

**AGENDA
PLANNING COMMISSION
JULY 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 June 20, 2005

(adopted June 20, 2005)

- 10155 Recommend Approval of Zone Reclassification 2262
- 10156 Grant Amendment of Conditional Use Permit 197
- 10157 Recommend Approval of Planned Development Unit 279
- 10158 Recommend Approval of Tentative Parcel Map 623
- 10159 Recommend Approval of Planned Development Unit 280
- 10160 Recommend Approval of Tentative Subdivision Map 593
- 10161 Recommend Approval of Planned Development Unit 282
- 10162 Recommend Approval of Tentative Subdivision Map 595

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

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
AMENDMENT OF SPECIFIC PLAN 106 – Hamana (Quick Trip)
(Joint Noticed, CC mtg 8-9-05)**

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. ***Continued from the Planning Commission meeting of April 11, 2005.***

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1805 – Hamana (Quick Trip)
(Joint Noticed, CC mtg 8-9-05)**

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, March 28, 2005 and April 11, 2005.**

AGENDA ITEM #2A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 278 – Westone Management Consultants for Jacoba Taft LLC
(Joint Noticed, CC mtg 8-9-05)**

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. **Continued from the Planning Commission meeting of June 6, 2005.**

AGENDA ITEM #2B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 592 – Westone Management Consultants for Jacoba Taft LLC
(Joint Noticed, CC mtg 8-9-05)**

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. **Continued from the Planning Commission meeting of June 6, 2005.**

PUBLIC HEARING ITEMS:

AGENDA ITEM #3A

PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 283 - CondoConversions.com for Giordano Mollison, LLC

(Joint Noticed, CC mtg 8-9-05)

The subject property is located on the east side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 543 S. Mollison Ave, APN: 488-262-12-00; LUC 1142A existing; 1142B proposed; General Plan Designation: Medium Density Residential

Request to convert an existing 18-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #3B

PUBLIC HEARING ON

TENTATIVE SUBDIVISION MAP 596 - CondoConversions.com for Giordano Mollison, LLC

(Joint Noticed, CC mtg 8-9-05)

The subject property is located on the east side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 543 S. Mollison Ave, APN: 488-262-12-00; 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 #4A

PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 285 – Christensen

(Joint Noticed, CC mtg 8-9-05)

The subject property is located on the north side of El Cajon Blvd. between Murray Drive and W. Chase Ave., and addressed as 1380 El Cajon Blvd; APN: 487-770-07-00; LUC: 9000 existing, 6301 proposed; General Plan Designation: General Retail Commercial.

Request to construct an office condominium in the C-2-H (General Commercial, Hillside Overlay) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 598 – Christensen
(Joint Noticed, CC mtg 8-9-05)**

The subject property is located on the north side of El Cajon Blvd. between Murray Drive and W. Chase Ave., and addressed as 1380 El Cajon Blvd; APN: 487-770-07-00; LUC: 9000 existing, 6301 proposed; General Plan Designation: General Commercial.

Request a one-lot subdivision map in the C-2-H (General Commercial, Hillside Overlay) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2005 – International Education Institute for Keith R. Anderson 2003 Trust
(Joint Noticed, CC mtg 7-26-05)**

The subject property is located on the southwest corner of Richfield Avenue and W. Main Street, and addressed as 905 W. Main Street; APN: 487-282-17 and -33; LUC 3620 existing, 6811/6810 C proposed; General Plan Designation: Light Industrial.

Request a daycare facility and private school in the C-M (Heavy Commercial/Manufacturing) and R-3 (Multi-Family) zones.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT