



# City of El Cajon

## Planning Commission

TOM BLACK, Chairman  
TONY AMBROSE  
ANTHONY SOTTILE  
WILLIAM WELLS  
GARY WOODS

# AGENDA

**PLANNING COMMISSION**  
**September 25, 2006 - 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 September 11, 2006.

(Resolutions adopted September 11, 2006)

- 10343 Grant Amendment of Conditional Use Permit 1973
- 10349 Resolution of Intention – General Plan Amendment 2006-03
- 10353 Resolution of Intention – Zone Reclassification 2282
- 10354 Resolution of Intention – Zone Reclassification 2283
- 10362 Recommended approval of Planned Unit Development 324
- 10363 Recommended approval of Tentative Subdivision Map 638
- 10364 Recommended approval of Amendment of Zoning Ordinance – Historic Preservation Ordinance
- 10365 Grant Conditional Use Permit 2024
- 10366 Grant Conditional Use Permit 2033

**APPEAL PERIOD:** The appeal period for the items on this Agenda will end on Monday, October 9, 2006 at 5:00 p.m.

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #1**

#### **PUBLIC HEARING ON**

#### **GENERAL PLAN AMENDMENT 2006-03 – Planning Commission:**

**(joint-noticed CC mtg 10-24-06 )**

Request to amend the General Plan designation for properties from “Medium Density Residential” and “High Density Residential” to “Office/Non-Retail” **AND** “Office/Non-Retail” to “Medium Density Residential” for properties addressed as follows: 131, 225 and 237 Avocado Avenue, 405 East Lexington Avenue, 855, 892 and 1320 East Madison Avenue, 553 South Magnolia Avenue and 505 North Mollison Avenue.

## **AGENDA ITEM #2**

### **PUBLIC HEARING ON ZONE RECLASSIFICATION 2283 – Planning Commission (joint-noticed CC mtg 10-24-06 )**

The subject properties are addressed as 131, 225, 237 and 320 Avocado Avenue; 405, 615 and 670 E. Lexington Avenue, 553 S. Magnolia Avenue and vacant properties on Lincoln and Taft Avenues; APN: 488-232-28, 488-232-26, 488-232-32, 488-241-42, 488-242-43, 488-250-02, 488-233-44, 488-290-14, 488-233-27, 488-233-53, 488-233-54, 488-233-50 and 488-233-51; General Plan Designation: (proposed): Office/Non-Retail and Medium Density Residential.

Request to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone, R-3 (Multiple-Family) zone, R-2 (Two-Family Residential) zone or P (Parking) zone.

## **AGENDA ITEM #3**

### **PUBLIC HEARING ON ZONE RECLASSIFICATION 2282 – Planning Commission (joint-noticed CC mtg 10-24-06 )**

The subject properties are addressed as 236 Jamacha Road, 1320 and 1406 E. Madison Avenues, 1475 Oakdale, 1260 and 1276 E. Washington Avenues; APN: 489-210-35, 489-123-70, 511-015-22, 511-014-16, 489-333-30 and 489-333-31; General Plan Designation: Medium Density Residential, Low Density Residential and General Retail Commercial.

Request to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone, R-3 (Multiple-Family) zone or R-2 (Two-Family Residential) zone.

## **AGENDA ITEM #4**

### **PUBLIC HEARING ON AMENDMENT OF SPECIFIC PLAN 428 - – Bagby (joint-noticed CC mtg 10-24-06 )**

The subject property is located on the south side of E. Main Street between Melody Lane and E. Madison Avenue, and addressed as 1341 E. Main Street; APN: 489-180-62; General Plan Designation: General Retail Commercial.

Request manufactured home sales in the C-2 (General Commercial) zone.

## **AGENDA ITEM #5A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 325 - Silverthorn  
(joint-noticed CC mtg 10-24-06)**

The subject property is located on the south side of Peach Ave. between First and Oro Streets and addressed as: 1157 Peach Avenue; APN: 484-191-12; General Plan Designation: Low Density Residential.

Request to construct a three-unit common interest development in the R-2-R (Two-Family Restricted) zone.

**AND**

## **AGENDA ITEM #5B**

**PUBLIC HEARING ON  
TENTATIVE PARCEL MAP 632 – Silverthorn  
(joint-noticed CC mtg 10-24-06)**

The subject property is located on the south side of Peach Ave. between First and Oro Streets and addressed as: 1157 Peach Avenue, APN: 484-191-12; General Plan Designation: Low Density Residential.

Request a four-lot subdivision in the R-2-R (Two-Family Restricted) zone.

## **AGENDA ITEM #6**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 2035 – So Relax for Westfield Shoppingtown Parkway Plaza**

The subject property is located within the Parkway Plaza Mall which is located on the south side on Fletcher Parkway between N. Johnson Avenue and Highway 67, and addressed as 415 Parkway Plaza. General Plan Designation: Regional Retail Commercial.

Request to establish a massage establishment in the C-R (Regional Commercial) zone.

## **DISCUSSION ITEMS:**

### **AGENDA ITEM #7**

#### **DISCUSSION ON 2007 PLANNING COMMISSION MEETING SCHEDULE**

Request approval of the Planning Commission meeting schedule for the 2007 calendar year.

### **AGENDA ITEM #8**

#### **DISCUSSION ON RESOLUTION OF INTENTION NO. 10367**

Adopt a Resolution of Intention to set a public hearing on Monday, October 9, 2006 to initiate Zone Reclassification 2284 for the rezoning of various properties from the R-P (Residential Professional) zone to the O-P (Office-Professional) zone.

### **AGENDA ITEM #9**

#### **DISCUSSION ON RESOLUTION OF INTENTION NO. 10368**

Adopt a Resolution of Intention to set a public hearing on Monday, October 9, 2006 to initiate Zone Reclassification 2285 for the rezoning of various properties from the R-P (Residential Professional) zone to the R-2 (Two-Family) zone, R-3 (Multiple-Family) zone, R-1-6 (Residential One-Family, 6,000 sq. ft.) zone, or the O-P (Office Professional) zone.

#### **PREDRAFTED RESOLUTIONS**

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

#### **ORAL COMMUNICATIONS**

This is the opportunity for a member of the public or the Commission to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Oral Communications except to refer the item to the staff for administrative action or to place it on a future agenda.

#### **CORRESPONDENCE**

#### **ADJOURNMENT**