



# City of El Cajon Planning Commission

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

## AGENDA

**PLANNING COMMISSION**  
**January 8, 2007 - 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 December 11, 2006.

(Resolutions adopted December 11, 2006)

10398 Recommended approval of Amendment of Zoning Ordinance: Wireless Communications Facility

10400 Granted Amendment of Condition Use Permit 1806

10401 Granted Conditional Use Permit 1851

10402 Resolution of Intention: Set hearing – ZR 2288

**APPEAL PERIOD:** The appeal period for the items on this Agenda will end on Monday, January 22, 2007 at 5:00 p.m.

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #1**

**PUBLIC HEARING ON**  
**ZONE RECLASSIFICATION 2286 -- Flores**  
***(joint noticed CC mtg. 02-13-07)***

The subject property is located on the east side of S. Mollison Ave. between E. Lexington and E. Washington Avenues, and addressed as 521 S. Mollison Ave; APN: 488-262-53; 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-2 (Two Family) zone.

## **AGENDA ITEM #2**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2287 -- Waleed Yousif  
*(joint noticed CC mtg. 02-13-07)***

The subject property is located on the west side of Avocado Ave., between Camden and E. Washington Avenues, and addressed as 524 Avocado Ave.; APN: 488-331-15-00; General Plan Designation: Low Medium Residential.

Request to rezone property from the R-1-6 (Residential One-Family, 6,000 sq. ft) zone to the R-2 (Two-Family) zone.

## **AGENDA ITEM #3**

**PUBLIC HEARING ON  
ZONE RECLASSIFICATION 2288 -- Planning Commission  
*(joint noticed CC mtg. 02-13-07)***

The subject property is located on the east side of Claydelle Ave., between E. Lexington and E. Camden Aves., and addressed as 327 & 329 Claydelle Ave.; APN: 488-241-30; General Plan Designation: Office/Non-Retail.

Request to rezone property from the R-P (Residential Professional) zone to the R-2 (Two-Family) zone.

## **AGENDA ITEM #4A**

**PUBLIC HEARING ON  
PLANNED UNIT DEVELOPMENT 328 – CondoConversions.com for S&H Builders  
and Development  
*(joint noticed CC mtg. 02-13-07)***

The subject property is located on the southeast corner of Chamberlain Ave. and S. Johnson Ave., and addressed as 653 - 681 Chamberlain Avenue; APN: 487-544-63-00; General Plan Designation: Medium Density Residential.

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

## **AGENDA ITEM #4B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 640 – CondoConversions.com for S&H Builders  
and Development  
(joint noticed CC mtg. 02-13-07)**

The subject property is located on the southeast corner of Chamberlain Ave. and S. Johnson Ave., and addressed as 653 - 681 Chamberlain Avenue; APN: 487-544-63-00; General Plan Designation: Medium Density Residential.

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

## **DISCUSSION ITEMS:**

### **AGENDA ITEM #5**

**DISCUSSION ON  
CONDITIONAL USE PERMIT 2028 – Planning Commission for Kersten**

The subject property is located on the southeast side of El Cajon Blvd. between Chamberlain St. and Palm Ave., and addressed as 461 El Cajon Boulevard; APN: 487-532-09; General Plan Designation: Special Development Area No. 10/General Retail Commercial.

Second review of motorcycle sales and rentals in the C-2 (General Commercial) 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 8<sup>th</sup> day of January 2007 is adjourned to Monday, January 22, 2007 at 7 p.m.