

**AGENDA  
PLANNING COMMISSION  
JULY 28, 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 July 14, 2003

***RESOLUTIONS*** of July 14, 2003 (adopted 7/14/03):

- 9811– To set to public hearing the consideration of amending the ordinance regarding possible revisions to physical elements reports and other requirements to convert apartments.
- 9812 – To set to public hearing Conditional Use Permit 1035 to consider possible revocation
- 9813 – Deny Revocation of Conditional Use Permit 1280
- 9814 – Grant Amendment of Conditional Use Permit 1230
- 9815 – Recommend Approval Zone Reclassification 2233
- 9818 – Grant Conditional Use Permit 1963

**CONTINUED PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**CONTINUED PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 202 – Hertel**

The subject property is located on the west side of Bostonia Street between Broadway and Greenfield Drive, and addressed as 1006 Bostonia Street; APN 484-231-10; General Plan Designation: Low Density Residential.

Request for a 10-unit residential development in the R-2 (Two Family) zone. *Continued from the meeting of June 23, 2003.*

**AGENDA ITEM #1B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 513 – Hertel**

The subject property is located on the west side of Bostonia Street between Broadway and Greenfield Drive, and addressed as 1006 Bostonia Street; APN 484-231-10; General Plan Designation: Low Density Residential.

Request for a 10-lot subdivision in the R-2 (Two Family) zone. *Continued from the meeting of June 23, 2003.*

**AGENDA ITEM #2A**

**CONTINUED PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 204 – Westone Management Consultants**

The subject property is located on the east side of Estes Street between W. Renette and W. Chase Avenues, and addressed as 1025 Estes Street; APN 492-331-78; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 18-unit residential development to a common-interest development in the R-3 (multiple family) zone. *Continued from the meeting of July 14, 2003.*

**AGENDA ITEM #2B**

**CONTINUED PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 515 – Westone Management Consultants**

The subject property is located on the east side of Estes Street between W. Renette and W. Chase Avenues, and addressed as 1025 Estes Street; APN 492-331-78; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision in the R-3 (multiple family) zone. *Continued from the meeting of July 14, 2003.*

**AGENDA ITEM #3**

**CONTINUED PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1964 – AGS Ent. dba Rock Automotive for San Diego Mart  
Assoc.**

The subject property is located on the north side of Fletcher Parkway between North Magnolia Avenue and Pioneer Way, and addressed as 298 Fletcher Parkway (Kmart parking lot); APN 483-071-48; existing LUC 5900, proposed LUC 5900/0570; General Plan Designation: Regional Retail Commercial.

Request used car parking lot tent sales on 07/23-08/05/03, 08/27-09/09/03 and 11/05-12/03 in the C-R (regional commercial) zone. *Continued from the meeting of July 14, 2003.*

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2234 – Lepper / Rittenhouse**

The subject property is located on the north side of Oakdale Avenue between North Second and Grape Streets, and addressed as 1358 & 1362 Oakdale Avenue; APN 489-122-24 & -25; existing LUC 1111A, proposed LUC 1111E; General Plan Designation: Medium Density Residential.

Request to rezone property from the R-1-6 (Residential One Family 6,000 sq. ft.) zone to the R-3 (Multiple Family) zone.

**AGENDA ITEM #5**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 732 – El Cajon Foursquare Church (aka  
Victory Chapel)**

The subject property is located on the north side of East Bradley Avenue between North First Street and North Mollison Avenue, and addressed as 1012 E. Bradley Avenue; APN 388-201-63 & 388-203-10, -21, & -22; existing LUC 6911A, proposed LUC 6911A/6812 & 6318; General Plan Designation: Low Density Residential.

Request addition of a K-8 grade charter school for 350 students to an existing religious facility (church) in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

**AGENDA ITEM #6**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1965 – Le Alcala for Grieger**

The subject property is located on the northeast corner of Spanish Oak Place and Balsam Drive, and addressed as 1680 Spanish Oak Place; APN 511-531-27; existing LUC 1111A, proposed LUC 1111D; General Plan Designation: Low Density Residential.

Request an accessory structure with bathroom facilities in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

**DISCUSSION ITEMS:**

**AGENDA ITEM #7**

**DISCUSSION ON  
RESOLUTION OF INTENTION NO. 9816**

To set to public hearing the consideration of an amendment of Specific Plan 182, including, but not limited to, its boundaries, development standards and uses.

**AGENDA ITEM #8**

**DISCUSSION ON  
ZONE RECLASSIFICATION 2226 & AMENDMENT OF CONDITIONAL USE PERMIT 115 - El  
Cajon Trailer Park Inc., dba Lynwood West Mobile Home Park**

The subject property is located on the southerly side of E. Washington Ave. between S. Second St. and Leland Place; APN 493-120-16, -18, -78, -79, & -80; LUC 1400; General Plan Designation: "Low Medium Density Residential / Mobile Home" & "Medium Density Residential / Mobile Home".

Request for extension of time to complete conditions of approval for a rezoning and expansion of an existing mobile home park.

**PREDRAFTED RESOLUTIONS**

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**