL USE PERMIT 1758 – Schmidt Design Group for Wieghorst Museum (155 Rea Avenue)

Request modification of site plan for museum in the C-2 (Regional Commercial) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT