

**AGENDA  
PLANNING COMMISSION  
AUGUST 16, 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 July 26, 2004

**RESOLUTIONS** of July 26, 2004:

(adopted 7/26/04)

- 9992 - Grant Withdrawal of Planned Unit Development 230
- 9993 - Grant Withdrawal of Tentative Subdivision Map 544
- 9996 - Recommend Approval Amendment of Specific Plan 182
- 9997 - Recommend Approval Am. C-1, C-2, C-4 & C-M zones
- 9998 - Recommend Approval Specific Plan 504
- 9999 - Recommend Approval Planned Unit Development 235
- 10000 - Recommend Approval Tentative Subdivision Map 549
- 10001 - Recommend Approval Planned Unit Development 234
- 10002 - Recommend Approval Tentative Subdivision Map 548
- 10003 - Grant Amendment of Conditional Use Permit 1035

**DISCUSSION ITEMS:**

**AGENDA ITEM #1**

**DISCUSSION ON**

**AMENDMENT OF CONDITIONAL USE PERMIT 732 – Literacy First School @ Foursquare Church**

The subject property is located on the north side of East Bradley Avenue between North First Street and North Mollison Avenue, and addressed as 1012 E. Bradley Avenue; APN 388-201-63 & 388-203-10, -21 & -22; LUC 911A; General Plan Designation: Low Density Residential.

Six-month review of religious facility (church) in the R-1-6 (Residential One Family 6,000 sq. ft.) zone.

**AGENDA ITEM #2**

**DISCUSSION ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1080 – Volunteers of America**

The subject property is located on the northwest corner of South Magnolia and West Lexington Avenues, and addressed as 290 S. Magnolia Avenue; APN 488-162-15; LUC 1200; General Plan Designation: Special Development Area #9/Office Non-retail.

Request major/minor change determination to modify the number of approved beds in an existing board and care facility/homeless shelter in the O-P (Office Professional) zone.

**PUBLIC HEARING ITEMS:**

**AGENDA ITEM #3A**

**CONTINUED PUBLIC HEARING ON  
SPECIFIC PLAN 503 – Cingular Wireless for The Chaldean Church of USA**

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. ***Continued from the meetings of June 28 and July 26, 2004.***

**AGENDA ITEM #3B**

**CONTINUED PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 1987 – Cingular Wireless for The Chaldean Church of USA**

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) in the R-3-R (Multiple Family Restricted) zone. ***Continued from the meetings of June 28 and July 26, 2004.***

**AGENDA ITEM #4A**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2251 – Priest Development Corp.**

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. ***Delayed from the meeting of July 12, 2004 due to a lack of a quorum.***

**AGENDA ITEM #4B**

**PUBLIC HEARING ON  
PLANNED RESIDENTIAL DEVELOPMENT 60 – Priest Development Corp.**

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 for 26 single-family residences in the proposed the PRD-Low (Planned Residential Development-Low Density) zone. ***Delayed from the meeting of July 12, 2004 due to a lack of a quorum.***

**AGENDA ITEM #4C**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 547 – Priest Development Corp.**

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. ***Delayed from the meeting of July 12, 2004 due to a lack of a quorum.***

Request a 29-lot subdivision in the proposed PRD-Low (Planned Residential Development-Low Density) zone. ***Delayed from the meeting of July 12, 2004 due to a lack of a quorum.***

**AGENDA ITEM #5A**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2252 – Weiland Development Company for Under, Birrenkott,  
Jannone Family Trust**

The subject property is located on the north side of Villa Crest Drive between Country Crest and Pepper Hill Drives, and addressed as 1628 Villa Crest Drive; APN 400-330-30 & 507-081-08; existing LUC 1111, proposed LUC 1110A; General Plan Designation: Low Density Residential.

Request to prezone and rezone property from the County RS4 and City of El Cajon R-1-6 zones to the City PRD-Low (Planned Residential Development-Low) zone.

**AGENDA ITEM #5B**

**PUBLIC HEARING ON  
PLANNED RESIDENTIAL DEVELOPMENT 61 – Weiland Development Company**

The subject property is located on the north side of Villa Crest Drive between Country Crest and Pepper Hill Drives, and addressed as 1628 Villa Crest Drive; APN 400-330-30 & 507-081-08; existing LUC 1111, proposed LUC 1110A; General Plan Designation: Low Density Residential.

Request 24-unit common interest development in the proposed PRD-Low (Planned Residential Development-Low) zone.

**AGENDA ITEM #5C**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 553 – Weiland Development Company**

The subject property is located on the north side of Villa Crest Drive between Country Crest and Pepper Hill Drives, and addressed as 1628 Villa Crest Drive; APN 400-330-30 & 507-081-08; existing LUC 1111, proposed LUC 1110A; General Plan Designation: Low Density Residential.

Request a 25-lot subdivision including one common lot in the proposed PRD-Low (Planned Residential Development-Low) zone.

**AGENDA ITEM #6A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 236 – Decker Street, L.P.**

CC Mtg. 9/14/04

The subject property is located on the southwest corner of Decker and Ballard Streets, and addressed as 1165 Decker Street; APN 489-380-30; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 16-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #6B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 550 – Decker Street, L.P.**

CC Mtg. 9/14/04

The subject property is located on the southwest corner of Decker and Ballard Streets, and addressed as 1165 Decker Street; APN 489-380-30; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #7A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 237 – CondoConversions.com for Maple Park Property, a  
General Partnership**

CC Mtg. 9/14/04

The subject property is located on the west side of North First Street between East Madison Avenue and East Main Street, and addressed as 390 N. First Street; APN 489-130-58; existing LUC 1142A, proposed LUC 1142B; 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 #7B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 551 – CondoConversions.com for Maple Park Property, a  
General Partnership.**

CC Mtg. 9/14/04

The subject property is located on the west side of North First Street between East Madison Avenue and East Main Street, and addressed as 390 N. First Street; APN 489-130-58; existing LUC 1142A, proposed LUC 1142B; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #8A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 239 – Eric Comer, CB Richard Ellis**

CC Mtg. 9/14/04

The subject property is located on the northwest corner of Naranca Avenue and North Third Street, and addressed as 1490 Naranca Avenue; APN 507-283-21; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

Request to convert an existing 14-unit apartment complex to a common interest development in the R-3 (Multiple Family) zone.

**AGENDA ITEM #8B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 554 – Eric Comer, CB Richard Ellis**

CC Mtg. 9/14/04

The subject property is located on the northwest corner of Naranca Avenue and North Third Street, and addressed as 1490 Naranca Avenue; APN 507-283-21; existing LUC 1141A, proposed LUC 1141B; General Plan Designation: Medium Density Residential.

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

**AGENDA ITEM #9**

**PUBLIC HEARING ON  
AMENDMENT OF ZONING ORDINANCE SEC. 17.64.170 – Planning Commission**

CC Mtg. 9/14/04

To consider amendment of Section 17.64.170 of the Zoning Ordinance regarding disabled parking requirements.

***PREDRAFTED RESOLUTIONS***

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

**ORAL COMMUNICATIONS**

**CORRESPONDENCE**

**ADJOURNMENT**