

**AGENDA  
PLANNING COMMISSION  
MARCH 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 March 13, 2006

(adopted 3/13/06)

- 10280 Resolution of Intention – Specific Plan 217
- 10281 Recommend approval of Planned Unit Development 200
- 10282 Recommend approval of Tentative Subdivision Map 614
- 10283 Recommend approval of General Plan Amendment 2006-01
- 10284 Recommend approval of Zone Reclassification 2275
- 10285 Recommend approval of Zone Reclassification 2276
- 10286 Recommend approval of Zone Reclassification 2277
- 10287 Grant Variance 947
- 10288 Recommend approval of Tentative Parcel Map 628
- 10289 Recommend approval of Amendment of Zoning Ordinance re: parking space size

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, April 10, 2006, at 5:00 p.m.

**CONTINUED PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**CONTINUED PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 307 - Skinner  
(joint noticed for CC mtg 4/25/06)**

The subject property is located on the south side of Marline Avenue between Grape and N. 3<sup>rd</sup> Streets, and addressed as 1463 Marline Avenue; APN: 507-283-13; General Plan Designation: Low Density Residential

Request a three-unit common interest development in the R-2-R (Two-Family Residential, Restricted) zone. ***Continued from the Planning Commission meeting of January 30, 2006.***

AND

**AGENDA ITEM #1B**

**PUBLIC HEARING ON  
CONTINUED TENTATIVE PARCEL MAP 627 - Skinner  
(joint noticed for CC mtg 4/25/06)**

The subject property is located on the south side of Marline Avenue between Grape and N. 3<sup>rd</sup> Streets, and addressed as 1463 Marline Avenue; APN: 507-283-13; General Plan Designation: Low Density Residential

Request a four-lot subdivision (including one common lot) in the R-2-R (Two-Family Residential, Restricted) zone. *Continued from the Planning Commission meeting of January 30, 2006.*

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2273 – Snyder  
(joint noticed CC 4/25/06)**

The subject property is located on the north side of Naranca Avenue between N. 2<sup>nd</sup> and Grape Streets, and addressed as 1338 Naranca Avenue; APN: 484-263-27; General Plan Designation: Low Density Residential.

Request to rezone property from the R-2-R (Two-Family Residential Restricted) zone to the PRD (Planned Residential Development)-Low zone.

AND

**AGENDA ITEM #2B**

**PUBLIC HEARING ON  
PLANNED RESIDENTIAL DEVELOPMENT 63 - Snyder  
(joint noticed CC 4/25/06)**

The subject property is located on the north side of Naranca Avenue between N. 2<sup>nd</sup> and Grape Streets, and addressed as 1338 Naranca Avenue; APN: 484-263-27; General Plan Designation: Low Density Residential.

Request to construct a four-unit planned residential development in the proposed PRD-Low zone.

**AND**

**AGENDA ITEM #2C**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 621 - Snyder  
(joint noticed CC 4/25/06)**

The subject property is located on the north side of Naranca Avenue between N. 2<sup>nd</sup> and Grape Streets, and addressed as 1338 Naranca Avenue; APN: 484-263-27; General Plan Designation: Low Density Residential.

Request a five-lot subdivision in the proposed PRD-(Planned Residential Development) Low zone.

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 312 – Westone Management Consultants for  
Jacoba Estes LLC  
(joint noticed CC 4/25/06)**

The subject property is located on the east side of Estes Street between W. Renette and W. Chase Avenues, and addressed as 945 Estes Street; APN: 492-331-67; General Plan Designation: Medium Density Residential

Request to convert an existing 57-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 626 – Westone Management Consultants for Jacoba  
Estes LLC  
(joint noticed CC 4/25/06)**

The subject property is located on the east side of Estes Street between W. Renette and W. Chase Avenues, and addressed as 945 Estes Street; APN: 492-331-67; General Plan Designation: Medium Density Residential

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

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
AMENDMENT OF ZONING ORDINANCE - Planning Commission  
(joint noticed CC 4/25/06)**

To consider an amendment of the Zoning Ordinance regarding smoke shop regulations.

**AGENDA ITEM #5**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1193 – Contreras-Curiel Corp. for  
Hollywood Manor LP**

The subject property is located on the southwest corner of Jamacha Rd. and Granite Hills Dr, and addressed as 820 Jamacha Rd., Suite 102; APN: 514-022-26; General Plan Designation: Neighborhood Retail Commercial.

Request on-sale general alcoholic beverage sales (Type 47) and outdoor dining in conjunction with an existing restaurant in the C-1 (Neighborhood Commercial) zone.

**DISCUSSION ITEMS:**

**AGENDA ITEM #6**

**DISCUSSION ON  
RESOLUTION OF INTENTION NO. 10290 - Planning Commission**

To set to public hearing consideration of Zone Reclassification 2278 to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**