

AGENDA
PLANNING COMMISSION
JANUARY 13, 2003 - 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 December 9, 2002

RESOLUTIONS of December 9, 2002
(adopted 12/09/02)

- 9726 - Set to public hearing Amendment of Zoning Ord. Re: Second Family Units
- 9727 - Recommend Approval Zone Reclassification 2225
- 9728 - Recommend Approval Planned Residential Development 56
- 9731 - Recommend Approval Tentative Subdivision Map 500
- 9733 - Grant Conditional use Permit 1939
- 9734 - Recommend Approval General Plan Amendment 2002-04 Re: Storm Water Runoff
- 9735 - Recommend Approval Amendment of Zoning Ordinance Re: Transition Service Centers
- 9736 - Grant Amendment of Conditional Use Permit 329
- 9737 - Recommend Approval Amendment of Specific Plan 52
- 9738 - Grant Conditional Use Permit 1942
- 9739 - Recommend Approval Specific Plan 491
- 9740 - Grant Conditional Use Permit 1943
- 9741 - Grant Variance 938
- 9742 - Revoke Conditional Use Permit 1903
- 9743 - Grant Amendment of Conditional Use Permit 1817

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE RE: SECOND FAMILY UNITS

AGENDA ITEM #2

PUBLIC HEARING ON ZONE RECLASSIFICATION 2230 – Thuyen

The subject property is located on the west side of Orange Avenue between West Lexington and Palm Avenues, and addressed as 338 S. Orange Avenue; APN 488-171-18; existing LUC 1111A, proposed LUC 1111 or 1112 or 1120; General Plan Designation: Low Medium Density Residential.

Request to rezone property from the R-1-6 (residential one family 6,000 sq. ft.) zone to the R-2 (two family) zone.

AGENDA ITEM #3

PUBLIC HEARING ON ZONE RECLASSIFICATION 2231 – Scattergood

The subject property is located on the south side of West Lexington Avenue between Orange and Sunshine Avenues, and addressed as 215 W. Lexington Avenue & 316 S. Orange Avenue; APN 488-171-09 & -16; LUC 1111A; General Plan Designation: Special Development Area #9.

Request to rezone property from the R-P (residential professional) zone to the O-P (office professional) zone.

AGENDA ITEM #4A

PUBLIC HEARING ON PLANNED UNIT DEVELOPMENT 196 – Westone Management for Mollison Ventures LLC

The subject property is located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 343 S. Mollison Avenue; APN 488-262-57 & -58; General Plan Designation: Medium Density Residential.

Request 44-unit apartment complex to condominiums in the R-3 (Multiple Family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 507 – Westone Management for Mollison Ventures
LLC**

The subject property is located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 343 S. Mollison Avenue; APN 488-262-57 & -58; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #5

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 10 – First Presbyterian Church**

The subject property is located in the center of Farragut Circle, and addressed as 500 Farragut Circle; APN 488-221-34 & 488-322-03; LUC 6911; General Plan Designation: Low Density Residential and Medium Density Residential.

Request to expand existing church in the R-1-6 & R-P zones.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 793 – DeGroot**

The subject property is located on the east side of Cuyamaca Street between Fesler Street and Vernon Way, and addressed as 1055 Cuyamaca Street; APN 482-31017; existing LUC 6416, proposed LUC 6416/6417; General Plan Designation: Light Industrial.

Request to add two drive-through car washes, night watchman quarters, two drying tents and office remodel, in the C-M (heavy commercial/light industrial).

AGENDA ITEM #7

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1944 – Seefeldt**

The subject property is located at the terminus of Camelot Parkway cul-de-sac, north of East Madison Avenue, and addressed as 848 Camelot Parkway; APN 508-300-07; General Plan Designation: Low Low Density Residential.

Request detached accessory structure with bathroom facilities in R-E-40-H (residential estates 40,000 sq. ft./hillside overlay) zone.

AGENDA ITEM #8

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1945 – Yousif**

The subject property is located on the east side of Avocado between East Main Street and Lexington Avenue, and addressed as 421 E. Main Street; APN 488-232-31; proposed LUC 5530B; General Plan Designation: General Retail Commercial.

Request car wash and off-sale beer and wine in C-2 (General Commercial) zone.

AGENDA ITEM #9

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1280 – Planning Commission (Best Family Trust)**

The subject property is located on the northwest side of El Cajon Boulevard between East Chase Avenue and Interstate 8 and addressed as 1100 El Cajon Boulevard; APN 487-780-27; LUC 5511 & 6411; General Plan Designation: General Retail Commercial/SDA 10.

Request consideration of possible revocation due to lack of compliance with conditions of approval and violations of the provision of the Zoning Ordinance.

DISCUSSION ITEMS:

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT