

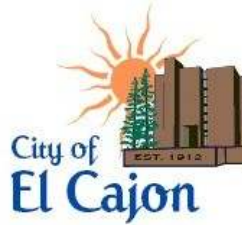


# City of El Cajon Planning Commission

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

## AGENDA

March 12, 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 26, 2007.

(Resolutions adopted February 26, 2007)

- 10407 Grant Approval of Amendment of Conditional Use Permit 1410
- 10412 Recommend approval of General Plan Amendment 2007-01
- 10413 Grant Approval of Amendment of Conditional Use Permit 1681
- 10414 Grant Approval of Conditional Use Permit 2038
- 10415 Resolution of Intention: Amendment of Zoning Ordinance: Sign Regulations

**APPEAL PERIOD:** The appeal period for the items on this Agenda will end on Monday, March 26, 2007 at 5:00 p.m.

## PUBLIC HEARING ITEMS:

### AGENDA ITEM #1A

#### PUBLIC HEARING ON

#### PLANNED RESIDENTIAL DEVELOPMENT 60 R – Ballantyne Development Company, LLC

*(joint noticed CC mtg. 04-10-07)*

The subject property is located on the east side of Ballantyne St. between Broadway and Cedar St., APN 483-240-82 & 84; General Plan Designation: Low Density Residential.

Request to construct a 26-unit residential development in the PRD-Low (Planned Residential Development – Low Density) zone.

## **AGENDA ITEM #1B**

**PUBLIC HEARING ON  
TENTATIVE SUBDIVISION MAP 547 R – Ballantyne Development Company, LLC  
*(joint noticed CC mtg. 04-10-07)***

The subject property is located on the east side of Ballantyne St. between Broadway and Cedar St.; APN 483-240-82 & 84; General Plan Designation: Low Density Residential.

Request to create a 29-lot common-interest subdivision (26 residential lots, two common area/open space lots, and one private street lot) in the PRD-Low (Planned Residential Development – Low Density) zone.

## **AGENDA ITEM #2**

**PUBLIC HEARING ON  
AMENDMENT OF ZONING ORDINANCE Re: Sign Regulations – Planning Commission  
*(joint noticed CC mtg. 04-10-07)***

Request consideration to amend certain regulations regarding signs.

## **AGENDA ITEM #3**

**PUBLIC HEARING ON  
AMENDMENT OF CONDITIONAL USE PERMIT 1797 – AKC Services, Inc. for Rudolph Bragg (Walgreens)**

The subject property is located on the east side of N. Second St., between E. Madison Ave. and E. Main St., and addressed as 215 N. Second St.; APN 489-180-15-00; General Plan Designation: General Retail Commercial.

Request addition of an electronic message display sign to an existing pole sign in the C-2 (General Commercial) zone.

## **DISCUSSION ITEM:**

### **AGENDA ITEM #4**

#### **DISCUSSION ON**

#### **MAJOR / MINOR CHANGE TO CONDITIONAL USE PERMIT 1849 – Artimex Iron Co., Inc. (Jose Padilla)**

The subject property is addressed as 315 Cypress Lane.

Request for a minor change to the conditional use permit for outdoor manufacturing to add a roof to existing outdoor crane way in the M (Manufacturing) 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 12<sup>th</sup> day of March 2007 is adjourned to Monday, March 26, 2007 at 7:00 p.m.