



City of El Cajon Planning Commission



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



AGENDA

PLANNING COMMISSION

December 11, 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 November 20, 2006.

(Resolutions adopted November 20, 2006)

- 10383 Resolution of Intention: AM of Zoning Ordinance: Wireless Communications
- 10394 Recommended approval of Zoning Ordinance: Deletion of R-P Zone
- 10395 Resolution granted Amendment of Conditional Use Permit 1461
- 10396 Resolution granted Amendment of Conditional Use Permit 1851
- 10397 Resolution of Intention: Set hearing – Miller's Towing

APPEAL PERIOD: The appeal period for the items on this Agenda will end on Wednesday, December 27, 2006 at 5:00 p.m.

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE RE: WIRELESS COMMUNICATIONS
FACILITIES – Planning Commission
(joint-noticed CC meeting 01-23-07)

Request to amend the Zoning Ordinance, Section 17.60.500 (wireless) to reflect state law changes as a result of Senate Bill 1627.

AGENDA ITEM #2

PUBLIC HEARING ON AMENDMENT OF CONDITIONAL USE PERMIT 1410 – John Koutsoukos

The subject property is located on the southwest corner of East Main and Ballard Streets, and addressed as 1183 East Main St., APN: 489-380-24; General Plan Designation: General Retail Commercial.

Request to renew a Conditional Use Permit for an existing flower kiosk in the C-2 (General Commercial) zone.

AGENDA ITEM #3

PUBLIC HEARING ON AMENDMENT OF CONDITIONAL USE PERMIT 1806 – The Planning Consortium, (Agent for Verizon Wireless) for The Eparchy of Our Lady of Lebanon of Los Angeles

The subject property is located on the west side of Medford St. between Navajo Rd. and Katherine St., and addressed as 750 Medford St., APN: 481-010-39; General Plan Designation: Low Density Residential.

Request to renew a Conditional Use Permit for a wireless communication facility in the R-S-9-H (Residential Suburban 9,000 Sq. Ft., Hillside Overlay) zone.

AGENDA ITEM #4

PUBLIC HEARING ON CONDITIONAL USE PERMIT 2037 -- McFarland

The subject property is located on the east side of Silvery Lane east of N. Westwind Dr., and addressed as 491 Silvery Lane; APN: 486-181-11-00; General Plan Designation: Low Density Residential.

Request to construct a detached accessory structure with a bathroom in the R-1-6 (Residential One-Family, 6,000 sq. ft.) zone.

DISCUSSION ITEMS:

AGENDA ITEM #5

DISCUSSION ON RESOLUTION OF INTENTION NO. 10402

Adopt a Resolution of Intention to set a public hearing on January 8, 2007, to initiate Zone Reclassification 2288 to consider rezoning the property located at 327 Claydelle Avenue from the R-P (Residential Professional) zone to the R-2 (Two-Family) zone.

AGENDA ITEM #6

DISCUSSION ON MAJOR / MINOR CHANGE DETERMINATION FOR CONDITIONAL USE PERMIT 2001 - Harley-Davidson of El Cajon Inc.

The subject property is located on the southeast side of El Cajon Blvd between Franklin Ave. and S. Johnson Ave., and addressed as 557 and 621 El Cajon Blvd.; and also located on the south side of Chamberlain Ave. between El Cajon Blvd. and S. Johnson Ave., and addressed as 791 Chamberlain Ave.

Request for major / minor determination on replacement building elevations and site plan for the expansion of an existing motorcycle sales and service center in the C-2 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

The Planning Commission meeting held this 11th day of December 2006 is adjourned to Monday, January 8, 2007 at 7 p.m.

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