



# City of El Cajon Planning Commission

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

## AGENDA

**PLANNING COMMISSION**  
**April 23, 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 April 9, 2007.

(Resolutions adopted April 9, 2007)

- 10427 Grant withdrawal of Variance 949
- 10428 Grant Conditional Use Permit 2039
- 10429 Grant Withdrawal of Conditional Use Permit 2040
- 10430 Resolution of Intention: Revocation of Conditional Use Permit 472

**APPEAL PERIOD:** The appeal period for the items on this Agenda will end on Monday, May 7, 2007 at 5:00 p.m.

## **PUBLIC HEARING ITEMS:**

### **AGENDA ITEM #1**

**PUBLIC HEARING ON**  
**AMENDMENT OF ZONING ORDINANCE: RE: CHAPTER 17.52 HILLSIDE (H) OVERLAY**  
**ZONE – Planning Commission**  
*(joint noticed CC mtg. 05-22-07)*

Request to consider amending Chapter 17.52 regarding the Hillside (H) Overlay Zone.

## **AGENDA ITEM #2**

### **PUBLIC HEARING ON AMENDMENT OF CONDITIONAL USE PERMIT 1641 – Nasser for Robertson**

The subject property is located on the northeast corner of N. Second Street and Greenfield Drive, and addressed as 1313 N. Second Street; APN: 484-071-19; General Plan Designation: General Retail Commercial.

Request auto sales and light auto repair in the C-2 (General Commercial) zone.

## **AGENDA ITEM #3**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 2041 -- Philippines on Broadway for Regards to Broadway LP**

The subject property is located on the north side of Broadway between Oro and First Streets, and addressed as 1174 Broadway, Suite 101; APN: A portion of 484-184-09-00; General Plan Designation: General Retail Commercial.

Request take-out only restaurant/food items in the C-2 (General Commercial) zone.

## **AGENDA ITEM #4**

### **PUBLIC HEARING ON CONDITIONAL USE PERMIT 2042 -- Cavender for Westfield Parkway**

The subject property is located on the west side of N. Johnson Avenue between Arnele Avenue and Fletcher Parkway, and addressed as 415 Fletcher Parkway; APN: 482-270-33; General Plan Designation: Regional Retail Commercial.

Request multiple offsite outdoor motor vehicle sales events during the 2007 calendar year in the C-R (Regional Commercial) zone.

## **DISCUSSION ITEMS:**

There are no discussion items.

### **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 23rd day of April 2007 is adjourned to Monday, May 7, 2007 at 7 p.m.