



City of El Cajon

Planning Commission

TOM BLACK, Chairman
TONY AMBROSE
ANTHONY SOTTILE
WILLIAM WELLS
GARY WOODS

AGENDA

PLANNING COMMISSION

JUNE 19, 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 June 5, 2006

(Resolutions adopted 6-5-06)

- 10318 Resolution of Intention – Revoke CUP 2010 – Set hearing
- 10319 Recommend approval of Specific Plan 511
- 10320 Grant Conditional Use Permit 2026
- 10321 Recommend approval of Planned Unit Development 318
- 10322 Recommend approval of Tentative Subdivision Map 632
- 10323 Recommend approval of Zone Reclassification 2259

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, July 3, 2006, at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

CONTINUED PUBLIC HEARING ON PLANNED UNIT DEVELOPMENT 317 – Box (joint-noticed CC 7-25-06)

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: 484-253-41; 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. ***Continued from the Planning Commission meeting of May 22, 2006.***

AND

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
TENTATIVE PARCEL MAP 630 – Box
(joint-noticed CC 7-25-06)**

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: 484-253-41; General Plan Designation: Low Density Residential.

Request a four-lot parcel map in the R-2-R (Residential, Two-Family Restricted) zone.
Continued from the Planning Commission meeting of May 22, 2006.

PUBLIC HEARING ITEMS:

AGENDA ITEM #2A

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2281 – Westone Management for Jacoba San Marcos
LLC
(joint noticed CC 7-25-06)**

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 434-456 & 458 S. Mollison Ave.; APN: 488-261-87; General Plan Designation: Medium Density Residential.

Request to rezone property from the R-2 (Two-Family) zone to the R-3 (Multi-Family) zone.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 320 – Westone Management for Jacoba San
Marcos LLC
(joint noticed CC 7-25-06)**

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 434-456 & 458 S. Mollison Ave.; APN: 488-261-87; General Plan Designation: Medium Density Residential.

Request to convert the existing 41 apartment units and to construct two new units for a common interest development in the pending R-3 (Multi-Family) zone.

AND

AGENDA ITEM #2C

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 634 – Westone Management for Jacoba San
Marcos LLC
(joint noticed CC 7-25-06)**

The subject property is located on the west side of S. Mollison between E. Lexington Ave. and E. Washington Ave., and addressed as 434-456 & 458 S. Mollison Ave.; APN: 488-261-87; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the pending R-3 (Multi-Family) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 629 - Flores
(joint noticed CC 7-25-06)**

The subject property is located on the East side of N. First Street between Marline Ave., and Peach Ave., and addressed as 807 & 819 N. First St.; APN: 484-191-02, 484-191-37; General Plan Designation: Low Density Residential.

Request a three-lot subdivision in the R-2-R (Two-Family Residential Restricted) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 631 – Kappa Surveying for Sesko
(joint noticed CC 7-25-06)**

The subject property is located on the north side of Garfield Ave. north of Katherine St. and Wakefield Court, and addressed as 878 Garfield Ave.; APN: 481-110-06; General Plan Designation: Low Density Residential.

Request a two-lot subdivision in the R-S-9-H (Residential Suburban 9,000 sq. ft., Hillside Overlay) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2027 – Cricket Communications for Martikas Family
Trust**

The subject property is located on the southeast corner of Jamacha Road and Granite Hills Drive, and addressed as 807 Jamacha Road; APN: 514-310-01-00; General Plan Designation: Neighborhood Retail Commercial.

Request to construct a faux palm wireless communication facility in the C-1 (Neighborhood Commercial) zone.

DISCUSSION ITEMS:

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT