



**AGENDA
PLANNING COMMISSION
DECEMBER 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 November 24, 2003

RESOLUTIONS of November 24, 2003 (adopted 11/24/03):

- 9871 - Revoke Conditional Use Permit 1910
- 9872 - Recommend Approval Specific Plan 495
- 9873 - Grant Conditional Use Permit 1973
- 9874 - Grant Am. Conditional Use Permit 213

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**CONTINUED 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 the conditional use permit for a social club in C-2 zone due to noncompliance with the conditions of approval. *Continued from the meeting of September 8, 2003.*



AGENDA ITEM #2

**CONTINUED 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 religious facility (church) in the R-1-6 (Residential One Family 6,000 sq. ft.) zone. *Continued from the meeting of November 10, 2003.*

AGENDA ITEM #3

**CONTINUED 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. *Continued from the meeting of November 10, 2003.*

AGENDA ITEM #4A

**Joint-noticed
C.C. meeting of 1-13-04**

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2229 – East Main Street LLC**

The subject property is located on the south side of E. Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1441 E. Washington Avenue. General Plan Designation: Freeway.

Request to rezone property from the R-1-6, R-3 and R-3-R zones to the PRD Low-Medium Density zone.



AGENDA ITEM #4B

Joint-noticed
C.C. meeting 1-13-04

PUBLIC HEARING ON
PLANNED RESIDENTIAL DEVELOPMENT 58 – East Main Street LLC

The subject property is located on the south side of E. Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1441 E. Washington Avenue. General Plan Designation: Freeway.

Request to construct 71 single-family detached dwelling units in the proposed PRD Low-Medium (Planned Residential Development/Low-Medium Density) zone.

AGENDA ITEM #4C

Joint-noticed
C.C. meeting 1-13-04

PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 503 – East Main Street LLC

The subject property is located on the south side of E. Washington Avenue between Dorothy Street and Jamacha Road, and addressed as 1441 E. Washington Avenue. General Plan Designation: Freeway.

Request a 76-lot (71 lots for dwelling units, 1 common lot and 4 lots for private streets) residential subdivision map in the proposed PRD Low-Medium (Planned Residential Development/Low-Medium Density) zone.

AGENDA ITEM #5A

Joint-noticed
C.C. meeting 1-13-04

PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 214 – Pine Village Apartments, LP

The subject property is located on the south side of Peach Avenue between Mollison Avenue and First Street, and addressed as 1045 Peach Avenue. APNs 484-300-06 and 484-300-58; Existing LUC 1142A and proposed LUC 1142B; General Plan Designation: Medium Density Residential.

Request to convert an existing 70-unit apartment complex to a common interest development in the R-3 (Multiple-Family) zone.



AGENDA ITEM #5B

Joint-noticed
C.C. meeting1-13-04

PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 526 – Pine Village Apartments, LP

The subject property is located on the south side of Peach Avenue between Mollison Avenue and First Street, and addressed as 1045 Peach Avenue. APNs 484-300-06 and 484-300-58; Existing LUC 1142A and proposed LUC 1142B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #6

PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 793 – DeGroot

The subject property is located on the east side of Cuyamaca Street between Fesler Street and Vernon Way, and addressed as 1055 Cuyamaca Street; APN 482-310-17; Existing LUC 6417B, proposed LUC 6417B Expanded; General Plan Designation: Light Industrial.

Request addition of an automatic car wash facility to an existing self-service car wash facility in the C-M (Heavy Commercial-Light Industrial) zone.

AGENDA ITEM #7

PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1506 – Barry Rehurek dba
American Recycling

The subject property is on the north side of El Cajon Boulevard between West Main Street and Johnson Avenue, and addressed as 210 El Cajon Boulevard. APN 487-321-17; LUC 4859; General Plan Designation: Special Development Area #10.

Request renewal of conditional use permit for a beverage container recycling facility (resource recovery center) in the C-2 (General Commercial) zone.



AGENDA ITEM #8

Joint-noticed
C.C. meeting 12-16-03

PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 190 – Westone Management Consultants

The subject property is located on the west side of Estes Street between West Chase and West Renette Avenues, and addressed as 1000 Estes Street; APN 492-320-14; General Plan Designation: Medium Density Residential.

Request deletion of requirement to provide separate water meters for each unit for a previously approved common interest development.

AGENDA ITEM #9

Joint-noticed
C.C. meeting 12-16-03

PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 198 – Westone Management Consultants

The subject property is located on the east side of Ballantyne Street between East Madison and East Park Avenues, and addressed as 451 Ballantyne Street; APN 483-310-15; General Plan Designation: High Density Residential.

Request deletion of requirement to provide separate water meters for each unit for a previously approved common interest development.

DISCUSSION ITEMS:

AGENDA ITEM #10

DISCUSSION ON
RESOLUTION OF INTENTION #9875

To initiate a review of tenant relocation assistance requirements in Section 17.54.340 of the Zoning Ordinance.



PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT

