

**AGENDA
PLANNING COMMISSION
SEPTEMBER 22, 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 September 8, 2003

RESOLUTIONS of September 8, 2003

(Adopted 9/08/03)

- 9838 - Set to PH Am. ZO Re: Separate Water Meters for Condo Conv.
- 9841 - Set to PH Am. ZO Re: Provision for Special Resale Uses in C-2 & C-R
- 9842 - Recommend Approval Am. Specific Plan 182
- 9843 - Grant Withdrawal Zone Reclassification 2236
- 9844 - Recommend Approval Ch. 17.54 of ZO
- 9845 - Grant Am. Conditional Use Permit 1570
- 9846 - Deny Variance 940

CONTINUED PUBLIC HEARING:

AGENDA ITEM #1

**CONTINUED 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. *Continued from the meeting of September 8, 2003.*

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE SECTION 17.54.290 – Planning Commission**

Consideration of amendment of Zoning Ordinance re: separate water meters for apartments converted to common interest development.

AGENDA ITEM #3

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2237 – Ortega**

The subject property is located on the east side of South Sunshine Avenue between Palm and East Lexington Avenues, and addressed as 347 S. Sunshine Avenue; APN 488-171-07; LUC 1111A; General Plan Designation: Low Medium Density Residential.

Request to rezone property from R-1-6 (Residential One Family 6,000 sq. ft.) zone to the R-2 (Multiple Family) zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 211 – CC Monterra LLC for Roanoke, a California Limited Partnership**

The subject property is located on the west side of Roanoke Road between West Park Avenue and East Main Street, and addressed as 300 Roanoke Road; APN 488-112-41; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: High Density Residential.

Request to convert existing 16-unit apartment complex to common interest development in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 521 – CC Monterra LLC for Roanoke, a California
Limited Partnership**

The subject property is located on the west side of Roanoke Road between West Park Avenue and East Main Street, and addressed as 300 Roanoke Road; APN 488-112-41; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: High Density Residential.

Request a one-lot subdivision map in the R-4 (Multiple Family, High Density) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1910 – Planning Commission (Epsten & Paden)**

The subject property is vacant and located on the west end of Oakdale Avenue, west of North Second Street; APN 489-310-20; General Plan Designation: General Retail Commercial.

Request consideration of possible revocation of conditional use permit for outdoor storage of motor homes and RVs due to noncompliance with conditions of approval.

AGENDA ITEM #6

**PUBLIC HEARING ON
VARIANCE 941 – Le Alcala**

The subject property is located on the south side of East Washington Avenue between Leland Place and Washington Heights Road, and addressed as 733 Ballard Street; APN 493-120-05; existing LUC 1111A, proposed LUC 1111I; General Plan Designation: Low Density Residential.

Request to develop a lot with no frontage on a dedicated public street, in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

DISCUSSION ITEMS:

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT