

**AGENDA
PLANNING COMMISSION
NOVEMBER 10, 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

AGENDA CARRIED OVER FROM 10-27-03 DUE TO FIRE:

MINUTES of October 6, 2003

RESOLUTIONS of October 6, 2003:

(Adopted 10/06/03)

- 9852 - Recommend Approval of Specific Plan 494
- 9854 - Grant Conditional Use Permit 1969
- 9855 - Deny Revocation of Am. Conditional Use Permit 732
- 9856 - Grant Am. Conditional Use Permit 1023
- 9857 - Grant Am. Conditional Use Permit 1060
- 9858 - Grant Conditional Use Permit 1968
- 9859 - Grant Withdrawal of Variance 942

AGENDA ITEM #1A

**PUBLIC HEARING ON
GENERAL PLAN AMENDMENT 2003-02 – Abdulahhad**

**Joint-noticed.
C.C. Mtg. 11-18-03**

The subject property is located on the north side of Broadway between First and Oro Streets, and addressed as 1120 Broadway; APN 484-184-16 & -18; General Plan Designation: General Retail Commercial.

Request to change the General plan designation on certain property from General Retail Commercial to Light Industrial, in the existing C-2 zone.

AGENDA ITEM #1B

Joint-noticed.
C.C. Mtg. 11-18-03

PUBLIC HEARING ON
ZONE RECLASSIFICATION 2238 – Abdulahhad

The subject property is located on the north side of Broadway between First and Oro Streets, and addressed as 1120 Broadway; APN 484-184-16 & -18; General Plan Designation: General Retail Commercial.

Request to rezone property from the C-2 (General Commercial) zone to the C-M (Heavy Commercial/Light Industrial) zone.

AGENDA ITEM #2

Joint-noticed.
C.C. Mtg. 11-18-03

PUBLIC HEARING ON
ZONE RECLASSIFICATION 2239 – Priest Development

The subject property is located on Cajon View Drive between Avocado Avenue and Magnolia Avenue, and addressed as 1480 Avocado Avenue; APN 493-441-31; Existing LUC 9110/ Proposed LUC 1111; General Plan Designation: Low-Low Density Residential.

Request to prezone property from the County RR1 zone to City of El Cajon R-S-14 (Residential Suburban 14,000 sq. ft.) & R-E-20 (Residential Estates 20,000 sq. ft.) zones.

AGENDA ITEM #3

Joint-noticed.
C.C. Mtg. 11-18-03

PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 522 – Helix Development, Inc.

The subject property is located on the southwest side of Grossmont College Drive between Nugent Court and Erin Drive; APN 481-052-19 & -25; General Plan Designation: Low Density Residential.

Request 17-lot single family residential subdivision in R-S-9-H (Residential Suburban 9,000 sq. ft./Hillside Overlay) zone.

AGENDA ITEM #4

Joint-noticed.
C.C. Mtg. 11-18-03

PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE RE: RESALE USES IN C-2/C-R ZONES
– Planning Commission

AGENDA ITEM #5

PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 86 – Volunteers in Medicine,
San Diego, Inc.

The subject property is located on the south side of East Madison Avenue between East Main and North Third Streets, and addressed as 1465 E. Madison Avenue; APN 511-171-07; existing LUC 6911A/6811A/6815, proposed LUC 6911A/6811A/6510; General Plan Designation: Low Density Residential.

Request nonprofit medical and other health services [devoted to the service of the general public] in conjunction with 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 1970 – Tetra Tech (Tom Swarner) for Nextel Inc.

The subject property is located on the west side of South Third Street between East Washington and Dumar Avenues, and addressed as 660 S. Third Street; APN 511-550-07; existing LUC 6911A, proposed LUC 6911A/4712B; General Plan Designation: Low Density Residential.

Request wireless communications facility in conjunction with an existing church in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1971 – Autozone**

The subject property is located on the north side of East Main Street between First Street and Anza Street, and addressed as 1080 E. Main Street; APN 489-130-29; existing LUC 5900, proposed LUC 5520A; General Plan Designation: General Retail Commercial.

Request retail sale of auto parts in C-2 (General Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #8

**DISCUSSION ON
2004 PLANNING COMMISSION MEETING SCHEDULE**

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PUBLIC HEARING ITEMS FOR NOVEMBER 10, 2003:

AGENDA ITEM #1A

**Joint-noticed
C. C. Mtg. 12/2/03**

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 212 – Westone Management Consultants**

The subject property is located on the north side of Peach Avenue between North Mollison Avenue and North First Street, and addressed as 930 Peach Avenue; APN 484-282-34; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request to convert a 26-unit apartment complex to common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #1B

Joint-noticed
C.C. Mtg. 12/2/03

PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 523 – Westone Management Consultants

The subject property is located on the north side of Peach Avenue between North Mollison Avenue and North First Street, and addressed as 930 Peach Avenue; APN 484-282-34; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request a one-lot subdivision in the R-3 (Multiple Family) zone.

AGENDA ITEM #2

Joint-noticed
C.C. Mtg. 12/2/03

PUBLIC HEARING ON
TENTATIVE PARCEL MAP 617 – Peloubet

The subject property is located on the northeast corner of Coker Way and Tangerine Street and east end, and addressed as 1426 Coker Way; APN 484-240-36 & -37; General Plan Designation: Low Density Residential.

Request four-lot subdivision in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

AGENDA ITEM #3

PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1408 – Foothills Christian Ministries
Inc.

The subject property is located on the south side of West Bradley Avenue between Pioneer Way and North Magnolia Avenue, and addressed as 315-365 W. Bradley Avenue; APN 387-121-37; LUC 6911; General Plan Designation: Industrial Park.

Request to expand existing religious facilities (a church) in the M (Manufacturing) zone.

AGENDA ITEM #4

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1972 – Thipsidakhom (Orchid Thai Restaurant)**

The subject property is located on the west side of North Johnson Avenue between Arnele Avenue and Fletcher Parkway, and addressed as 762 N. Johnson Avenue #106; APN 482-240-31; existing LUC 5811A, proposed LUC 5811B; General Plan Designation: Regional Retail Commercial.

Request on-sale alcoholic beverages in conjunction with an existing restaurant in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #5

**DISCUSSION ON
CONDITIONAL USE PERMIT 1933 – Austin for Judson**

Request for one-year extension of time for detached accessory structures exceeding 800 sq. ft. (760 Carlow Court), in R-1-6 zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT