

**AGENDA
PLANNING COMMISSION
MAY 19, 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 May 5, 2003

RESOLUTIONS of May 5, 2003

(adopted 5/5/03)

- 9785 - Recommend Approval of Planned Unit Development 201
- 9786 - Recommend Approval of Tentative Subdivision Map 512
- 9787 - Deny Conditional Use Permit 1956
- 9788 - Grant Extension of Time for Am. Conditional Use Permit 219

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

PUBLIC HEARING ON

AMENDMENT OF CONDITIONAL USE PERMIT 86 – Children’s Choice Learning Connection, Inc. for Methodist Chapel of the Valley, El Cajon

The subject property is located on the south side of East Madison Avenue between East Main Street and North Third Street, and addressed as 1465 E. Madison Avenue; APN 511-171-07; existing LUC 6911A, proposed LUC 6911A/6815/6811A; General Plan Designation: Low Density Residential.

Request preschool / day care center for a maximum of 64 students in conjunction with an existing religious facility in the R-1-6 (residential one family 6,000 sq. ft.) zone.

AGENDA ITEM #2

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1947 – M & A Gabae LP**

The subject property is located on the northeast corner of East Chase and Avocado Avenues, and addressed as 426-450 E. Chase Avenue; APN 493-430-22; existing LUC 9410, proposed 5913/5310A; General Plan Designation: Neighborhood Retail Commercial.

Request to add a drive-thru facility for proposed coffee shop in conjunction with a drugstore with drive-thru facilities and general commercial space in the C-1 (neighborhood commercial) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1952 – Newport Diversified, Inc. for Grossmont College District**

The subject property is located on the west side of SR-125 between Grossmont College Drive and Griffin Drive, and addressed as 8800 Grossmont College Drive; APN 386-071-01, -02 & -09 and 386-072-01 & -04; existing LUC 6822, proposed 6822/0681A/0593A; General Plan Designation: Low Density Residential.

Request operation of a swap meet at an existing community college (Grossmont College), in the R-1-6 (residential one family 6,000 sq. ft.) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1955 – Martinez**

The subject property is located on the north side of Broadway between Ballantyne Street and Cherrywood Way, and addressed as 507 Broadway; APN 483-240-59; General Plan Designation: General Retail Commercial.

Request auto repair and auto rental in the C-2 (general commercial) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1957 – Yousif**

The subject property is located on the southeast corner of East Main Street and Avocado Avenue and addressed as 421 E. Main Street; APN 488-232-31; existing LUC 5811B, proposed LUC 5811B/0597/6416/0580/1113; General Plan Designation: General Retail Commercial.

Request to construct a hand car wash (without machines) and to construct a commercial building, including a restaurant with on-sale alcoholic beverages, and a caretaker dwelling unit in the C-2 (general commercial) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1958 – M House Family Limited Partnership**

The subject property is located on the northwest corner of Vernon Way and North Johnson Avenue, and addressed as 900 Vernon Way, Ste. 101; APN 482-131-13 & -15; General Plan Designation: Industrial Park.

Request a vocational school in the M (manufacturing) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1960 – Weller**

The subject property is located on the northwest corner of Claydelle and East Douglas Avenues; APN 488-211-18; General Plan Designation: Special Development Area #9, Office Non-Retail.

Request to construct an office building with reduced parking in the O-P (office professional) zone.

DISCUSSION ITEMS

AGENDA ITEM #8

DISCUSSION ON PLANNED RESIDENTIAL DEVELOPMENT 57 – East Main Street, LLC and Vineyard Christian Fellowship

The subject property is located on the west side of Ballantyne Street and east side of North Magnolia Avenue between Wells and East Park Avenues; APN 488-040-04 & -05; General Plan Designation “Special Development Area 9” / “Regional Retail Commercial”.

Request major/minor change determination regarding driveway changes (security gates) for a proposed residential development and religious facility, in the PRD Medium (planned residential, medium density) and C-R (regional commercial) zones.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT