

**AGENDA
PLANNING COMMISSION
JUNE 28, 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 June 14, 2004

RESOLUTIONS of June 14, 2004 (adopted 6/14/04):

- 9964 - Set to public hearing Am ZO re Sec. 17.64.170 re. disabled parking requirements
- 9965 - Set to public hearing Am SP 182 to allow sale of used merchandise by CUP
- 9966 - Grant Conditional Use Permit 1982
- 9967 - Recommend approval of Zone Reclassification 2247
- 9968 - Recommend approval of Zone Reclassification 2248
- 9969 - Set to public hearing Am ZO re: sales of secondhand merchand. in C-1, C-2, C-R & C-M zones
- 9970 - Recommend approval of Zone Reclassification 2249
- 9971 - Recommend approval of Zone Reclassification 2233
- 9972 - Recommend approval of Specific Plan 502
- 9973 - Recommend approval of Tentative Subdivision Map 542
- 9974 - Recommend approval of Planned Unit Development 228
- 9975 - Recommend approval of Tentative Subdivision Map 541
- 9976 - Recommend approval of Planned Unit Development 229
- 9977 - Recommend approval of Tentative Subdivision Map 543

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2250 – Moehrle
(CC Mtg. July 27, 2004)**

The subject property is located on the west side of Avocado Avenue between East Lexington and East Camden Avenues, and addressed as 448 Avocado Avenue; APN 488-241-36; existing 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 R-3

(Multiple Family) zone.

AGENDA ITEM #2A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 219 – Westone Management Consultants
(CC Mtg. July 27, 2004)**

The subject property is located on the east side of North Mollison Avenue between East Main Street and East Madison Avenue, and addressed as 361 N. Mollison Avenue; APN 488-063-19, -25, -32 & -33; existing LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 21-unit apartment complex to a common-interest development in the R-3 (Multiple Family) development.

AGENDA ITEM #2B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 531 – Westone Management Consultants
(CC Mtg. July 27, 2004)**

The subject property is located on the east side of North Mollison Avenue between East Main Street and East Madison Avenue, and addressed as 361 N. Mollison Avenue; APN 488-063-19, -25, -32 & -33; existing LUC 1141A, proposed 1141B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 231 – Westone Management Consultants for Buege
(CC Mtg. July 27, 2004)**

The subject property is located on the west side of Dominguez Way south of East Madison Avenue, and addressed as 353 Dominguez Way; APN 488-063-21, -22 & -27; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 545 – Westone Management Consultants for Buege
(CC Mtg. July 27, 2004)**

The subject property is located on the west side of Dominguez Way south of East Madison Avenue, and addressed as 353 Dominguez Way; APN 488-063-21, -22 & -27; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 230 – Easter
(CC Mtg. July 27, 2004)**

The subject property is located on the west side of Emerald Avenue between Chamberlain Street and Palm Avenue, and addressed as 436 Emerald Avenue; APN 487-541-20; General Plan Designation: Medium Density residential.

Request a five-unit common interest development in the R-3 (Multiple Family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 544 – Easter
(CC Mtg. July 27, 2004)**

The subject property is located on the west side of Emerald Avenue between Chamberlain Street and Palm Avenue, and addressed as 436 Emerald Avenue; APN 487-541-20; General Plan Designation: Medium Density residential.

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

AGENDA ITEM #5A

**PUBLIC HEARING ON
SPECIFIC PLAN 503 – Cingular Wireless for The Chaldean Church of USA
(CC Mtg. July 27, 2004)**

The subject property is located on the south side of East Washington Avenue between South Mollison and South Lincoln Avenues, and addressed as 799 E. Washington Avenue; APN 493-104-58; existing LUC 6911A/6810A, proposed LUC 6911A/6810A/4712B; General Plan Designation: Medium Density Residential.

Request to exceed maximum building height for a proposed wireless communications facility in the R-3-R (Multiple Family Restricted) zone.

AGENDA ITEM #5B

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 1987 – Cingular Wireless for The Chaldean Church of USA
(CC Mtg. July 27, 2004)**

The subject property is located on the south side of East Washington Avenue between South Mollison and South Lincoln Avenues, and addressed as 799 E. Washington Avenue; APN 493-104-58; existing LUC 6911A/6810A/4712B; General Plan Designation: Medium Density Residential.

Request a wireless telecommunications facility (faux pine tree) in the R-3-R (Multiple Family Restricted) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1613 - DeBoskey**

The subject property is located on the south side of Broadway between North Second and Oro Streets, and addressed as 1275 Broadway; APN 484-251-72; LUC 5813; General Plan Designation: General Retail Commercial.

Request renewal of conditional use permit for drive-thru facilities in conjunction with an existing fast food restaurant in the C-2 zone.

DISCUSSION ITEMS:

AGENDA ITEM #7

DISCUSSION ON EXTENSION OF TIME FOR CONDITIONAL USE PERMIT 1956 – Alpha Project/Hamann Companies

Request extension of time for a transition service center in the C-2 (General Commercial) zone.

AGENDA ITEM #8

DISCUSSION ON DOWNTOWN ISSUES WITH CLAIRE CARPENTER

AGENDA ITEM #9

DISCUSSON ON CONFORMANCE WITH THE GENERAL PLAN – City of El Cajon

Re: Acquisition of property located on the north of E. Madison Avenue between E. Main Street and N. Third Street.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT