

**AGENDA
PLANNING COMMISSION
JANUARY 5, 2004 - 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 December 8, 2003

RESOLUTIONS of December 8, 2003:

(adopted 12/08/03)

- 9875 - Set to public hearing Sec. 17.54.340 of ZO
- 9877 - Grant Am. Conditional Use Permit 1408
- 9878 - Recommend Approval Planned Unit Development 214
- 9879 - Recommend Approval Tentative Subdivision Map 526
- 9880 - Grant Am. Conditional Use Permit 793
- 9881 - Grant Am. Conditional Use Permit 1506
- 9882 - Recommend Approval Am. Planned Unit Development 190
- 9883 - Recommend Approval Am. Planned Unit Development 198

PUBLIC HEARING ITEMS:

AGENDA ITEM #1A

**PUBLIC HEARING ON
SPECIFIC PLAN 496 – Verizon Wireless for Madison Avenue LLC**

**Joint noticed.
CC mtg. 2-10-04**

The subject property is located on the north side of East Madison Avenue between North Second Street and East Main Street, and addressed as 1340 E. Madison Avenue; APN 489-123-40, 489-123-48 & 489-123-50; existing LUC 6516, proposed LUC 6516/4712; General Plan Designation: Medium Density Residential.

Request to exceed the height limit for a stealth wireless communications facility in the R-3 (Multiple Family) zone.

P. C. AGENDA
01-05-04

AGENDA ITEM #1B

Joint noticed.
CC mtg. 2-10-04

PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1974 – Verizon Wireless for Madison Avenue LLC

The subject property is located on the north side of East Madison Avenue between North Second Street and East Main Street, and addressed as 1340 E. Madison Avenue; APN 489-123-40, 489-123-48 & 489-123-50; existing LUC 6516, proposed LUC 6516/4712; General Plan Designation: Medium Density Residential.

Request an unmanned ground-mounted stealth wireless communications facility in the R-3 (Multiple Family) zone.

AGENDA ITEM #2A

Joint noticed.
CC mtg. 1-13-04

PUBLIC HEARING ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 196 – Westone Management Consultants

The subject property is located on the east side of South Mollison Avenue between East Lexington and East Washington Avenues, and addressed as 343 S. Mollison Avenue; APN 488-262-57 & -58; 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 in the R-3 (Multiple Family) zone.

AGENDA ITEM #2B

Joint noticed.
CC mtg. 1-13-04

PUBLIC HEARING ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 197 – Westone Management Consultants

The subject property is located on the north side of East Lexington Avenue between North First and Ballard Streets, and addressed as 1160 E. Lexington Avenue; APN 489-231-07; 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 in the R-3 (Multiple Family) zone.

AGENDA ITEM #2C

Joint noticed.
CC mtg. 2-10-04

PUBLIC HEARING ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 201 – Westone Management
Consultants

The subject property is located on the west side of South Lincoln Avenue between East Main Street and East Lexington Avenue, and addressed as 188 S. Lincoln Avenue; APN 488-233-29; General Plan Designation: Office/Non-Retail.

Request deletion of requirement to provide separate water meters for each unit for a previously approved common interest development in the R-P (Residential Professional) zone.

AGENDA ITEM #2D

Joint noticed.
CC mtg. 2-10-04

PUBLIC HEARING ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 204 – Westone Management
Consultants

The subject property is located on the east side of Estes Street between West Renette and West Chase Avenues, and addressed as 1025 Estes Street; APN 492-331-78; LUC 1142B; 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 in the R-3 (Multiple Family) zone.

AGENDA ITEM #2E

Joint noticed.
CC mtg. 2-10-04

PUBLIC HEARING ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 207 – Westone Management
Consultants

The subject property is located on the north side of East Madison Avenue between North Second and Grape Streets, and addressed as 1386 E. Madison Avenue; APN 489-123-69; LUC 1142B; 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 in the R-3 (Multiple Family) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1975 – Greenberg for Tropi Fruit Deli**

The subject property is located on the west side of North Johnson Avenue between I-8 and Fletcher Parkway, and addressed as 762 N. Johnson Avenue, Suite 103; APN 482-240-31; proposed LUC 5819; General Plan Designation: Regional Retail Commercial.

Request a take-out-only restaurant in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #4

**DISCUSSION ON
AMENDMENT OF PLANNED UNIT DEVELOPMENT 87 – CC-Sunterra, LLC**

The subject property is located on the east side of Johnson Avenue between I-8 and W. Madison Avenue, and addressed as 589 N. Johnson Ave. APN 482-260-16.

Request major/minor change determination to convert a billiard room to a laundry room and convert tennis courts to off-street parking in the R-4 (Multiple Family, High Density) zone.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT

HAPPY NEW YEAR