

**AGENDA
PLANNING COMMISSION
OCTOBER 10, 2005 - 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 September 26, 2005

(adopted 9/26/05)

10198 Grant Conditional Use Permit 2010

10199 Recommend approval of Amendment of Zoning Ordinance Re: Density Bonuses

10207 Grant Conditional Use Permit 2011

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Monday, October 24, at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

CONTINUED PUBLIC HEARING ON

PLANNED UNIT DEVELOPMENT 289 – Watson for WGA East Main Street, LP

(Joint Noticed CC mtg. 10-11-05)

The subject property is located on the north side of E. Main Street between N. Second and E. Madison Avenues – addressed as 1362 East Main Street; APN: 489-180-26; LUC 1142A; General Plan Designation: Medium Density Residential/General Retail Commercial.

Request to convert an existing 68-unit apartment complex into a common interest development in the R-3 (Multiple-Family) and the R-4 (Multiple-Family, High Density) zones. ***Continued from the Planning Commission meeting of Sept. 12, 2005.***

AND

AGENDA ITEM #1B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 602 - Watson for WGA East Main Street, LP
(Joint Noticed CC mtg. 10-11-05)**

The subject property is located on the north side of E. Main Street between N. Second and E. Madison Avenues – addressed as 1362 East Main Street; APN: 489-180-26; LUC 1142A; General Plan Designation: Medium Density Residential/General Retail Commercial.

Request a one-lot subdivision map in the R-3 (Multiple-Family) and R-4 (Multiple-Family, High Density) zones. ***Continued from the Planning Commission meeting of Sept. 12, 2005.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 238R – ERB Engineering, Inc. for Ballantyne Investments LP
(Joint noticed CC mtg 11/8/05)**

The subject property is located on the west side Ballantyne St. between Broadway & Cedar St., and addressed as 852 Ballantyne St.; APN: 483-222-22 & -23; LUC 1111A existing, 1111B proposed; General Plan Designation: Low Medium Density Residential

Request to construct a 4-unit residential common interest development in the R-1-6 (Residential One Family, 6,000 sq. ft.) zone.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 552R - ERB Engineering, Inc. for Ballantyne Investments LP
(Joint noticed CC mtg 11/8/05)**

The subject property is located on the west side Ballantyne St. between Broadway & Cedar St., and addressed as 852 Ballantyne St.; APN: 483-222-22 & -23; LUC 1111A existing, 1111B proposed; General Plan Designation: Low Medium Density Residential

Request a five-lot subdivision map (including 1 common lot) in the R-1-6 (Residential One Family, 6,000 sq. ft.) zone.

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 293 – CondoConversions.com for Scheidel**
(Joint noticed CC mtg 11/8/05)

The subject property is located on the east side of Emerald Avenue between W. Washington and Chamberlain Avenues, and addressed as 661 – 675 Emerald Avenue; APN: 487-543-22; LUC 1141A existing, 1141B proposed; General Plan Designation: Medium Density Residential.

Request to convert an existing 18-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 607 - CondoConversions.com for Scheidel**
(Joint noticed CC mtg 11/8/05)

The subject property is located on the east side of Emerald Avenue between W. Washington and Chamberlain Avenues, and addressed as 661 – 675 Emerald Avenue; APN: 487-543-22; LUC 1141A existing, 1141B proposed; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 294 – Ferson for BGA, Ltd.**
(Joint noticed CC mtg 11/8/05)

The subject property is located on the south side of Broadway between Grape and Third Streets, and addressed as 1499 Broadway; APN: 507-281-57; LUC 1141A existing, 1141B proposed; General Plan Designation: Medium Density Residential.

Request to convert a 16-unit apartment complex into a common interest development in the R-3 (Multiple Family) zone.

AND

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 608 - Ferson for BGA, Ltd.**
(Joint noticed CC mtg 11/8/05)

The subject property is located on the south side of Broadway between Grape and Third Streets, and addressed as 1499 Broadway; APN: 507-281-57; LUC 1141A existing, 1141B proposed; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #5

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 510R - Marchesini**
(Joint noticed CC mtg 11/8/05)

The subject property is located on the west side of Avocado Blvd. between Dewitt Court and Horizon Hills Drive, and addressed as 1850 Avocado Blvd.; APN: 497-081-52; LUC 1111; General Plan Designation: Low-Low Density Residential.

Request a five-lot residential subdivision map in R-S-14 (Residential Suburban 14,000 sq. ft.) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 184 - Priest Development Corp. for El Cajon Alliance Church**

The subject property is located on the southeast corner of Broadway and Ballantyne, and addressed as 401 Broadway; APN: 483-240-84; LUC 6911; General Plan Designation: Low Density Residential

Request to modify site plan for an existing religious facility in the R-1-6 (Residential, One-Family 6,000 sq. ft.) zone.

DISCUSSION ITEMS:

AGENDA ITEM #7

DISCUSSION ON 2006 PLANNING COMMISSION CALENDAR

AGENDA ITEM #8

DISCUSSION ON EXTENSION OF TIME FOR ZONE RECLASSIFICATION 2251 – Priest Development Corp.

The subject property is located on the east side of Ballantyne Street between Broadway and Cedar Street, and addressed as 823 & 841 Ballantyne Street and an adjacent vacant lot; APN 483-240-82 and a portion of 483-240-84; existing LUC 1111E, proposed LUC 1110A; General Plan designation: Low Density Residential.

Request extension of time to rezone property from the R-1-6 (Residential One-Family 6,000 sq. ft.) zone to the PRD-Low (Planned Residential Development-Low Density) zone.

AGENDA ITEM #9

DISCUSSION ON REVIEW OF CONDITIONAL USE PERMIT 1875 – Animal Medical Center

The subject property is addressed as 600 Broadway.

Consideration of setting a formal review of animal hospital in the C-2 zone.

AGENDA ITEM #10

DISCUSSION ON AMENDMENT OF CONDITIONAL USE PERMIT 1923 - BITA Investments (Auto Finance Specialists)

The subject property is addressed as 329 – 385 El Cajon Blvd.

Request to proceed with plancheck for new sales building in conjunction with an existing used car and truck sales facility in the C-2 zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT