

**AGENDA
PLANNING COMMISSION
JULY 12, 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 28, 2004

RESOLUTIONS of June 28, 2004:

(Adopted 6/28/04)

- 9978 - Recommend approval Zone Reclassification 2250
- 9979 - Grant Amendment of Conditional Use Permit 1613
- 9980 - Grant extension of time for Conditional Use Permit 1956
- 9981 - Find acquisition of property in conformance with General Plan

CONTINUED PUBLIC HEARING ITEM:

AGENDA ITEM #1

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

The subject property is located on the south side of Broadway between N. First Street and N. 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, March 22, and April 5, 2004.*

Request for renewal of conditional use permit for a liquor store in the C-2 (General Commercial) zone.

PUBLIC HEARING ITEMS:

AGENDA ITEM #2A

PUBLIC HEARING ON ZONE RECLASSIFICATION 2251 – Priest Development Corp. (Joint Noticed. C.C. mtg 8-10-04)

The subject property is located on the east side of Ballantyne Street between Broadway and Cedar Street, and addressed as 823 & 841 Ballantyne Street and an adjacent vacant lot; APN 483-240-82 and a portion of 483-240-84; existing LUC 1111E, proposed LUC 1110A; General Plan designation: Low Density Residential.

Request to rezone property from the R-1-6 (residential one-family 6,000 sq. ft.) zone to the PRD-Low (Planned Residential Development-Low Density) zone.

AGENDA ITEM #2B

PUBLIC HEARING ON PLANNED RESIDENTIAL DEVELOPMENT 60 – Priest Development Corp. (Joint Noticed. C.C. mtg 8-10-04)

The subject property is located on the east side of Ballantyne Street between Broadway and Cedar Street, and addressed as 823 & 841 Ballantyne Street and an adjacent vacant lot; APN 483-240-82 and a portion of 483-240-84; existing LUC 1111E, proposed LUC 1110A; General Plan designation: Low Density Residential.

Request 26 detached, single-family homes in the proposed PRD-Low (Planned Residential Development-Low Density) zone.

AGENDA ITEM #2C

PUBLIC HEARING ON TENTATIVE SUBDIVISION MAP 547 – Priest Development Corp. (Joint Noticed. C.C. mtg 8-10-04)

The subject property is located on the east side of Ballantyne Street between Broadway and Cedar Street, and addressed as 823 & 841 Ballantyne Street and an adjacent vacant lot; APN 483-240-82 and a portion of 483-240-84; General Plan designation: Low Density Residential.

Request a 29-lot subdivision in the proposed PRD-Low (Planned Residential Development-Low Density) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
AMENDMENT OF SPECIFIC PLAN 325 – Chase-Prescott Associates
(Joint Noticed. C.C. mtg 8-10-04)**

The subject property is located on the north side of E. Chase Avenue between Prescott and Avocado Avenues, and addressed as 250-260 E. Chase Avenue; APN 493-172-32; LUC 6301; General Plan designation: Office/Non-Retail.

Request to expand an existing office building in the O-P (Office Professional) zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 232 – MG Properties
(Joint Noticed. C.C. mtg 8-10-04)**

The subject property is located on the south side of Greenfield Drive between N. Second and Bostonia Streets, and addressed as 1321 Greenfield Drive; APN 484-120-44; existing LUC 1142A, proposed LUC 1142B; General Plan designation: General Retail Commercial.

Request to convert an existing 34-unit apartment complex to a common interest development in the R-3 (Multiple-Family) zone.

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 546 – MG Properties
(Joint Noticed. C.C. mtg 8-10-04)**

The subject property is located on the south side of Greenfield Drive between N. Second and Bostonia Streets, and addressed as 1321 Greenfield Drive; APN 484-120-44; existing LUC 1142A, proposed LUC 1142B; General Plan designation: General Retail Commercial.

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

AGENDA ITEM #5

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1154 – Giovanni Spinali/Auto Tech**

The subject property is located on the north side of El Cajon Blvd between Boulevard Place and Hill Street, and addressed as 900-930 El Cajon Blvd; APN 492-650-11 & -12; LUC 5511A/6410; General Plan designation: General Retail Commercial/Special Development Area #10.

Request renewal of a conditional use permit for automotive sales and repair in the C-2 (General Commercial) zone.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1779 – Struyk**

The subject property is located on the south side of Broadway between Grape and Third Streets, and addressed as 1419 – 1427 Broadway; APN 507-281-69; LUC 5511A; General Plan designation: Medium Density Residential.

Request renewal of conditional use permit for automotive sales in the C-2 (General Commercial) zone.

DISCUSSION ITEM:

AGENDA ITEM #7

**DISCUSSION ON
CONDITIONAL USE PERMIT 1581 – Cingular Wireless**

The subject property is located on the south side of Hill Street between I-8 and El Cajon Boulevard, and addressed as 1365 Hill Street; APN 487-780-37; General Plan designation: Light Industrial.

Request for a major/minor change determination to modify an existing wireless telecommunications facility in the C-M (Heavy Commercial/Light Industrial) zone.

AGENDA ITEM #8

**DISCUSSION ON
COMMON OPEN SPACE / RECREATION AREA IN CONDOMINIUM CONVERSION
PROJECTS**

Report to the Planning Commission in response to a request for guidance on this project.

AGENDA ITEM #9

**DISCUSSION ON
A "STAR IN EL CAJON"**

Review of prior Beautification Awards Program.

PREDRAFTED RESOLUTIONS

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

ORAL COMMUNICATIONS

CORRESPONDENCE

ADJOURNMENT