

**AGENDA
PLANNING COMMISSION
APRIL 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 March 22, 2004

RESOLUTIONS of March 22, 2004:

(adopted 3/22/04)

9932 - Grant Conditional Use Permit 1980

9933 - Grant Conditional Use Permit 1981

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**CONTINUED PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1563 – Yako & Palander for Karmo**

The subject property is located on the south side of Broadway between North First Street and North Mollison Avenue, and addressed as 1031 Broadway; APN 484-294-23; LUC 5920; General Plan Designation: General Retail Commercial. *Continued from the meetings of January 26 and March 22, 2004.*

Request for renewal of conditional use permit for a liquor store with storage space without providing additional parking, in the C-2 (General Commercial) zone.

AGENDA ITEM #2

**PUBLIC HEARING ON
GENERAL PLAN AMENDMENT 2004-01
Joint-noticed. C.C. mtg. 4/27/04**

A. Amendment of Housing Element/Consolidated Plan – Planning Commission

Consideration of revision to the Housing Element/Consolidated Plan for the 2004-2009 cycle.

B. Amendment of SDA #10 – Planning Commission

Expand boundaries to reflect Specific Plan 182.

AGENDA ITEM #3

**PUBLIC HEARING ON
AMENDMENT OF SPECIFIC PLAN 462 – Planning Commission
Joint-noticed. C.C. mtg. 4/27/04**

Request to extend boundary of Specific Plan 462 for automotive sales and service to include north and south sides of West Main Street between Johnson and Marshall Avenues.

AGENDA ITEM #4

**PUBLIC HEARING ON
SPECIFIC PLAN 499 – Hegwood
Joint-noticed. C.C. mtg. 4/27/04**

The subject property is located on the south side of Peach Avenue between Oro Street and North Second Street, and addressed as 1215 Peach Avenue; APN 484-252-04; General Plan Designation: Low Density Residential.

Request increased height for a proposed two-story residence in the R-2-R (Two Family Residential Restricted) zone.

AGENDA ITEM #5A

**PUBLIC HEARING ON
SPECIFIC PLAN 498 – Tucker
Joint-noticed. C.C. mtg. 5/11/04**

The subject property is located on the east side of Emerald Avenue between Tilling Way and Skyview Street, and addressed as 1215 Emerald Avenue; APN 492-580-51 & -58; General Plan Designation: Low Density Residential.

Request panhandle lots and alternative access in R-1-6 (Residential One Family 6,000 sq. ft.) zone.

AGENDA ITEM #5B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 529 – Tucker
Joint-noticed. C.C. mtg. 5/11/04**

The subject property is located on the east side of Emerald Avenue between Tilling Way and Skyview Street, and addressed as 1215 Emerald Avenue; APN 492-580-51 & -58; General Plan Designation: Low Density Residential.

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

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1286 – Riley**

The subject property is located on the east side of East Main Street between Greenfield Drive and Broadway, and addressed as 1665 E. Main Street; APN 507-200-45; LUC 6410; General Plan Designation: General Retail Commercial.

Request to renew a conditional use permit for recreational vehicle sales and repair in C-2 (General Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #6

**DISCUSSION ON
RESOLUTION OF INTENTION NO. 9934 Re: RVs, Boats & Motorcycle Sales and
Service in the M Zone.**

Set to public hearing.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT