

**AGENDA  
PLANNING COMMISSION  
APRIL 7, 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 March 24, 2003

***RESOLUTIONS*** of 3/24/03

(adopted 3/24/03)

- 9777 - Recommend approval Amendment of Specific Plan 238
- 9778 - Grant Conditional Use Permit 1951

**CONTINUED PUBLIC HEARING:**

**AGENDA ITEM #1**

**CONTINUED 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 West 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 / Special Development Area #10.

Request consideration of possible revocation of used auto sales and minor repair due to noncompliance with conditions of approval and provisions of the Zoning Ordinance. *Continued from the meeting of January 13, 2003.*

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #2**

**PUBLIC HEARING ON  
AMENDMENT OF PLANNED UNIT DEVELOPMENT 87 – CC-Sunterra, LLC, a  
California Limited Liability Co.**

The subject property is located on the east side of North Johnson Avenue between Interstate 8 and West Madison Avenue, and addressed as 589 N. Johnson Avenue; APN 482-260-16; LUC 1141; General Plan Designation: High Density Residential.

Request to convert an existing 120-unit apartment complex to a common interest subdivision, in the R-4 (multiple family, high density) zone.

**AGENDA ITEM #3**

**PUBLIC HEARING ON  
AMENDMENT OF ZONING ORDINANCE – Planning Commission**

Review of parking space size standards.

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1093 – Navarra**

The subject property is located on the east side of North Johnson Avenue between West Main Street and West Madison Avenue, and addressed as 333 N. Johnson Avenue; APN 487-122-46 & -54; LUC 5710; General Plan Designation: Light Industrial.

Request reduced parking requirement for expansion of existing furniture store in the C-M (heavy commercial / light industrial) zone.

## **AGENDA ITEM #5**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 1925 – JBMMD, LP (Motoworld of El Cajon)**

The subject property is located on the east side of North Magnolia Avenue between East Park and Wells Avenue, and addressed as 315 N. Magnolia Avenue; APN 488-040-09; General Plan Designation: Regional Retail Commercial / Special Development Area #9.

Request motorcycle, ATV and watercraft sales and service dealership in C-R (regional commercial) zone.

## **AGENDA ITEM #6**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 1953 – Bank Auto Resales for Westfield**

The subject property is located on the east side of North Johnson Avenue between Interstate 8 and Fletcher Parkway, and addressed as 575 Fletcher Parkway; APN 482-270-33 & -48; existing LUC 4601B/5310B, proposed LUC 5511C/4601B/5310B; General Plan Designation: Regional Retail Commercial / Special Development Area #8.

Request multiple used car tent sales in the C-R (regional commercial) zone.

## **AGENDA ITEM #7**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 1954 – Downtown Grind**

The subject property is located on the north side of East Main Street between North Magnolia Avenue and Ballantyne Street, and addressed as 200 E. Main Street; APN 488-111-30; existing LUC 6700, proposed LUC 6700/0599D; General Plan Designation: Regional Retail Commercial / Special Development Area #9.

Request for a coffee / espresso cart in the C-R (regional commercial) zone.

## **DISCUSSION ITEMS:**

### **PREDRAFTED RESOLUTIONS**

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

### **ORAL COMMUNICATIONS**

### **CORRESPONDENCE**

### **ADJOURNMENT**