

**AGENDA
PLANNING COMMISSION
APRIL 10, 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 27, 2006

(adopted March 27, 2006)

- 10290 Resolution of Intention re: Zone Reclassification 2278
- 10291 Grant withdrawal of Planned Unit Development 307
- 10292 Grant withdrawal of Tentative Parcel Map 627
- 10293 Recommend approval of Zone Reclassification 2273
- 10294 Recommend approval of Planned Residential Development 63
- 10295 Recommend approval of Tentative Subdivision Map 621
- 10298 Recommend approval of Amendment of Zoning Ordinance re: Regulation of Tobacco/Smoke Shops
- 10299 Grant Conditional Use Permit 1193

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, April 24, 2006, at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED 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. ***Continued from the meeting of March 27, 2006.***

AND

AGENDA ITEM #1B

**CONTINUED 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. ***Continued from the meeting of March 27, 2006.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**PUBLIC HEARING ON
AMENDMENT OF SPECIFIC PLAN 217 - Planning Commission
(Joint-Noticed CC mtg 5-9-06)**

The subject property is located on the northwest corner of W. Main Street and Dewane Drive; APN: 487-100-17; General Plan Designation: Low Density Residential.

Request to delete a proposed office development in the pending R-S-9-H (Residential Suburban 9,000 sq. ft., Hillside Overlay) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 627 – Hertel for Shadow Mountain Community
Church, Inc.
(Joint-Noticed CC mtg 5-9-06)**

The subject property is located on the south side of E. Madison Avenue between Granite Hills and Greenfield Drives; APN: 512-130-12; General Plan Designation: Low-Low Density Residential.

Request a six-lot residential subdivision in the R-E-20 (Residential Estates 20,000 sq. ft.) and R-E-20-H (Residential Estates 20,000 sq. ft. Hillside Overlay) zones.

AGENDA ITEM #4

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2012 - Planning Commission (Whillock)**

The subject property is located on the west side of Front Street between Palm Avenue and W. Main Street, and addressed as 330 - 346 Front Street; APN: 487-271-08, -11; General Plan Designation: Special Development Area #11/Light Industrial.

Request to consider revocation of conditional use permit for ocean-going containers in the M (Manufacturing) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2021 – Suzuki of El Cajon for Westfield Shoppingtown Parkway**

The subject property is located on the west side of N. Johnson Avenue between Arnele Avenue and Fletcher Parkway, and addressed as 415 Fletcher Parkway; APN: 482-270-83-00; General Plan Designation: Special Development Area #8/ Regional Retail Commercial.

Request multiple used car tent sales during the year in 2006 in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #6

**DISCUSSION ON
AMENDMENT OF CONDITIONAL USE PERMIT 1923 – BITA Investments**

The subject property is located on the east side of El Cajon Boulevard between S. Johnson and W. Lexington Avenues, and addressed as 385 El Cajon Boulevard; APN: 487-323-03; General Plan Designation: General Commercial/Special Development Area #10.

Six-month progress report on construction of new sales office in the C-2 (General Commercial) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT