

**AGENDA  
PLANNING COMMISSION  
APRIL 19, 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 April 5, 2004

**RESOLUTIONS** of April 5, 2004:

(adopted 4/5/04)

- 9934 - Set to Public Hearing Amend. of "M" zone
- 9935 - Recommend Approval GPA 2004-01 (Items A & B)
- 9936 - Recommend Approval Amendment of Specific Plan 462
- 9937 - Recommend Approval Specific Plan 499
- 9938 - Recommend Approval Specific Plan 498
- 9939 - Recommend Approval Specific Plan 529
- 9940 - Grant Amendment of Conditional Use Permit 1286

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #1A**

**PUBLIC HEARING ON  
VARIANCE 944 – Alexander for Weiser  
(C.C. Mtg. 5-25-04)**

The subject property is located on the north side of Flamingo Avenue between Second and Oro Streets, and addressed as 1230 Flamingo Avenue; APN 484-033-11; existing LUC 1111A, proposed LUC 1111A; General Plan Designation: Low Density Residential.

Request to reduce side yard setback in R-1-6 (Residential One Family 6,000 sq. ft.) zone.

**AGENDA ITEM #1B**

**PUBLIC HEARING ON  
SPECIFIC PLAN 500 – Alexander for Weiser  
(C.C. Mtg. 5-25-04)**

The subject property is located on the north side of Flamingo Avenue between Second and Oro Streets, and addressed as 1230 Flamingo Avenue; APN 484-033-11; existing LUC 1111A, proposed LUC 1111A; General Plan Designation: Low Density Residential.

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

**AGENDA ITEM #1C**

**PUBLIC HEARING ON  
TENTATIVE PARCEL MAP 618 – Alexander for Weiser  
(C.C. Mtg. 5-25-04)**

The subject property is located on the north side of Flamingo Avenue between Second and Oro Streets, and addressed as 1230 Flamingo Avenue; APN 484-033-11; existing LUC 1111A, proposed LUC 1111A; General Plan Designation: Low Density Residential.

Request to subdivide existing lot into two lots in the R-1-6 (Residential One Family 6,000 sq. ft. zone).

**AGENDA ITEM #2A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 224 – Jim Neil, CB Richard Ellis  
(C.C. Mtg. 5-25-04)**

The subject property is located on the northwest corner of Avocado Avenue and Lindell Avenue, and addressed as 792 Avocado Avenue; APN 493-010-20; General Plan Designation: Medium Density Residential.

Request to convert a 74-unit apartment complex to a common-interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #2B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 536 – Jim Neil, CB Richard Ellis  
(C.C. Mtg. 5-25-04)**

The subject property is located on the northwest corner of Avocado Avenue and Lindell Avenue, and addressed as 792 Avocado Avenue; APN 493-010-20; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #3A**

**PUBLIC HEARING ON  
VARIANCE 945 – Nextel of California for Meridian Baptist Church**

The subject property is located on the northwest corner of East Washington Avenue and South Third Street, 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 to exceed maximum building height in R-1-6 (Residential One Family 6,000 sq. ft.) zone.

**AGENDA ITEM #3B**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1970 – Nextel of California for Meridian Baptist Church**

The subject property is located on the northwest corner of East Washington Avenue and South Third Street, 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 to establish a wireless communications facility in a steeple in conjunction with an existing church in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1671 – Waste Management for City  
of El Cajon and Johnson Avenue Industrial Center LP, A California Limited  
Partnership**

The subject property is located on the south side of West Bradley Avenue between North Marshall and North Johnson Avenues, and addressed as 1001 W. Bradley Avenue and 925 O'Connor Street; APN 482-131-02, -03 & -07 and 760-234-64; LUC 0305; General Plan Designation: Industrial Park.

Request to expand the parking and outdoor storage areas of an existing solid waste collection facility in the M (Manufacturing) zone.

**DISCUSSION ITEMS:**

**AGENDA ITEM #5**

**DISCUSSION ON  
SEPARATE WATER METERS FOR SECOND-FAMILY UNITS**

**AGENDA ITEM #6**

**DISCUSSION ON  
APPEAL PLANNING DIRECTOR'S DECISION ON SITE DEVELOPMENT PLAN 1401**

**PREDRAFTED RESOLUTIONS**

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**