

**AGENDA
PLANNING COMMISSION
SEPTEMBER 8, 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 August 25, 2003
and August 11, 2003

RESOLUTIONS of August 25, 2003:

(adopted 8/25/03)

- 9836 - Recommend Approval Planned Unit Development 202
- 9837 - Recommend Approval Tentative Subdivision Map 513
- 9839 - Recommend Approval Planned Unit Development 207
- 9840 - Recommend Approval Tentative Subdivision Map 518

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**CONTINUED PUBLIC HEARING ON
AMENDMENT OF SPECIFIC PLAN 182 – Planning Commission**

Proposed revisions to Specific Plan 182 to include, but not limited to, its boundaries, development standards and uses within the Downtown Area. ***Continued from the meeting of August 25, 2003.***

AGENDA ITEM #2

***JOINT NOTICED.
C.C. Mtg. 9/30/03***

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2236 – Censoplano**

The subject property is located on the south side of Melody Lane between S. Third St. and Granite Hills Drive, and addressed as 132 Stoney Knoll Road; APN 511-223-45; LUC 1111; General Plan Designation: Low-Low Density Residential.

Request to prezone property from County of San Diego R-R-1 zone to City R-S-14 zone.

AGENDA ITEM #3

***JOINT NOTICED.
C. C. Mtg. 9/30/03***

**PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE RE: CONVERSION OF APARTMENTS TO
COMMON INTEREST SUBDIVISION**

Consideration of an amendment of Chapter 17.54 of the Zoning Ordinance regarding the requirements for a physical elements report and other development standards in conjunction with the conversion of apartments to a common-interest subdivision.

AGENDA ITEM #4

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 254 – New Life Family Church**

The subject property is located on the north side of E. Washington Avenue between Avocado and Taft Avenues, and addressed as 402 E. Washington Avenue; APN 488-333-31 & -34 and 488-350-03 & -08; General Plan Designation: Low-Medium Density Residential.

Request expansion of an existing religious facility (church) in R-1-6 zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1035 – Planning Commission
(Chaldean Assyrian American Social Club)**

The subject property is located on the southeast corner of S. Mollison Avenue and E. Main Street, and addressed as 115 S. Mollison Avenue; APN 488-133-12; General Plan Designation: General Retail Commercial.

Consideration of the possible revocation of conditional use permit for social club in C-2 zone due to noncompliance with the conditions of approval.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1570 – Planning Commission (City of
El Cajon)**

The subject property is located on the southeast corner of Pioneer Way and Coogan Way, and addressed as 1035 Pioneer Way, Suite 110; APN 483-071-42.

Request renewal of existing conditional use permit for government services (City of El Cajon Police Department) in the M (Manufacturing) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
VARIANCE 940 - Strauss**

The subject property is located on the east side of Avenida Ladera between Swallow Drive and Shadycrest Place, and addressed as 1565 Avenida Ladera; APN 482-400-24; existing LUC 1111A, proposed 1111I; General Plan Designation: Low Density Residential.

Request reduction in front and side yard setbacks, in the R-1-6 (Residential One Family 6,000 Sq. Ft.) zone.

DISCUSSION ITEMS:

AGENDA ITEM #8

**DISCUSSION ON
RESOLUTION ON INTENTION #9838 TO INITIATE AN AMENDMENT OF SECTION
17.54.290 RE: SEPARATE WATER METERS FOR APARTMENTS CONVERTED TO
COMMON INTEREST DEVELOPMENT**

AGENDA ITEM #9

**DISCUSSION ON
RESOLUTION OF INTENTION #9841 TO INITIATE AN AMENDMENT OF ZONING
ORDINANCE RE: PROVISIONS FOR SPECIAL RE-SALE USES IN C-2 & C-4 ZONES**

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT