

**AGENDA
PLANNING COMMISSION
MAY 22, 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 May 8, 2006

(adopted May 8, 2006)

- 10306 Recommend approval of Planned Unit Development 312
- 10307 Recommend approval of Tentative Subdivision Map 626
- 10308 Recommend approval of Specific Plan 510
- 10309 Recommend approval of Planned Unit Development 313
- 10310 Recommend approval of Tentative Subdivision Map 628
- 10311 Recommend approval of Planned Unit Development 314
- 10312 Recommend approval of Tentative Subdivision Map 629
- 10313 Grant Conditional Use Permit 2023

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, June 5, 2006, 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**

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, March 13, 2006 and April 24, 2006.***

AND

AGENDA ITEM #1B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 622 - CondoConversions.com for Foley Property
Assets, LLC**

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, March 13, 2006 and April 24, 2006.*

PUBLIC HEARING ITEMS:

AGENDA ITEM #2A

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2279 – Comana Family Trust
(joint-noticed CC 6-27-06)**

The subject property is located on the west side of Bostonia St. between Broadway and Coker Way, and addressed as 1040 Bostonia Street; APN: 484-231-08 & -09; General Plan Designation: Low Density Residential.

Request to rezone property from the R-1-6 (Residential One Family, 6,000 sq. ft.) zone to the R-2 (Two Family) zone.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 315 – Comana Family Trust
(joint-noticed CC 6-27-06)**

The subject property is located on the west side of Bostonia St. between Broadway and Coker Way, and addressed as 1040 Bostonia Street; APN: 484-231-08 & -09; General Plan Designation: Low Density Residential.

Request to convert an existing six-unit apartment complex and construct four new units for a common interest development in the R-2 and pending R-2 (Two Family) zones.

AND

AGENDA ITEM #2C

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 630 – Comana Family Trust
(joint-noticed CC 6-27-06)**

The subject property is located on the west side of Bostonia St. between Broadway and Coker Way, and addressed as 1040 Bostonia Street; APN: 484-231-08 & -09; General Plan Designation: Low Density Residential.

Request a one-lot subdivision map in the R-2 and pending R-2 (Two Family) zones.

AGENDA ITEM #3

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2280 - Planning Commission
(joint-noticed CC 6-27-06)**

The subject properties are addressed as: 134, 142, 154-156, 160, 206, 214, 228-230, 232, 234, 258-262, 302 and 306 S. Johnson Avenue; APN: 487-302-20, -19, -18, -17, 30, -15, -14 & -13, 487-312-16, -17, -15 & -14; General Plan Designation: Special Development Area #10.

Request to rezone properties from the R-P (Residential Professional) zone to the R-2 (Two Family) zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 316 – Comana Family Trust
(joint-noticed CC 6-27-06)**

The subject property is located on the north side of E. Chase Avenue between S. Mollison Avenue and S. Anza Street, and addressed as 960 E. Chase Avenue; APN: 493-233-12; General Plan Designation: Low Medium Density Residential

Request to convert an existing 11-unit apartment complex into a common interest development in the R-3-R (Multiple Family, Restricted) and R-3 (Multiple Family) zones.

AND

AGENDA ITEM #4B

TENTATIVE SUBDIVISION MAP 631 – Comana Family Trust
(joint-noticed CC 6-27-06)

The subject property is located on the north side of E. Chase Avenue between S. Mollison Avenue and S. Anza Street, and addressed as 960 E. Chase Avenue; APN: 493-233-12; General Plan Designation: Low Medium Density Residential.

Request a one-lot subdivision map in the R-3-R (Multiple Family, Restricted) and R-3 (Multiple Family) zones.

AGENDA ITEM #5A

PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 317 – Box
(joint-noticed CC 6-27-06)

The subject property is located on the north side of Naranca Ave. between Oro and N. Second Streets, and addressed as 1230, 1232 & 1234 Naranca Avenue; APN: 484-253-37; General Plan Designation: Low Density Residential.

Request to convert three existing rental units into a common interest development in the R-2-R (Residential, Two-Family Restricted) zone.

AND

AGENDA ITEM #5B

PUBLIC HEARING ON
TENTATIVE PARCEL MAP 630 – Box
(joint-noticed CC 6-27-06)

The subject property is located on the north side of Naranca Ave. between Oro and N. Second Streets, and addressed as 1230, 1232 & 1234 Naranca Avenue; APN: 484-253-37; General Plan Designation: Low Density Residential.

Request a four-lot parcel map in the R-2-R (Residential, Two-Family Restricted) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2025 – Kelly (Red Brick Pizza) for Hill Management
(joint-noticed CC 6-27-06)**

The subject property is located on the southwest corner of N. Magnolia Ave. and Cypress Ave., and addressed as 190 N. Magnolia Ave., Suite 104; APN: 487-192-48-00; General Plan Designation: Special Development Area #9.

Request to add on-sale beer & wine and outdoor dining to a restaurant in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #7

**DISCUSSION ON
AMENDMENT OF SPECIFIC PLAN 182**

Election of representative to serve on citizens' Ad Hoc Committee.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT