



City of El Cajon Planning Commission

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

AGENDA

PLANNING COMMISSION

January 22, 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 January 8, 2007

(Resolutions adopted January 8, 2007)

- 10399 Denied without prejudice Zone Reclassification 2286
- 10403 Recommended approval of Zone Reclassification 2287
- 10404 Recommended approval of Zone Reclassification 2288
- 10405 Recommended approval of Planned Unit Development 328
- 10406 Recommended approval of Tentative Subdivision Map 640

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

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1

CONTINUED PUBLIC HEARING ON AMENDMENT OF CONDITIONAL USE PERMIT 1410 – John Koutsoukos (for Main Street Flowers)

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. (***Continued from the Planning Commission meeting of December 11, 2006***)

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**PUBLIC HEARING ON
AMENDMENT OF THE ZONING ORDINANCE RE: OFFSITE MOTOR VEHICLE
SALES – Planning Commission
*(joint noticed CC mtg. 02-27-07)***

Request to consider referral from City Council to permit off-site motor vehicle sales subject to restrictions.

AGENDA ITEM #3A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 319 -- CondoConversions.com for Waris & Lai
*(joint noticed CC mtg. 02-27-07)***

The subject property is located on the south side of E. Washington Ave., between S. Mollison Ave. and S. Anza St., and addressed as 957 E. Washington Ave.; APN: 493-103-07; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #3B

**PUBLIC HEARING ON
TENTATIVE SUBDIVISION MAP 633 -- CondoConversions.com for Waris & Lai
*(joint noticed CC mtg. 02-27-07)***

The subject property is located on the south side of E. Washington Ave., between S. Mollison Ave. and S. Anza St., and addressed as 957 E. Washington Ave.; APN: 493-103-07; General Plan Designation: Medium Density Residential.

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

AGENDA ITEM #4

PUBLIC HEARING ON CONDITIONAL USE PERMIT 2023 – Planning Commission (Millers Towing for Tisdale)

The subject property is located on the west side of Pioneer Way between W. Bradley Ave. and Vernon Way, and addressed as 1402 Pioneer Way; APN 483-021-30; General Plan Designation: Industrial Park.

Request to consider revocation of a conditional use permit for towing services and an impound yard in the M (Manufacturing) zone.

DISCUSSION ITEMS:

AGENDA ITEM #5

DISCUSSION ON SIGN APPLICATION 170 – Sign Methods for The Home Depot

The subject property is located on the north side of Fletcher Parkway between Pioneer Way and N. Magnolia Ave., and addressed as 298 Fletcher Parkway; APN: 483-071-48-00; General Plan Designation: Regional Commercial.

Request to construct a freeway-oriented sign in the C-R (Regional Commercial) zone.

AGENDA ITEM #6

DISCUSSION ON ELECTION OF OFFICERS

Election of officers for the Planning Commission will be held at the February 12, 2007 meeting.

AGENDA ITEM #7

DISCUSSION ON STAFF REPORT SURVEY

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 22nd day of January 2007 is adjourned to Monday, February 12, 2007 at 7 p.m.