

**AGENDA
PLANNING COMMISSION
FEBRUARY 27, 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 February 13, 2006

(adopted February 13, 2006)

- 10254 Resolution of Intention – Amendment of Zoning Ordinance re: parking space size
- 10256 Resolution of Intention – Zone Reclassification 2275
- 10257 Resolution of Intention – Zone Reclassification 2276
- 10262 Resolution of Intention – Zone Reclassification 2277
- 10263 Resolution of Intention – General Plan Amendment 2006-01
- 10264 Recommend Approval of Planned Unit Development 304
- 10265 Recommend Approval of Tentative Subdivision Map 617
- 10266 Recommend Approval of Specific Plan 509
- 10267 Grant Conditional Use Permit 2019
- 10268 Recommend Approval of Planned Unit Development 309
- 10269 Recommend Approval of Tentative Subdivision Map 623

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, March 13, 2006 at 5:00 p.m.

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2274 – Profin, Inc. for Schoonard & Bledsoe Family Trust
(Joint-Noticed CC mtg. 3-28-06)**

The subject property is located on the east side of S. Lincoln Avenue between E. Washington Avenue and Lynn Place, and addressed as 619 & 623 S. Lincoln Avenue; APN: 488-371-01 & 493-101-01; General Plan Designation: Medium Density Residential.

Request to rezone property from the R-1-6 (Residential One Family, 6,000 sq. ft.) zone to the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #1B

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 310 – Profin, Inc. for Schoonard & Bledsoe Family Trust**

(Joint-Noticed CC mtg. 3-28-06)

The subject property is located on the east side of S. Lincoln Avenue between E. Washington Avenue and Lynn Place, and addressed as 619 & 623 S. Lincoln Avenue; APN: 488-371-01 & 493-101-01; General Plan Designation: Medium Density Residential.

Request to construct a 15-unit common interest development in the pending R-2 (Two-Family) zone.

AND

AGENDA ITEM #1C

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 624 – Profin, Inc. for Schoonard & Bledsoe Family Trust**

(Joint-Noticed CC mtg. 3-28-06)

The subject property is located on the east side of S. Lincoln Avenue between E. Washington Avenue and Lynn Place, and addressed as 619 & 623 S. Lincoln Avenue; APN: 488-371-01 & 493-101-01; General Plan Designation: Medium Density Residential.

Request a 16-lot subdivision map (including one common lot) in the pending R-2 (Two-Family) zone.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 288 – Westone Management Consultants for Jacoba Sunshine LLC**

(Joint-Noticed CC mtg. 3-28-06)

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; 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.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 601 - Westone Management Consultants for Jacoba
Sunshine LLC
(Joint-Noticed CC mtg. 3-28-06)**

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; 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 311 - Schaefer
(Joint-Noticed CC mtg. 3-28-06)**

The subject property is located on the west side of S. Anza St. between E. Lexington and E. Washington Aves., and addressed as 404 – 414 S. Anza Street; APN: 488-262-49; General Plan Designation: Medium Density Residential.

Request to convert an existing 47-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 625 - Schaefer
(Joint-Noticed CC mtg. 3-28-06)**

The subject property is located on the west side of S. Anza St. between E. Lexington and E. Washington Aves., and addressed as 404 – 414 S. Anza Street; APN: 488-262-49; General Plan Designation: Medium Density Residential.

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

DISCUSSION ITEMS:

AGENDA ITEM #4

DISCUSSION ON SITE DEVELOPMENT PLAN 1435 – Grier

The subject property is located on the northwest corner of Wells and Graves Avenues, and addressed as 172 Wells Ave; APN: 488-010-13; General Plan Designation: High Density Residential

Request to construct an office building with a residence in the O-P (Office Professional) zone.

AGENDA ITEM #5

CONTINUED DISCUSSION ON CONDITIONAL USE PERMIT 2012 - Planning Commission for Whillock

Review for compliance with Conditions of Approval. The subject property is addressed as 330-346 Front Street.

Request to utilize prefabricated structures for storage purposes in the M (Manufacturing) zone. *Continued from the meeting of January 30, 2006.*

AGENDA ITEM #6

DISCUSSION ON RESOLUTION OF INTENTION NO. 10270 - Planning Commission

To set to public hearing consideration of an amendment of the Zoning Ordinance regarding smoke shop regulations.

AGENDA ITEM #7

DISCUSSION ON REQUEST FOR EXTENSION OF TIME FOR ZONE RECLASSIFICATION 2255 – Areigat

The subject property is located on the west side of Avocado Boulevard between Calavo Drive and Dewitt Court, and addressed as 4876 Avocado Boulevard; APN 497-081-50; LUC 1111; General Plan Designation: Low-Low Density Residential.

Request extension of time for ZR 2255.

AGENDA ITEM #8

ELECTION OF OFFICERS

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT