



## MINUTES LA MESA PLANNING COMMISSION

Wednesday, February 15, 2017

The La Mesa Planning Commission held a meeting on Wednesday, February 15, 2017, in the La Mesa City Council Chambers located at 8130 Allison Avenue, La Mesa, California.

The Agenda for this meeting was posted on February 7, 2017, at 3:00 p.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 Alvey, Vice Chair Hottel, Commissioners Newland, Kanavel, Podeswik, and Torpey. Commissioner Hurd Glenn was absent.

Staff members present were Senior Planner Chris Jacobs, Associate Planner Howard Lee, and Assistant City Attorney Gregory Lusitana.

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

Item 2. Commissioner Podeswik 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.

City Councilmember Colin Parent introduced himself to the Commissioners and thanked them for their service.

Item 5. Procedural Rules of Conduct for Hearings.

Commissioner Newland read the procedures for public hearings.

### Item 6. HEARINGS

**6a. TTM 16-03 and DAB 16-12 (Peckham Family Trust)** – Consideration of a tentative tract map and site plan review application to construct a mixed-use condominium project at 5565 Lake Murray Boulevard in the CN-D (Neighborhood Commercial / Urban Design Overlay) zone. The proposed project also includes i) a request to waive the requirement

for a six-foot zone boundary wall and ii) a request for a parking modification for shared parking.

Mr. Lee presented the staff report.

The public hearing was opened.

Those in favor:

- o John Brand – COO of Sentre, Inc.
- o Vicki Piazza – Architect (Carrier Johnson)
- o Christina Soutowood – Landscape Architect (McCullough Landscape Architects)
- o Sean Savage – Civil Engineer (Omega Engineering)

Those in opposition:

- o Maria Graff – Wellesley Street East resident

The public hearing was closed.

The Commissioners discussed the project.

**ACTION:** Commissioner Alvey made a motion to approve Tentative Tract Map 16-03 and Site Development Plan DAB 16-12, adding a Condition of Approval directing staff to conduct an analysis of the pedestrian improvements and requiring the applicant to complete right-of-way improvements requested by MTS as feasible within the public right-of-way prior to issuance of a building permit. The motion was seconded by Commissioner Hottel. Motion carried 6 in favor and 0 opposed. Commissioner Hurd Glenn was absent.

Mr. Jacobs read the appeal procedures into the record.

## Item 7. BUSINESS

**7a. Extension of Tentative Tract Map TTM-05-11 (Zigman)** – A request for a 12-month extension of an approved tentative tract map for a one-lot subdivision of property on a site addressed as 8135 El Paso Street in the CN-D (Neighborhood Commercial / Urban Design Overlay) zone. The proposal is for 15 new residential condominium units and 4 commercial suites on the approximately 0.5 acre site. Assessor's Parcel Number: 675-070-22-00.

Mr. Jacobs presented the staff report.

The public hearing was opened.

Those in Favor:

- o Ken Discenza – Owner

Those in Opposition:

- o Maria Graef

The public hearing was closed.

The Commissioners discussed the project.

ACTION: Commissioner Podeswik made a motion to approve the extension of Tentative Tract Map TTM-05-11. The motion was seconded by Commissioner Torpey. Motion carried 5 in favor and 1 opposed (Commissioner Kanavel). Commissioner Hurd Glenn was absent.

7b. Approval of the minutes from the October 19, 2016 Planning Commission meeting.

Two corrections to the minutes were noted:

- Page 2: – Scott Hovac was opposed to the project.
- Page 2 – Motion should read Commissioner Kanavel.

ACTION: Commissioner Kanavel made a motion to approve the minutes as corrected. The motion was seconded by Commissioner Podeswik. Motion carried 4 in favor, 0 opposed, and 2 abstentions (Commissioners Alvey and Hottel). Commissioner Hurd Glenn was absent.

7c. Assignment of next invocation.

### **Item 8. INFORMATIONAL ITEMS**

Commissioner Kanavel volunteered to give the invocation at the next meeting. Commissioner Torpey volunteered to read the procedural rules at the next meeting.

Commissioner Hottel discussed the Commission training budget

The Commissioners requested a briefing on Measure U prior to consideration of individual Conditional Use Permit applications. The Commissioners also requested that Staff draft a letter to be provided to City Council regarding the Commissioners' desire to study the Mixed-Use Overlay Zone relative to commercial use in mixed-use projects.

There being no further business before the Commission, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Cheryl Davis  
Administrative Coordinator