

**AGENDA
PLANNING COMMISSION
AUGUST 11, 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 28, 2003

RESOLUTIONS of July 28, 2003

(adopted 7/28/03)

- 9817 - Recommend Approval Planned Unit Development 204
- 9819 - Recommend Approval Tentative Subdivision Map 515
- 9820 - Grant Conditional Use Permit 1964
- 9821 - Recommend Approval Zone Reclassification 2234
- 9823 - Deny Conditional Use Permit 1965
- 9824 - Grant Extension of Time Zone Reclassification 2226
- 9825 - Grant Extension of Time Am. Conditional Use Permit 115

DISCUSSION ITEM

AGENDA ITEM #1

**DISCUSSION ON
CONDITIONAL USE PERMIT 732 – Planning Commission (Foursquare Church)**

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.

To review the conditions and activities held at the church in the R-1-6 (Residential One

Family 6,000 sq. ft.) zone.

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**CONTINUED PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 732 – El Cajon Foursquare Church
for First Literacy (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 charger school to an existing religious facility (church) in the R-1-6 (Residential One Family 6,000 sq. ft.) zone. ***Continued from the meeting of July 28, 2003.***

AGENDA ITEM #3

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2235 – Shoemaker for William Halls Trust**

The subject property is located on the south side of Granite Hills Drive between S. Second and Dorothy Streets, and addressed as 1203 Granite Hills Drive; APN 514-014-07; General Plan Designation: Low-Density Residential.

Request to prezone property from the County of San Diego R-S-4 zone to City R-1-6 (residential one-family 6,000 sq. ft.) zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 205 – Wasson**

The subject property is located on the west side of S. Sunshine Avenue between W. Chase and W. Renette Avenues, and addressed as 908 S. Sunshine Avenue; APN 492-331-11; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium-Density Residential 18-20.

Request to convert an existing 19-unit apartment complex to a common interest development in the R-3 (multiple-family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 516 – Wasson**

The subject property is located on the west side of S. Sunshine Avenue between W. Chase and W. Renette Avenues, and addressed as 908 S. Sunshine Avenue; APN 492-331-11; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium-Density Residential 18-20.

Request a one-lot subdivision map in the R-3 (multiple-family) zone.

AGENDA ITEM #5A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 206 – Westone Management Consultants for
Mustard Seeds LLC**

The subject property is located on the southwest corner of Greenfield Drive and Victor Avenue, and addressed as 1254 Victor Avenue; APN 483-101-23; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Low-Medium Density Residential 10-18.

Request to convert an existing 11-unit apartment complex to a common interest development in the pending R-3-R (multiple-family restricted) zone.

AGENDA ITEM #5B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 517 – Westone Management Consultants for Mustard
Seeds LLC**

The subject property is located on the southwest corner of Greenfield Drive and Victor Avenue, and addressed as 1254 Victor Avenue; APN 483-101-23; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Low-Medium Density Residential 10-18.

Request a one-lot subdivision map in the pending R-3-R (multiple-family restricted) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1116 – Home Depot USA, Inc for AFP
Fourteen Corp**

The subject property is located on the southeast corner of N. Marshall and Arnele Avenues, and addressed as 965 Arnele Avenue; APN 482-250-26; LUC 5215/5200B; General Plan Designation: Regional Commercial.

Request to expand an existing canopy over outdoor storage at an existing home improvement center in the C-R (regional commercial) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1737 – Marougi & Banarji**

The subject property is located on the east side of Avocado Avenue between E. Lexington and E. Washington Avenues, and addressed as 433 Avocado Avenue; APN 488-242-41; LUC 10000AF; General Plan Designation: Medium-Density Residential 18-20.

Request renewal of CUP for a nine-bed residential care facility in the R-3 (multiple family) zone.

AGENDA ITEM #8

**PUBLIC HEARING ON
CONDITINAL USE PERMIT 1966 – City of El Cajon Recreation Department**

The subject property is located on the south side of E. Madison Avenue between N. First and Orlando Streets, and addressed as 1153 E. Madison Avenue; APN 489-140-63; existing LUC 7611A, proposed LUC 7611B; General Plan Designation: Community Park.

Request to add a dog park area to Wells Park in the R-1-6 (residential one-family 6,000 sq. ft.) zone.

DISCUSSION ITEMS:

AGENDA ITEM #9

RESOLUTION OF INTENTION NO. 9822

To set to public hearing possible revocation of Conditional Use Permit 1910.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT