



# City of El Cajon Planning Commission

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

## **AGENDA**

**PLANNING COMMISSION**  
**August 7, 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 July 24, 2006.  
(Resolution adopted July 24, 2006)  
#10344 Grant Amendment of Conditional Use Permit 194

**APPEAL PERIOD:** The appeal period for the Items on this Agenda will end on Monday, August 21, 2006, at 5:00 p.m.

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #1A**

**PUBLIC HEARING ON**  
**PLANNED UNIT DEVELOPMENT 322 – Westone Management Consultants for Jacoba Heritage LLC**  
**(joint-noticed CC 9-12-06)**

The subject property is located on the west side of North First Street between East Madison Ave. and E. Main St., and addressed as 360 N. First St.; APN: 489-130-42; General Plan Designation: Medium Density Residential.

Request to convert an existing 56-unit apartment complex into a common interest development in the R-3 (Multi-Family) zone.

AND

**AGENDA ITEM #1B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 636 – Westone Management Consultants for  
Jacoba Heritage LLC  
(joint-noticed CC 9-12-06)**

The subject property is located on the west side of North First Street between East Madison Ave. and E. Main St., and addressed as 360 N. First St.; APN: 489-130-42; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #2**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1805 – Hamana**

The subject property is located on the west side of N. Mollison Ave. between I-8 and E. Madison Ave., , and addressed as 596 N. Mollison Ave.; APN 483-380-41; General Plan Designation: General Retail Commercial

Request to add a car wash and off-premise alcoholic beverage sales to an existing convenience market and service station in the C-2 (General Commercial) zone.

**AGENDA ITEM #3**

**PUBLIC HEARING 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 Avenues, and addressed as 351 W. Main Street; APN: 487-331-01; General Plan Designation: Special Development Area #9/General Retail Commercial.

Consider the revocation of a Conditional Use Permit for an existing cocktail lounge with outdoor seating and live entertainment (indoors and outdoors) in the C-2 (General Commercial) zone

## **AGENDA ITEM #4**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 2029 – Bahija Shallal for Drew Properties**

The subject property is located on the southeast corner of Jamacha Rd. and E. Main St., and addressed as 145 Jamacha Rd.; APN: 511-170-54-00; General Plan Designation: General Retail Commercial.

Request to review an existing tobacco/smoke shop in the C-2 (General Commercial) zone.

## **AGENDA ITEM #5**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 2030 – Tabares Entertainment, Inc. for Westfield Corporation, Inc.**

The subject property is located on the south side of Fletcher Parkway between N. Johnson and State Route 67, and addressed as 415 Fletcher Parkway; APN 482-270-48; General Plan Designation: Special Development Area #8 (Parkway Plaza) / Regional Retail Commercial

Request to conduct a circus at Parkway Plaza from 8/23/2006 to 8/28/2006 in the C-R (Regional Commercial) zone.

## **AGENDA ITEM #6**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 2031 – Morello (joint-noticed CC 9-12-06)**

The subject property is located on the on the west side of Avocado Ave. between E. Main St. and E. Lexington Ave., and addressed as 226 Avocado Avenue; APN 488-231-24; General Plan Designation: Special Development Area #9 Office / Non-Retail

Request to expand an existing office building with a reduction in parking, in the O-P Office Professional) zone.

## **DISCUSSION ITEMS:**

### **AGENDA ITEM #7**

#### **DISCUSSION ON RESOLUTION NO. 10352**

Adopt a Resolution of Intention to set a public hearing to consider amending the Zoning Ordinance to add an Historic Preservation Ordinance.

#### ***PREDRAFTED RESOLUTIONS***

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

#### **ORAL COMMUNICATIONS**

#### **CORRESPONDENCE**

#### **ADJOURNMENT**