

**AGENDA
PLANNING COMMISSION
JANUARY 9, 2006 - 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 December 12, 2005

(adopted 12/12/05)

- 10239 Recommend Approval of Planned Unit Development 293
- 10240 Recommend Approval of Tentative Subdivision Map 607
- 10241 Recommend Approval of Planned Unit Development 302
- 10242 Recommend Approval of Tentative Subdivision Map 615
- 10243 Recommend Approval of Planned Unit Development 303
- 10244 Recommend Approval of Tentative Subdivision Map 616
- 10247 Recommend Approval of Specific Plan 508
- 10248 Grant Amendment of Conditional Use Permit 1840
- 10249 Grant Conditional Use Permit 2015

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, January 23, 2006 at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 300 – Hunters Run Apartments, LLC
(Joint-Noticed CC mtg 2/14/06)**

The subject property is located on the north side of Broadway between Ballantyne and N. Mollison Avenue, and addressed as 532 Broadway; APN: 483-130-61 & -62; General Plan Designation: Medium Density Residential.

Request to convert an existing 218-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meeting of November 7, 2005.***

AND

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 614 – Hunters Run Apartments, LLC
(*Joint-Noticed CC mtg 2/14/06*)**

The subject property is located on the north side of Broadway between Ballantyne and N. Mollison Avenue, and addressed as 532 Broadway; APN: 483-130-61 & -62; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meeting of November 7, 2005.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 305 – Westone Management Consultants for Ellen Kay Associates
(*Joint-Noticed CC mtg 2/14/06*)**

The subject property is located on the north side of Chatham St. between Fletcher Parkway and Garden Grove Lane, and addressed as 2700 Chatham Street and 2950 Fletcher Parkway; APN: 481-310-22 and -23; General Plan Designation: Medium Density Residential.

Request to convert an existing 138-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 618 – Westone Management Consultants for Ellen Kay Associates
(*Joint-Noticed CC mtg 2/14/06*)**

The subject property is located on the north side of Chatham St. between Fletcher Parkway and Garden Grove Lane, and addressed as 2700 Chatham Street and 2950 Fletcher Parkway; APN: 481-310-22 and -23; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 306 – American Dream Home Condo Conversions
(Joint-Noticed CC mtg 2/14/06)**

The subject property is located on the north side of W. Park Ave. between Chambers St. and N. Magnolia Ave., and addressed as 220 W. Park Avenue; APN: 487-172-71-00; General Plan Designation: High Density Residential.

Request to convert an existing 26-unit apartment complex into a common interest development in the R-4 (Multiple Family, High Density) zone.

AND

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 619 - American Dream Home Condo Conversions
(Joint-Noticed CC mtg 2/14/06)**

The subject property is located on the north side of W. Park Ave. between Chambers St. and N. Magnolia Ave., and addressed as 220 W. Park Avenue; APN: 487-172-71-00; General Plan Designation: High Density Residential.

Request a one-lot subdivision map in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2016 – Kuo for TM 4300 Associates LLC
(Joint-Noticed CC mtg 2/14/06)**

The subject property is located on the southwest corner of N. Magnolia and Cypress Avenues, and addressed as 190 N. Magnolia Avenue; APN: 487-192-48; General Plan Designation: Special Development Area #9.

Request for outdoor eating area in conjunction with an existing restaurant in the C-R (Regional Commercial) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT