

**AGENDA**  
**PLANNING COMMISSION**  
**MARCH 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 February 24, 2003

***RESOLUTIONS*** of February 24, 2003:

(adopted 2/24/03)

- 9765 - Grant Variance 939
- 9766 - Grant Amendment of Conditional Use Permit 10
- 9767 - Grant Conditional Use Permit 1948
- 9768 - Recommend Approval of Specific Plan 492
- 9769 - Grant Amendment of Conditional Use Permit 18
- 9770 - Grant Amendment of Conditional Use Permit 380
- 9771 - Grant Conditional Use Permit 1949
- 9772 - Grant Conditional Use Permit 1950

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**PUBLIC HEARING ON**  
**GENERAL PLAN AMENDMENT 2003-01 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential.

Request to change General Plan designation from Low Density Residential (3-10 du/ac) to Low Medium Density Residential (10-18 du/ac).

**AGENDA ITEM #1B**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2225 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential/Low-Medium Density Residential pending.

Request to prezone property from County R-S-7 to the City's PRD Low-Medium zone.

**AGENDA ITEM #1C**

**PUBLIC HEARING ON  
PLANNED RESIDENTIAL DEVELOPMENT 56 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21; General Plan Designation: Low Density Residential/Low-Medium Density Residential pending.

Request 29 single-family attached units in the pending PRD Low-Medium zone.

**AGENDA ITEM #1D**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 500 – East Main Street LLC**

The subject property is located on the east side of Ballantyne Street between Broadway and Hart Drive and addressed as 1055 Ballantyne Street; APN 483-110-19 & -21 and 483-103-27; General Plan Designation: Low Density Residential/Low-Medium Density Residential pending.

Request 33-lot residential subdivision in pending PRD Low-Medium zone.

**AGENDA ITEM #2**

**PUBLIC HEARING ON  
TENTATIVE PARCEL MAP 610 – Wiesendanger**

The subject property is located on the west side of North Third Street between Peach and Marline Avenues, and addressed as 838 N. Third Street; APN 507-282-18; General Plan Designation: Low Density Residential.

Request to subdivide property into two parcels, in the R-2-R (Two Family Residential Restricted) zone.

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 200 – CC-City Walk, LLC**

The subject property is located on the north side of East Lexington Avenue between Taft and Lincoln Avenues, and addressed as 620-646 E. Lexington Avenue; APN 488-233-45; General Plan Designation: High Density Residential.

Request to convert existing 32-unit apartment complex to common interest ownership in the R-4 (High Density Residential) zone.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 511 – CC-City Walk, LLC**

The subject property is located on the north side of East Lexington Avenue between Taft and Lincoln Avenues, and addressed as 620-646 E. Lexington Avenue; APN 488-233-45; General Plan Designation: High Density Residential.

Request for a one-lot subdivision for a 32-unit common interest subdivision in the R-4 (High Density Residential) zone.

## **DISCUSSION ITEMS:**

### **AGENDA ITEM #4**

#### **DISCUSSION ON AMENDMENT OF CONDITIONAL USE PERMIT 1791 – Smith**

The subject property is located on the north side of East Main Street between North Magnolia and Prescott Avenues, and addressed as 140 E. Main Street; APN 488-083-13; General Plan Designation: Regional Retail Commercial.

Quarterly review of the sale of beer and wine in conjunction with a billiard parlor in the C-R (Regional Commercial) zone.

### **AGENDA ITEM #5**

#### **RESOLUTION OF INTENTION #9773**

To set to public hearing Amendment of Zoning Ordinance re: review of parking space size standards.

### ***PREDRAFTED RESOLUTIONS***

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

### **ORAL COMMUNICATIONS**

### **CORRESPONDENCE**

### **ADJOURNMENT**