



# City of El Cajon

## Planning Commission

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

## AGENDA

July 9, 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 June 25, 2007.

(Resolutions adopted June 25, 2007)  
10440 Zone Reclassification 2290  
10441 Planned Residential Development 64  
10442 Tentative Subdivision Map 642  
10444 Conditional Use Permit 2045

**APPEAL PERIOD:** The appeal period for the items on this Agenda will end on Monday, July 23, 2007 at 5:00 p.m.

## PUBLIC HEARING ITEMS:

### AGENDA ITEM #1

#### PUBLIC HEARING ON

**CONDITIONAL USE PERMIT 2046 – Acme Cycles Inc. (dba Motoworld of El Cajon) for JBMMD, LLC**

***(joint noticed CC mtg. 08-14-07)***

The subject property is located on the east side of N. Magnolia Ave. between E. Park Ave. and Wells Ave., and addressed as 315 N. Magnolia Ave.; APN: 488-040-11; General Plan Designation: SDA 9/Regional Retail Commercial.

Request for an outdoor special event, including carnival games, rides, food booths, and demonstrations (“Annual Midnight Madness Sale” on November 16-17, 2007), in conjunction with an existing motorcycle, ATV, and watercraft dealership, in the C-R (Regional Commercial) zone.

## **AGENDA ITEM #2**

### **PUBLIC HEARING ON VARIANCE 950 – Michael J. Hawkins**

The subject property is located on the north side of E. Camden Ave. and to the east of S. Lincoln Ave., and addressed as 734 East Camden Avenue; APN: 488-261-15-00; General Plan Designation: Medium Density Residential.

Request to expand a dwelling on a lot with no frontage on a dedicated public street, in the R-1-6 (Residential One-Family, 6,000 sq. ft.) zone.

## **DISCUSSION ITEM:**

## **AGENDA ITEM #3**

### **DISCUSSION ON AMENDMENT OF CONDITIONAL USE PERMIT 824 – Planning Commission (East County Auto Center for East Main Property, L.P.)**

The subject property is located on the south side of E. Main St. between Second St. and E. Madison Ave., and addressed as 1375 E. Main St; APN: 511-171-11 & -14; General Plan Designation: General Retail Commercial.

Request a one-year review of operations for a full-service auto body and paint shop and repair facility in the C-2 (General Commercial) zone.

## **AGENDA ITEM #4**

### **REPORT ON LEAGUE OF CALIFORNIA CITIES 2007 PLANNERS INSTITUTE**

Report on the League of California Cities' 2007 Planners Institute & Mini Expo from March 21 through 23 at the Town & Country Resort & Convention Center in San Diego.

#### **PREDRAFTED RESOLUTIONS**

To reflect the actions of the Planning Commission on tonight's agenda items.

*This section is printed in a smaller typeface so agenda could be printed on only two pages.*

#### **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 9<sup>th</sup> day of July 2007 is adjourned to Monday, July 23, 2007 at 7 p.m.