

AGENDA

PLANNING COMMISSION FEBRUARY 10, 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 January 27, 2003

RESOLUTIONS of January 27, 2003
(Adopted 01-27-03)

- 9753 - Recommend Approval Planned Unit Development 197
- 9754 - Recommend Approval Tentative Subdivision Map 9753
- 9755 - Recommend Approval Planned Unit Development 198
- 9756 - Recommend Approval Tentative Subdivision Map 509
- 9757 - Recommend Approval Tentative Subdivision Map 510
- 9758 - Grant Conditional Use Permit 1946
- 9759 - Grant Conditional Use Permit 1947

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

PUBLIC HEARING ON AMENDMENT OF SPECIFIC PLAN 335 – KFC National Management for Wiggins

The subject property is located on the east side of North Second Street between East Madison and Oakdale Avenues, and addressed as 539-555 N. Second Street; APN 489-123-81 & -82; LUC 5813; General Plan Designation: General Retail Commercial.

Request to amend existing specific plan for joint-use parking in the C-2 (General Commercial) zone.

AGENDA ITEM #1B

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 980 – KFC National Management for
Wiggins**

The subject property is located on the east side of North Second Street between East Madison and Oakdale Avenues, and addressed as 539-555 N. Second Street; APN 489-123-81 & -82; LUC 5813; General Plan Designation: General Retail Commercial.

Request to rebuild existing restaurant with drive-thru facilities in the C-2 (General Commercial) zone.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 199 – Race Enterprises, Inc.**

The subject property is located on the north side of Naranca Avenue between Grape and Third Streets, and addressed as 1442 Naranca Avenue; APN 507-283-28; existing LUC 1111A, proposed LUC 1110B; General Plan Designation: Low Density Residential.

Request three-unit common interest development in R-2-R (Two Family Residential Restricted) zone.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 609 – Race Enterprises, Inc.**

The subject property is located on the north side of Naranca Avenue between Grape and Third Streets, and addressed as 1442 Naranca Avenue; APN 507-283-28; existing LUC 1111A, proposed LUC 1110B; General Plan Designation: Low Density Residential.

Request a four-lot subdivision (including one common lot) in the R-2-R (Two Family Residential Restricted) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1923 – Auto Finance Specialists, Inc.**

The subject property is located on the east side of El Cajon Boulevard between South Johnson and West Lexington Avenues, and addressed as 327-359 El Cajon Boulevard; APN 487-323-03 & -04; General Plan Designation: General Retail Commercial/Special Development Area #10.

Request used car and truck sales with minor repair in the C-2 (General Commercial) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1948 – Razooky**

The subject property is located on the southeast side of East Main and First Streets, and addressed as 1107 E. Main Street; APN 489-380-01; existing LUC 5412B, proposed LUC 5412A; General Plan Designation: General Retail Commercial.

Request off-sale alcoholic beverages in conjunction with an existing convenience market in the C-2 (General Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #5

**DISCUSSION ON
AMENDMENT OF SITE DEVELOPMENT PLAN 1275 – Collins**

The subject property is located on the west side of North Magnolia Avenue between West Park and Wisconsin Avenues, and addressed as 396 N. Magnolia Avenue; APN 487-172-49; LUC 6142; General Plan Designation: General Retail Commercial.

Request addition to existing office building in C-2 (General Commercial) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT