

**AGENDA  
PLANNING COMMISSION  
MAY 8, 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 24, 2006

(adopted April 24, 2006)

- 10302 Resolution of Intention – Zone Reclassification 2280
- 10303 Recommend approval of Zone Reclassification 2278
- 10304 Grant Conditional Use Permit 2022
- 10305 Grant Variance 948

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, May 22, 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 6-13-06)**

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 meetings of March 27, 2006 and April 10, 2006.***

**AND**

**AGENDA ITEM #1B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 626 – Westone Management Consultants for Jacoba  
Estes LLC  
(joint-noticed CC 6-13-06)**

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 meetings of March 27, 2006 and April 10, 2006.***

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
SPECIFIC PLAN 510 – B & B Properties 2000, LP  
(joint-noticed CC 6-13-06)**

The subject property is located on the south side of E. Washington Ave. between S. Anza St. and Washington Heights Rd, and addressed as 1123 E. Washington Avenue; APN: 493-112-08-00; General Plan Designation: Medium Density Residential.

Request to exceed the 20' height limitation for a proposed residential development in the R-3-R (Multiple Family, Restricted) zone.

**AND**

**AGENDA ITEM #2B**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 313 - B & B Properties 2000, LP  
(joint-noticed CC 6-13-06)**

The subject property is located on the south side of E. Washington Ave. between S. Anza St. and Washington Heights Rd, and addressed as 1123 E. Washington Avenue; APN: 493-112-08-00; General Plan Designation: Medium Density Residential.

Request to construct a 7-unit common interest development in the R-3-R (Multiple Family, Restricted) zone.

**AND**

**AGENDA ITEM #2C**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 628 - B & B Properties 2000, LP  
(joint-noticed CC 6-13-06)**

The subject property is located on the south side of E. Washington Ave. between S. Anza St. and Washington Heights Rd, and addressed as 1123 E. Washington Avenue; APN: 493-112-08-00; General Plan Designation: Medium Density Residential.

Request an eight-lot subdivision map in the R-3-R (Multiple Family, Restricted) zone.

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 314 – CondoConversions.com for Western Portofino LLC  
(joint-noticed CC 6-13-06)**

The subject property is located on the west side of S. Mollison Ave. between Merritt Dr. and E. Washington Ave., and addressed as 822 S. Mollison Avenue; APN: 493-104-74; General Plan Designation: Medium Density Residential.

Request to convert an existing 40-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 629 - CondoConversions.com for Western Portofino, LLC  
(joint-noticed CC 6-13-06)**

The subject property is located on the west side of S. Mollison Ave. between Merritt Dr. and E. Washington Ave., and addressed as 822 S. Mollison Avenue; APN: 493-104-74; 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  
CONDITIONAL USE PERMIT 2023 – Millers Towing for Tisdale**

The subject property is located on the west side of Pioneer Way between W. Bradley Ave. and Vernon Way, and addressed as 1402 Pioneer Way; APN: 483-021-30; General Plan Designation: Industrial Park.

Request towing services with an impound yard in the M (Manufacturing) zone.

**PREDRAFTED RESOLUTIONS**

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**