

**AGENDA
PLANNING COMMISSION
AUGUST 22, 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 August 8, 2005

(adopted 8/8/05)

- 10184 Recommend approval General Plan Amendment 2005-03
- 10185 Recommend approval Zone Reclassification 2264
- 10186 Recommend approval Planned Development Unit 284
- 10187 Recommend approval Tentative Subdivision Map 594

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

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**CONTINUED PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2008 – Adult Protective Services, Inc./Heartland ADHC
for Gillespie Field Partners, LLC**

The subject property is located on the southwest corner of Gillespie Way and Weld Blvd., and addressed as 2030 Gillespie Way, Suite 102; APN: 760-230-39; LUC 3620; General Plan Designation: Special Development Area #1.

Request an adult day health care facility in the M (Manufacturing) zone. ***Continued from the Planning Commission meeting of 8/08/05.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2265 - Planning Commission**

(Joint noticed CC mtg 9/27/05)

The subject properties are located on the north side of Tampa Avenue between N. Westwind Dr., and Garfield Ave., and addressed as 2216, 2236 and 2250 Tampa Avenue; APN: 481-431-11, -12, & -13; LUC 1121 & 6100; General Plan Designation: Office/Non-Retail

Request to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2266 - Planning Commission**

(Joint noticed CC mtg 9/27/05)

The subject property is located on the north side of Tyrone St. between N. Westwind Dr. and Milford Pl., and addressed as 689 Tyrone St.; APN: 481-240-09; LUC 1141; General Plan Designation: Low Density Residential.

Request to rezone property from the R-P (Residential Professional) zone to the R-2 (Two-Family Residential) zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 281 – Maisel Presley, Inc for Ma**

(Joint noticed CC mtg 9/27/05)

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 9/27/05)**

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 287 – Westone Management Consultants for Jacoba Mollison LLC
(Joint noticed CC mtg 9/27/05)**

The subject property is located on the west side of S. Mollison Ave. between E. Lexington and E. Washington Aves., and addressed as 642 S. Mollison Ave.; APN: 493-101-38; LUC1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 27-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #5B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 600 - Westone Management Consultants for Jacoba Mollison LLC
(Joint noticed CC mtg 9/27/05)**

The subject property is located on west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 642 S. Mollison Ave.; APN: 493-101-38; LUC1142A 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 288 – Westone Management Consultants for Jacoba
Sunshine LLC**

(Joint noticed CC mtg 9/27/05)

The subject property is located on the east side of S. Sunshine Avenue between Renette and W. Chase Avenues and addressed as 921 S. Sunshine; APN: 492-332-09; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 25-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #6B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 601 - Westone Management Consultants for Jacoba
Sunshine LLC**

(Joint noticed CC mtg 9/27/05)

The subject property is located on the east side of S. Sunshine Avenue between Renette and W. Chase Avenues and addressed as 921 S. Sunshine; APN: 492-332-09; LUC 1142A existing, 1142B proposed; General Plan Designation: Medium Density Residential.

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

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT