



City of El Cajon Planning Commission

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

AGENDA

PLANNING COMMISSION

August 21, 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 August 7, 2006.

(Resolutions adopted August 7, 2006)

- 10345 Recommended approval of Planned Unit Development 322
- 10346 Recommended approval of Tentative Subdivision Map 636
- 10347 Grant car wash but deny alcoholic beverage sales of Amendment of Conditional Use Permit 1805
- 10348 Deny Revocation of Conditional Use Permit 2010
- 10350 Grant Conditional Use Permit 2030
- 10351 Grant Conditional Use Permit 2031
- 10352 Resolution of Intention – Historical Preservation Ordinance – Set Hearing

APPEAL PERIOD: The appeal period for the items on this Agenda will end on Tuesday, September 5, 2006 at 5:00 p.m.

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 298 – Admani for Admani Trustees

(joint-noticed CC mtg. 9-26-06)

The subject property is located on the south side of E. Renette Ave. between Leslie Road and Prescott Ave. and addressed as 177 E. Renette Ave.; APN: 492-342-02; General Plan Designation: Medium Density Residential

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

AND

AGENDA ITEM #1B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 612 – Admani for Admani Trustees
(joint-noticed CC mtg. 9-26-06)**

The subject property is located on the south side of E. Renette Ave. between Leslie Road and Prescott Ave. and addressed as 177 E. Renette Ave.; APN: 492-342-02; General Plan Designation: Medium Density Residential

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

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 323 – Westone Management Consultants for Tang
(joint-noticed CC mtg. 9-26-06)**

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 570 S. Mollison Ave.; APN: 488-371-11; General Plan Designation: Medium Density Residential.

Request to convert an existing 28-unit apartment complex into a common interest subdivision in the R-3 (Multiple-Family) zone.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 637 – Westone Management Consultants for Tang
(joint-noticed CC mtg. 9-26-06)**

The subject property is located on the west side of S. Mollison Ave. between E. Lexington Ave. and E. Washington Ave., and addressed as 570 S. Mollison Ave.; APN: 488-371-11; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3

**PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE REGARDING MINOR CONDITIONAL USE
PERMITS – Planning Commission
(joint-noticed CC mtg. 9-26-06)**

To consider an amendment of the Zoning Ordinance regarding minor conditional use permits.

AGENDA ITEM #4

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1973 – Deena Recine for Cricket
Communications for Cingular Wireless**

The subject property is located on the east side of East Main St. between Greenfield Dr. and Pepper Dr., and addressed as 1709 East Main Street; APN: 507-211-03; General Plan Designation: General Retail Commercial

Request to collocate a wireless communications facility on an existing mono-palm in the C-2 (General Commercial) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2032 – Whiteaker (PetSmart) for CRE.DI. El Cajon, LLC**

The subject property is located on the south side of Fletcher Parkway between Jackman St. and N. Johnson Ave., and addressed as 865 Jackman Street; APN: 482-240-45-00; General Plan Designation: Regional Retail Commercial

Request to add an animal boarding facility to an existing retail pet store (PetSmart) in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #6

**DISCUSSION ON
RESOLUTION OF INTENTION NO. 10361**

Adopt a Resolution of Intention to set a public hearing to initiate an Amendment of the Zoning Ordinance to consider prohibiting off site motor vehicle sales.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT