

**AGENDA
PLANNING COMMISSION
DECEMBER 12, 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 November 21, 2005

(adopted 11-21-05)

- 10230 Recommend Approval of Planned Unit Development 292
- 10231 Recommend Approval of Tentative Subdivision Map 606
- 10232 Recommend Approval of Zone Reclassification 2270
- 10233 Grant Conditional Use Permit 2014
- 10234 Recommend Approval of Planned Unit Development 291
- 10235 Recommend Approval of Tentative Subdivision Map 605
- 10236 Recommend Approval of Planned Unit Development 301
- 10235 Recommend Approval of Tentative Parcel Map 626
- 10236 Grant Amendment of Conditional Use Permit 824

APPEAL PERIOD: The appeal period for the Items on this Agenda will end on Tuesday, December 27, 2005 at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**CONTINUED PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 293 – CondoConversions.com for Scheidel
*(joint noticed CC mtg. 1-10-06)***

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; 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. ***Continued from the meetings of October 10 and October 24, 2005.***

AND

AGENDA ITEM #1B

**CONTINUED PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 607 - CondoConversions.com for Scheidel
*(joint noticed CC mtg. 1-10-06)***

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; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-3 (Multiple Family) zone. ***Continued from the meetings of October 10 and October 24, 2005.***

PUBLIC HEARING ITEMS:

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 302 – High Tide Development for 1475 Oakdale Ave,
LLC
*(joint noticed CC mtg. 1-10-06)***

The subject property is located on the south side of Oakdale Ave. between E. Main St. and N. Third St., and addressed as 1475 Oakdale Avenue; APN: 511-014-16-00; General Plan Designation: Medium Density Residential.

Request to convert an existing 23-unit apartment complex into a common interest development in the R-P (Residential Professional) zone.

AND

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 615 - High Tide Development for 1475 Oakdale Ave,
LLC
*(joint noticed CC mtg. 1-10-06)***

The subject property is located on the south side of Oakdale Ave. between E. Main St. and N. Third St., and addressed as 1475 Oakdale Avenue; APN: 511-014-16-00; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision map in the R-P (Residential Professional) zone.

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 303 – Westone Management Consultants for A.R.T.
Properties “D” LLC**

(joint noticed CC mtg. 1-10-06)

The subject property is located on the southeast corner of Washington Heights Road and E. Washington Ave., and addressed as 725 Washington Heights Road; APN: 493-120-77; General Plan Designation: Medium Density Residential.

Request to convert an existing 32-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 616 - Westone Management Consultants for A.R.T.
Properties “D” LLC**
(joint noticed CC mtg. 1-10-06)

The subject property is located on the southeast corner of Washington Heights Road and E. Washington Ave., and addressed as 725 Washington Heights Road; APN: 493-120-77; 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 304 – High Tide Development for Chad A. Bramwell
Trust**
(joint noticed CC mtg. 1-10-06)

The subject property is located on the west side of Orlando St. between E. Madison Ave. and E. Main St., and addressed as 368 Orlando Street; APN: 489-140-78-00; General Plan Designation: Medium Density Residential.

Request to convert an existing 27-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 617 - High Tide Development for Chad A. Bramwell Trust
*(joint noticed CC mtg. 1-10-06)***

The subject property is located on the west side of Orlando St. between E. Madison Ave. and E. Main St., and addressed as 368 Orlando Street; APN: 489-140-78-00; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #5A

**PUBLIC HEARING ON
SPECIFIC PLAN 508 – Priest Development for Promenade Square LLC
*(joint noticed CC mtg. 12-13-05)***

The subject property is located on the southwest corner of W. Main St. and S. Magnolia Avenue, and is vacant; APN: 488-152-14, -15, -16 and -17; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request to increase building height to greater than 35 feet for three commercial buildings in the C-2 (General Commercial) zone.

AND

AGENDA ITEM #5B

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1840 – Priest Development for Promenade Square LLC
*(joint noticed CC mtg. 12-13-05)***

The subject property is located on the southwest corner of W. Main St. and S. Magnolia Avenue, and is vacant; APN: 488-152-14, -15, -16 and -17; General Plan Designation: Special Development Area #9/General Retail Commercial.

Request reduced parking for commercial buildings in the C-2 (General Commercial) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2015 – RHL Design Group, Inc. for Sears Roebuck**

The subject property is located on the east side of N. Johnson Avenue between I-8 and Fletcher Parkway, and addressed as 575 Fletcher Parkway; APN: 482-270-33; General Plan Designation: Special Development Area #8

Request to establish a car rental facility at Parkway Plaza in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #7

**DISCUSSION ON
ROOF DESIGN FOR CONDO CONVERSIONS – Planning Commission**

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT