

**AGENDA
PLANNING COMMISSION
SEPTEMBER 26, 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 September 12, 2005

(adopted 9/12/05)

- 10197 Resolution of Intention – Amendment of Zoning Ordinance re: Density Bonuses
- 10200 Recommend approval of Planned Unit Development 290
- 10201 Recommend approval of Tentative Subdivision Map 603
- 10202 Recommend approval of Zone Reclassification 2268
- 10203 Recommend approval of Planned Residential Unit 62
- 10204 Recommend approval of Tentative Subdivision Map 604
- 10205 Grant Amendment of Conditional Use Permit 1249
- 10206 Grant Conditional Use Permit 2009

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, October 10, 2005 at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**CONTINUED PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2010 – The Caddy Shack for Cayugan
(Joint Noticed CC mtg. 10-25-05)**

The subject property is located on the south side of W. Main Street between Van Houten and N. Sunshine Avenue, and addressed as 351 W. Main Street; APN: 487-331-01; LUC 582; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request to expand an existing cocktail lounge with outdoor seating to include dance floor and live entertainment (indoors and outdoors) in the C-2 (General Commercial) zone.
Continued from the Planning Commission meeting of Sept. 12, 2005.

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

PUBLIC HEARING ON AMENDMENT OF ZONING ORDINANCE – Planning Commission (joint noticed CC mtg 10-25-05)

Consideration of an amendment of the Zoning Ordinance regarding density bonuses.

AGENDA ITEM #3A

PUBLIC HEARING ON PLANNED UNIT DEVELOPMENT 292 – Westone Management Consultants for Pars Group LLC (joint noticed CC mtg 10-25-05)

The subject property is located on the south side of E. Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1371 E. Washington Avenue; APN: 514-012-34; LUC 1141A (existing) and 1141B (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-R (Multiple Family Restricted) zone.

AGENDA ITEM #3B

PUBLIC HEARING ON TENTATIVE SUBDIVISION MAP 606 – Westone Management Consultants for Pars Group LLC (joint noticed CC mtg 10-25-05)

The subject property is located on the south side of E. Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1371 E. Washington Avenue; APN: 514-012-34; LUC 1141A (existing) and 1141B (proposed); General Plan Designation: Medium Density Residential

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

AGENDA ITEM #4

PUBLIC HEARING ON CONDITIONAL USE PERMIT 2011 – Ed Pro Education Services, Inc. for Pacific Gillespie Lot 24, LP

The subject property is located on the west side of Gillespie Way between Weld Blvd. and Reuben Fleet Dr., and addressed as 1810 Gillespie Way; APN: 387-200-18 and 760-230-32; LUC 3620 existing, 6831 proposed; General Plan Designation: Special Development Area #6

Request a vocational school in the M (Manufacturing) zone.

AGENDA ITEM #5

PUBLIC HEARING ON CONDITIONAL USE PERMIT 2012 - Whillock

The subject property is located on the west side of Front St. between Palm Ave. and W. Main St. and addressed as 330-346 Front Street; APN: 487-271-08 & -11; LUC 66; General Plan Designation: Special Development Area #11.

Request to utilize prefabricated structures for storage purposes in the M (Manufacturing) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT