

# AGENDA

**PLANNING COMMISSION  
JUNE 14, 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 May 17, 2004

**RESOLUTIONS** of May 17, 2004

(adopted 5/17/04)

- 9955 - Recommend Approval Specific Plan 501
- 9956 - Recommend Approval Planned Unit Development 226
- 9957 - Recommend Approval Tentative Subdivision Map 538
- 9958 - Recommend Approval Planned Unit Development 227
- 9959 - Recommend Approval Tentative Subdivision Map 540
- 9960 - Recommend Approval Tentative Subdivision Map 539
- 9961 - Grant Conditional Use Permit 1983
- 9962 - Grant Conditional Use Permit 1984
- 9963 - Grant Conditional Use Permit 1986

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #1**

#### **CONTINUED PUBLIC HEARING ON CONDITIONAL USE PERMIT 1982 – Glassman Planning Associates (C. Keith Glassman) for Starbucks**

The subject property is located on the southeast corner of Broadway and North Mollison Avenue, and addressed as 903 Broadway; APN 484-282-38; existing LUC 5811A, proposed 5811A/0597; General Plan Designation: General Retail Commercial.

Request outdoor dining in conjunction with an existing restaurant in the C-2 (General

Commercial) zone. *Continued from the Planning Commission meeting of May 3, 2004.*

**AGENDA ITEM #2**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2247 – Planning Commission  
(Joint Noticed. C.C. mtg. 7-13-04)**

Request to rezone properties from the R-P zone to a zone that is consistent with the General Plan.

**AGENDA ITEM #3**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2248 – Planning Commission  
(Joint Noticed. C.C. mtg. 7-13-04)**

Request to rezone properties from the R-P zone to a zone that is consistent with the General Plan.

**AGENDA ITEM #4**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2249 – Loveless  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the west side of S. Magnolia Avenue between W. Chase and W. Renette Avenues, and addressed as 920 S. Magnolia Ave; APN 492-332-39; LUC 1111; General Plan Designation: Medium Density Residential.

Request to rezone property from the R-1-6 (Residential One-Family 6,000 Sq. Ft.) zone to the PRD Low-Medium zone.

**AGENDA ITEM #5A**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2233 – Hanna for Rockhaven Development, Inc.  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the north side of E. Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 E. Madison Avenue; APN 508-240-08; General Plan Designation: Low-Low Density Residential.

Request to prezone property from the County A-70 zone to the City R-E-20H (Residential 20,000 Sq. Ft./Hillside Overlay) zone.

**AGENDA ITEM #5B**

**PUBLIC HEARING ON  
SPECIFIC PLAN 502 – Hanna for Rockhaven Development, Inc.  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the north side of E. Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 E. Madison Avenue; APN 508-240-08; General Plan Designation: Low-Low Density Residential.

Request alternative access to proposed lots in the proposed R-E-20H (Residential 20,000 Sq. Ft./ Hillside Overlay) zone.

**AGENDA ITEM #5C**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 542 – Hanna for Rockhaven Development, Inc.  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the north side of E. Madison Avenue between Valley Rim Road and Eula Lane, and addressed as 2010 E. Madison Avenue; APN 508-240-08; General Plan Designation: Low-Low Density Residential.

Request an 8-lot subdivision in the proposed R-E-20H (Residential 20,000 Sq. Ft./Hillside Overlay) zone.

**AGENDA ITEM #6A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 228 – FGS Properties, LLC  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the northwest corner of N. Third Street and E. Madison Avenue, and addressed as 508 N. Third Street; APN 511-014-19; Existing LUC 1141A; proposed LUC 1141B; General Plan designation: Future Freeway.

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

**AGENDA ITEM #6B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 541 – FGS Properties, LLC  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the northwest corner of N. Third Street and E. Madison Avenue, and addressed as 508 N. Third Street; APN 511-014-19; Existing LUC 1141A; proposed LUC 1141B; General Plan designation: Future Freeway.

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

**AGENDA ITEM #7A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 229 – FGS Properties, LLC  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the southwest corner of S. Mollison Avenue and Portland Street, and addressed as 855 Portland Street; APN 493-225-26; General Plan Designation: Medium Density Residential.

Request to convert a 24-unit apartment complex to a common interest development in the R-3 (Multiple-Family) zone.

**AGENDA ITEM #7B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 543 – FGS Properties, LLC  
(Joint Noticed. C.C. mtg. 7-13-04)**

The subject property is located on the southwest corner of S. Mollison Avenue and Portland Street, and addressed as 855 Portland Street; APN 493-225-26; General Plan Designation: Medium Density Residential.

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

**DISCUSSION ITEMS:**

**AGENDA ITEM #8**

**RESOLUTION OF INTENTION NO. 9964**

To set to public hearing Amendment of Zoning Ordinance Section 17.64.170 re: disabled parking requirements

**AGENDA ITEM #9**

**RESOLUTION OF INTENTION NO. 9965**

To set to public hearing amendment of Specific Plan 182 to allow sale of used merchandise by conditional use permit.

**AGENDA ITEM #10**

**RESOLUTION OF INTENTION NO. 9969**

To set to public hearing Amendment of Zoning Ordinance re: sales of secondhand merchandise in C-1, C-2, C-R & C-M zones.

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**