

**AGENDA  
PLANNING COMMISSION  
JUNE 5, 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 22, 2006

(adopted 5-22-06)

- 10314 Deny Planned Unit Development 308
- 10315 Deny Tentative Subdivision Map 622
- 10316 Recommend approval of Zone Reclassification 2280
- 10317 Grant Conditional Use Permit 2025

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, June 19, 2006, at 5:00 p.m.

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**PUBLIC HEARING ON  
SPECIFIC PLAN 511 – Yousif for Quin Family Trust  
(joint-noticed CC mtg 7-11-06)**

The subject property is located on the southeast corner of E. Main St. and Avocado Ave., and addressed as 421 & 423 E. Main Street; APN: 488-232-03-00 & 488-232-31-00; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request interconnecting access between structures on adjacent, separately owned properties in lieu of a lot consolidation in the C-2 (General Commercial) zone.

**AND**

**AGENDA ITEM #1B**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 2026 – Yousif  
(joint-noticed CC mtg 7-11-06)**

The subject property is located on the southeast corner of E. Main St. and Avocado Ave., and addressed as 421 & 423 E. Main Street; APN: 488-232-03-00 & 488-232-31-00; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request reduced parking and expansion of existing restaurant with alcohol sales in the C-2 (General Commercial) zone.

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 318 – Jackson Pendo Cuyamaca St., LP  
(joint-noticed CC mtg 7-11-06)**

The subject property is located on the east side of N. Cuyamaca St. between W. Bradley Ave. and Vernon Way, and addressed as 1277 – 1591 N. Cuyamaca St.; APNs: 482-140-12, -33, -35 & -38; General Plan Designation: Light Industrial

Request to convert 54 existing commercial/industrial suites to a common interest development in the C-M (Heavy Commercial/Light Industrial) zone.

**AND**

**AGENDA ITEM #2B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 632 – Jackson Pendo Cuyamaca St., LP  
(joint-noticed CC mtg 7-11-06)**

The subject property is located on the east side of N. Cuyamaca St. between W. Bradley Ave. and Vernon Way, and addressed as 1277 – 1591 N. Cuyamaca St.; APN: 482-140-12, -33, -35 & -38; General Plan Designation: Light Industrial

Request a one-lot subdivision map in the C-M (Heavy Commercial/Light Industrial) zone.

## **DISCUSSION ITEMS:**

### **AGENDA ITEM #3**

#### **DISCUSSION ON REQUEST FOR EXTENSION OF TIME FOR ZONE RECLASSIFICATION 2259 - Gilmore**

The subject property is located on the north side of Valley View Blvd. between Fernbrook Court and Sunnyside Avenue, and addressed as 1984 Valley View Blvd; APN: 512-051-55-00; General Plan Designation: Low Low Density Residential

Request for an extension of time to prezone property from the County R-R-1 zone to the City R-E-20 zone and subsequent annexation to the City of El Cajon.

### **AGENDA ITEM #4**

#### **DISCUSSION ON CONDITIONAL USE PERMIT 2010 – Caddy Shack for Cayugan**

The subject property is located on the south side of W. Main Street between Van Houten and N. Sunshine Avenue, and addressed as 351 W. Main Street; APN: 487-331-01; General Plan Designation: Special Development Area #9/General Retail Commercial.

Six-month review of an existing cocktail lounge with outdoor seating and live entertainment (indoors and outdoors) 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**