



# MINUTES LA MESA PLANNING COMMISSION

Wednesday, January 17, 2018

**APPROVED FEBRUARY 7, 2018**

The La Mesa Planning Commission held a meeting on Wednesday, January 17, 2018, in the La Mesa City Council Chambers located at 8130 Allison Avenue, La Mesa, California.

The Agenda for this meeting was posted on January 11, 2018, at 11:30 a.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

Planning Commission members present were Chairman Newland, Vice Chair Alvey, Commissioners Hottel, Kanavel, Podeswik, Tetlow, and Torpey.

Staff members present were Director of Community Development Kerry Kusiak, Senior Planner Chris Jacobs, Associate Planner Howard Lee, Associate Planner Allyson Kinnard, and Assistant City Attorney Gregory Lusitana.

Item 1. The meeting was called to order at 7:00 pm.

Item 2. Commissioner Alvey gave the Invocation and led the Pledge of Allegiance.

Item 3. Deletions from Agenda/Urgent Additions to the Agenda/Additions to the Next Agenda - None

Item 4. Public Discussion and Audience Participation - None

Item 5. Chairman Newland read the Procedural Rules of Conduct for Hearings.

## **Item 6. HEARINGS**

**6a. Zone Reclassification Z 17-01 / Site Development Plan DAB 17-06 (Southern California Youth Alliance)** – Consideration of a proposed 40-unit apartment development on a 1.6-acre site located at the northwest terminus of Williams Avenue, west of Colony Drive.

Ms. Kinnard presented the staff report.

The public hearing was opened.

.Those in favor:

- o John Allen – Applicant
- o Colin Lowry – Architect

Those with concerns:

- o Art Northrop – Impact of project on resident parking
- o Gaspar Hernandez – Large wall
- o Karen Norkowski – Williams Avenue Ingress/Egress
- o Araceli Guerrero – Impact of project on resident parking
- o Vic Concepcion – Impact of project on resident parking

The public hearing was closed.

The Commissioners discussed the project.

ACTION: Commissioner Tetlow made a motion to recommend approval of Zone Reclassification Z 17-01 and Site Development Plan DAB 17-06 to the City Council. The motion was seconded by Commissioner Torpey. Motion carried 7 in favor, 0 opposed.

- 6b. Site Development Plan DAB 17-10, Design Review Board DRB 17-10 and Special Permit SP 17-08 (Peckham Family Trust)** – Consideration of two new commercial buildings including a drive-through and outdoor dining at 5550 Lake Murray Boulevard in the CN-D (Neighborhood Commercial / Urban Design Overlay) zone.

Mr. Lee presented the staff report.

The public hearing was opened.

Those in favor:

- o John Ziebarth – Architect
- o John Brand – Sentre Partners Inc.

Those in opposition: None

The public hearing was closed.

The Commissioners discussed the project.

ACTION: Commissioner Podeswik made a motion to approve DAB 17-10, DRB 17-10 and SP 17-08 subject to the conditions listed on the draft resolution. The motion was seconded by Commissioner Kanavel. Motion carried 7 in favor and 0 opposed.

Mr. Kusiak read the appeal procedures into the record.

- 6c. Sign Program DAB 17-11 (Drew Family Investments, LP)** – A request to amend an existing comprehensive sign program at Penske Ford / Hyundai at 8970 La Mesa Boulevard and 8850 Grossmont Boulevard in the C-D (General Commercial/Urban Design Overlay) zone.

Mr. Jacobs presented the staff report.

The public hearing was opened.

Those in favor:

- Homer Bernal – Penske Ford
- Tracy Tapia – General Manager
- Steve Atteberry – Stanford Sign

Those in opposition: None

The public hearing was closed.

The Commissioners discussed the project.

**ACTION:** Commissioner Alvey made a motion to approve the comprehensive sign program at Penske Ford / Hyundai located at 8970 La Mesa Boulevard and 8850 Grossmont Boulevard (DAB 17-11) and requested that staff work with the applicant to make minor design modifications to further integrate small signs included in the sign program. The motion was seconded by Commissioner Hottel. Motion carried 7 in favor and 0 opposed.

Mr. Kusiak read the appeal procedures into the record.

## Item 7. BUSINESS

### 7a. Review of the revised Planning Commission Draft Work Plan

**ACTION:** Vice Chairman Alvey made a motion to approve the Draft Work Plan. The motion was seconded by Commissioner Podeswik. Motion carried 7 in favor and 0 opposed.

### 7b. Approval of the minutes from the January 3, 2018 Planning Commission meeting.

**ACTION:** Commissioner Hottel made a motion to approve the minutes as written. The motion was seconded by Vice Chairman Alvey. Motion carried 6 in favor, 0 opposed and 1 abstention (Podeswik).

- 7c. Assignment of next invocation:** Invocation – Chairman Newland  
Procedural Rules – Commissioner Torpey

## **Item 8. INFORMATIONAL ITEMS**

8a. Calendar Update: 2018 Draft Climate Action Plan (CAP) and Supplemental Environmental Impact Report (SEIR).

Mr. Kusiak informed the Commissioners that the Environmental Sustainability Commission voted to recommend approval of the Draft Climate Action Plan at their January 16, 2018 meeting.

The Draft Climate Action Plan will be discussed at the February 7, 2018 Planning Commission meeting. At the February 21<sup>st</sup>, 2018 Planning Commission meeting there will be a final discussion and vote regarding recommendation for approval of the CAP and SEIR to the City Council. The Final Draft CAP and SEIR will be presented for approval to the City Council at their March 13, 2018 meeting.

There being no further business before the Commission, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,  
Cheryl Davis  
Administrative Coordinator