

**AGENDA
PLANNING COMMISSION
APRIL 24, 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 April 10, 2006

(adopted 4/10/06)

- 10296 Recommend approval of the deletion of Specific Plan 217
- 10297 Recommend approval of Tentative Subdivision Map 627
- 10300 Revoke Conditional Use Permit 2012
- 10301 Deny Conditional Use Permit 2021

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, May 8, at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 308 – CondoConversions.com for Foley Property
Assets, LLC**

(Joint-noticed CC mtg 5-23-06)

The subject property is located on the east side of Leslie Rd. between E. Renette and E. Chase Avenues, and addressed as 989 – 999 Leslie Rd.; APN: 492-342-27 & - 34; General Plan Designation: Medium Density Residential.

Request to convert an existing 16-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meetings of February 13, 2006 and March 13, 2006.***

AND

AGENDA ITEM #1B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 622 - CondoConversions.com for Foley Property
Assets, LLC
(Joint-noticed CC mtg 5-23-06)**

The subject property is located on the east side of Leslie Rd. between E. Renette and E. Chase Avenues, and addressed as 989 – 999 Leslie Rd.; APN: 492-342-27 & - 34; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the Planning Commission meetings of February 13, 2006 and March 13, 2006.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2278 - Planning Commission
(Joint-noticed CC mtg 5-23-06)**

The subject properties are addressed as 229, 240 West Lexington Avenue, 200, 233, 317 South Orange Avenue, 140, 164 West Park Avenue, 227, 303, 315, 320 South Sunshine Avenue, and an unaddressed property ; APN: 481-161-15, 488-162-04, 488-172-02, -70 & -27, 488-161-05, 488-171-17, -03, 487-351-16 and 487 172 69 (unaddressed); General Plan Designation: Special Development Area #9 and Office/Non-Retail.

Request to rezone properties from the R-P (Residential Professional) to the O-P (Office Professional) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2022 - Sterner**

The subject property is located on the east side of S. Orange Avenue between W. Washington and Chamberlain Avenues, and addressed as 633 S. Orange Avenue; APN: 488-282-02; General Plan Designation: Low-Medium Density Residential.

Request to construct an accessory building greater than 800 sq. ft. in the R-1-6 (Residential One-Family, 6,000 sq. ft.) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
VARIANCE 948 - Asaro**

The subject property is located on the north side of Horizon Hills Dr. between Avocado Blvd. and Circo de Cielo Dr. and addressed as 222 Horizon Hills Drive; APN:497-230-07-00; General Plan Designation: Low Low Density Residential.

Request reduction in rear yard setback in the R-S-14 (Residential Suburban 14,000 sq. ft.) zone.

DISCUSSION ITEMS:

AGENDA ITEM # 5

**DISCUSSION ON
RESOLUTION OF INTENTION NO. 10302 - Planning Commission**

To set to public hearing Zone Reclassification 2280 to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

AGENDA ITEM # 6

**DISCUSSION ON
PARKING REQUIREMENTS FOR CONDO. CONVERSIONS**

Discussion on parking requirements for condo. conversions involving an increase in the number of bedrooms.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT