



City of El Cajon Planning Commission

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

AGENDA

PLANNING COMMISSION
June 11, 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 May 21, 2007.
(Resolutions adopted May 21, 2007)
10435 Zone Reclassification 2291
10436 Modification of list for Minor Conditional Use Permit

MINUTES of Special Planning Commission meeting of May 24, 2007.

APPEAL PERIOD: The appeal period for the items on this Agenda will end on Monday, June 25, 2007 at 5:00 p.m.

PUBLIC HEARING ITEMS:

AGENDA ITEM #1

PUBLIC HEARING ON AMENDMENT OF CONDITIONAL USE PERMIT 1264 - Signtech Electrical Advertising Inc. for Newport Diversified Inc.

The subject property is located on the north side of Fletcher Parkway between N. Cuyamaca St. and N. Marshall Ave., and addressed as 1280 Fletcher Parkway; APN: 482-121-33-00; General Plan Designation: Regional Retail Commercial.

Request electronic message display sign in the C-R (Regional Commercial) zone.

AGENDA ITEM #2

PUBLIC HEARING ON CONDITIONAL USE PERMIT 2043 – Tabares Entertainment (dba Circus Vargas) for Westfield Parkway Plaza

The subject property is located on the east side of N. Johnson Avenue between Fletcher Parkway and Interstate 8, and addressed as 415 Fletcher Parkway; APN: 482-270-48
General Plan Designation: Regional Retail Commercial.

Request to conduct a circus from July 19-23, 2007 in the C-R (Regional Commercial) zone.

AGENDA ITEM #3

PUBLIC HEARING ON CONDITIONAL USE PERMIT 2044 – Evodio Garcia (Garcia’s Puebla Mercado) for Arnold K. Fieser

The subject property is located on the northwest side of E. Main Street, between E. Madison Ave. and Melody Lane, and addressed as 1398 E. Main Street; APN: 489-180-49-00; General Plan Designation: General Retail Commercial.

Request a take-out only service restaurant in the C-2 (General Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #4

DISCUSSION ON AMENDMENT OF CONDITIONAL USE PERMIT 194 – Foothills Christian High School

The subject property is located on the south side of Dryden Road between Garfield Avenue and Falmouth Drive, and addressed as 2321 Dryden Road; APN: 486-103-27 and -29; General Plan Designation: Low Density Residential.

Request one-year review of private high school for compliance with conditions in the R-1-6 (Residential One-Family 6,000 sq. ft.) 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 11th day of June 2007 is adjourned to Monday, June 25, 2007 at 7 p.m.