

**AGENDA
PLANNING COMMISSION
OCTOBER 24, 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 October 10, 2005

(adopted 10-10-05)

- 10209 Recommend Approval of Planned Unit Development 238R
- 10210 Recommend Approval of Tentative Subdivision Map 552R
- 10213 Recommend Approval of Tentative Subdivision Map 510R
- 10214 Grant Amendment of Conditional Use Permit 184
- 10215 Grant Extension of Time for Zone Reclassification 2251

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, November 7, 2005 at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED 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; 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. ***Continued from the meeting of September 26, 2005.***

AND

AGENDA ITEM #1B

**CONTINUED 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; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3-R (Multiple Family Restricted) zone.
Continued from the meeting of September 26, 2005.

AGENDA ITEM #2

**CONTINUED 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; General Plan Designation: Special Development Area #11.

Request to utilize prefabricated structures for storage purposes in the M (Manufacturing) zone. ***Continued from the meeting of September 26, 2005.***

AGENDA ITEM #3A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 289 – Watson for WGA East Main Street, LP**

(joint noticed CC mtg. 11-8-05)

The subject property is located on the north side of E. Main Street between N. Second and E. Madison Avenues – addressed as 1362 East Main Street; APN: 489-180-26; General Plan Designation: Medium Density Residential/General Retail Commercial.

Request to convert an existing 68-unit apartment complex into a common interest development in the R-3 (Multiple-Family) and the R-4 (Multiple-Family, High Density) zones. ***Continued from the Planning Commission meetings of Sept. 12 and October 10, 2005.***

AND

AGENDA ITEM #3B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 602 - Watson for WGA East Main Street, LP**

(joint noticed CC mtg. 11-8-05)

The subject property is located on the north side of E. Main Street between N. Second and E. Madison Avenues – addressed as 1362 East Main Street; APN: 489-180-26; General Plan Designation: Medium Density Residential/General Retail Commercial.

Request a one-lot subdivision map in the R-3 (Multiple-Family) and R-4 (Multiple-Family, High Density) zones. ***Continued from the Planning Commission meetings of Sept. 12 and October 10, 2005.***

AGENDA ITEM #4A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 293 – CondoConversions.com for Scheidel**

(joint noticed CC mtg. 11-8-05)

The subject property is located on the east side of Emerald Avenue between W. Washington and Chamberlain Avenues, and addressed as 661 – 675 Emerald Avenue; APN: 487-543-22; 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. ***Continued from the meeting of October 10, 2005.***

AND

AGENDA ITEM #4B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 607 - CondoConversions.com for Scheidel**

(joint noticed CC mtg. 11-8-05)

The subject property is located on the east side of Emerald Avenue between W. Washington and Chamberlain Avenues, and addressed as 661 – 675 Emerald Avenue; APN: 487-543-22; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the meeting of October 10, 2005.***

AGENDA ITEM #5A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 294 – Ferson for BGA, Ltd.**

(joint noticed CC mtg. 11-8-05)

The subject property is located on the south side of Broadway between Grape and Third Streets, and addressed as 1499 Broadway; APN: 507-281-57; General Plan Designation: Medium Density Residential.

Request to convert a 16-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone. ***Continued from the meeting of October 10, 2005.***

AND

AGENDA ITEM #5B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 608 - Ferson for BGA, Ltd.**

(joint noticed CC mtg. 11-8-05)

The subject property is located on the south side of Broadway between Grape and Third Streets, and addressed as 1499 Broadway; APN: 507-281-57; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the meeting of October 10, 2005.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #6A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 295 – Anthony-Taylor Consultants for Brighton Homes LLC**

(joint noticed CC mtg 11-29-05)

The subject property is located on the east side of Orlando St. between East Main St. and E. Madison Ave., and addressed as 203 Orlando St; APN: 489-161-10; General Plan Designation: Medium Density Residential.

Request to construct a four-unit common interest residential development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #6B

PUBLIC HEARING ON

TENTATIVE SUBDIVISION MAP 609 - Anthony-Taylor Consultants for Brighton Homes LLC

(joint noticed CC mtg 11-29-05)

The subject property is located on the east side of Orlando St. between East Main St. and E. Madison Ave., and addressed as 203 Orlando St; APN: 489-161-10; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #7A

PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 296 – Rodick for Lang

(joint noticed CC mtg 11-29-05)

The subject property is located on the north side of Broadway between Second and Grape Streets, and addressed as 1365 Broadway; APN: 484-261-80; General Plan Designation: Medium Density Residential.

Request to convert an existing 36-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #7B

PUBLIC HEARING ON

TENTATIVE SUBDIVISION MAP 610 – Rodick for Lang

(joint noticed CC mtg 11-29-05)

The subject property is located on the north side of Broadway between Second and Grape Streets, and addressed as 1365 Broadway; APN: 484-261-80; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #8A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 297 – Westone Management Consultants for A.R.T.
Properties “C” LLC**

(joint noticed CC mtg 11-29-05)

The subject property is located on the south side of E. Washington Avenue between S. Anza Street and Washington Heights Road, and addressed as 1121 E. Washington Avenue; APN: 493-112-07; General Plan Designation: Medium Density Residential.

Request to convert an existing 24-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #8B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 611 - Westone Management Consultants for A.R.T.
Properties “C” LLC**

(joint noticed CC mtg 11-29-05)

The subject property is located on the south side of E. Washington Avenue between S. Anza Street and Washington Heights Road, and addressed as 1121 E. Washington Avenue; APN: 493-112-07; General Plan Designation: Medium Density Residential.

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

DISCUSSION ITEMS:

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT