



# City of El Cajon Planning Commission

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

## AGENDA

February 26, 2007 - 7:00 P.M.  
Council Chamber  
200 E. Main St.  
El Cajon, CA



*A quality community through responsible change,  
continuous improvement, and superb public service.*

*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 February 12, 2007.  
(No Resolutions were adopted February 12, 2007)

**APPEAL PERIOD:** The appeal period for the items on this Agenda will end on Monday, March 12, 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 meetings of December 11, 2006 and January 22, 2007)***

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #2**

**PUBLIC HEARING ON  
GENERAL PLAN AMENDMENT 2007-01: Amendment of Housing  
Element/Consolidated Plan – Planning Commission  
(joint-noticed CC mtg 03-27-07)**

Request approval of technical revisions to the Housing Element and Consolidated Plan.

### **AGENDA ITEM #3**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1681 – Brian Cook and Associates  
(City of El Cajon)**

The subject property is located on the southwest corner of N. Magnolia Ave. and Coogan Way, and addressed as 1034 “A” North Magnolia Ave.; APN: 483-071-29; General Plan Designation: Regional Retail Commercial.

Request to renew a CUP for an existing wireless telecommunications facility in the C-R (Regional Commercial) zone.

### **AGENDA ITEM #4**

**PUBLIC HEARING ON  
CONDITIONAL USE PERMIT 2038 – Marks Architects (Gabriela Marks) for Tom &  
Leung Co., LLC**

The subject property is located on the east side of N. Second St., between E. Madison Ave. and E. Main St., and addressed as 335 N. Second St.; APN: 489-180-78-00; General Plan Designation: General Retail Commercial.

Request a new drive-thru fast-food restaurant in the C-2 (General Commercial) zone.

## **AGENDA ITEM #5**

### **DISCUSSION ON AMENDMENT OF ZONING ORDINANCE – Sign Regulations – Planning Commission**

Adopt Resolution of Intention to set public hearing on Amendment of the Zoning Ordinance relating to Sign Regulations.

### **DISCUSSION ITEMS:**

There are none.

### **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 26<sup>th</sup> day of February 2007 is adjourned to Monday, March 12, 2007 at 7 p.m.