

PLANNING COMMISSION ACTIONS

Hearing Date: April 13, 2018

Compiled by: Stephanie Wells, Interim Commission Secretary

Telephone: 858-495-5336

| Agenda Item. # | Agenda Item | Public Testimony | | | Planning Commission Action | | | Planning Commission Motion(s) | Planning Commission Votes | | | | | | | Project Mgr | Minute Order # | |
|----------------|--|------------------|--------|---------|----------------------------|------|--------|--|---------------------------|----|----|----|----|----|----|-------------|----------------|----------|
| | | Support | Oppose | Neutral | App | Deny | Cont'd | | MB | LB | DB | ME | DP | MS | BW | | | |
| | | | | | | | | | Y | N | A | R | AB | Y | N | | | A |
| A | Statement of Proceedings | -- | -- | -- | -- | -- | -- | The Statement of Proceedings was read by the Commission Secretary prior to the start of Hearing. | -- | -- | -- | -- | -- | -- | -- | -- | -- | A |
| B | Roll Call | -- | -- | -- | -- | -- | -- | All seven Commissioners were present for this Hearing. | -- | -- | -- | -- | -- | -- | -- | -- | -- | B |
| C | Public's Requests | -- | -- | -- | -- | -- | -- | None at this time. | -- | -- | -- | -- | -- | -- | -- | -- | -- | C |
| D | Handouts | -- | -- | -- | -- | -- | -- | None at this time. | -- | -- | -- | -- | -- | -- | -- | -- | -- | D |
| E | Continuances | -- | -- | -- | -- | -- | -- | None at this time. | -- | -- | -- | -- | -- | -- | -- | -- | -- | E |
| F | Consent Calendar, Items 1 & 5 | -- | -- | -- | 6 | 0 | 0 | <p>Items having no opposition from the public and the Commission are available for Approval on Consent.</p> <p>The Commission Secretary stated that item(s) 1, 2, 3, 4, & 5 were available for approval on the Consent Calendar.</p> <p>Commissioner Beck pulled Item #3 for discussion.</p> <p>Due to a conflict of interest, Commissioner Barnhart Recused himself from voting on the Verizon Items on the Consent calendar, items #1 and #5.</p> <p>Vote #1: Commissioner Edwards motioned to Approve items 1 and 5 on consent, and Commissioner Seiler seconded the motion. The vote was unanimous with Commissioner Barnhart recused. Motion passed 6-0-0-1-0.</p> | Y | Y | R | Y | Y | Y | Y | -- | 1 | |
| F | Consent Calendar, Items 2 & 4 | | | | | | | <p>Vote #2: Commissioner Seiler motioned to Approve items 2 and 4, and Commissioner Brooks seconded the motion. The vote was unanimous. Motion passed 7-0-0-0-0.</p> | Y | Y | Y | Y | Y | Y | Y | -- | 2 | |
| 1 | Verizon Lake Morena Wireless Telecom Facility Major Use Permit; PDS2015-MUP-15-025 (Russell) | -- | -- | -- | 6 | 0 | 0 | Approved on Consent (see above). | Y | Y | R | Y | Y | Y | Y | DR | F | |

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| | | | | | | | | | Y | N | A | R | AB | Y | N | | |
| 2 | <i>Emergency Vehicle Operations Course Major Use Permit; PDS2017-MUP-17-019; PDS2017-ER-93-19-006ZZC (Brown)</i> | -- | -- | -- | 7 | 0 | 0 | <i>Approved on Consent (see above).</i> | Y | Y | Y | Y | Y | Y | Y | BB | F |
| 3 | <i>Otay 250-Sunroad East Otay Mesa 3Business Park Specific Plan Amendment; PDS2015-SPA-15-001, PDS2015-GPA-15-008, PDS2015-REZ-15-007, PDS2015-TM-5607, LOG NO. PDS2015-ER-98-190-13G: Otay Subregional Plan Area (Mills)</i> | 2 | 0 | 1 | 7 | 0 | 0 | <i>Pulled for discussion by Commissioner Beck. The PDS Director reported that the Marketing Study of 12-18-17 was provided to the Commissioners on disk and included in the hard copy documents. It was also available in the Chambers for the public. The project proposes 3000 housing units with mixed commercial and industrial uses. Commissioner Barnhart inquired about the ratio of commercial to residential footprints, and wondered if 78,000 square feet of commercial space would be sufficient for that number of housing units. Commissioner Barnhart noted that a positive aspect of this project is that industrial/commercial opportunities are included in the proposed development. Commissioner Seiler raised the concern of air traffic, since the proposed development was directly under a flight path. Per the FAA, residence owners could expect to see an average of 244 flights per day over their homes. The Commissioner proposed that purchasers of these homes should be advised and sign a waiver. Commissioner Seiler observed the following concerns: There is a State Prison nearby with bright lights all through the night; the development is in a flight path for</i> | Y | Y | Y | Y | Y | Y | Y | BM | 3 |

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| | | | | | | | | | Y | Y | Y | Y | Y | Y | Y | | | N | N | N | N | N | N | A | A | A | A | A | A | R | R | R | R |
| | | | | | | | | <p>noise, and there are traffic concerns. Otherwise he thinks it's a great idea.</p> <p>Inquiries were raised as to traffic impacts to surrounding roads. PDS staff reported that there would be impacts, but that there will be public transit.</p> <p>Commissioner Edwards requested clarification on the parkland to be constructed. The project applicant stated that a four-acre park would be built prior to issuance of 500 building permits. Prior to issuance of 1000 permits, the park is required to be expanded to 8.6 acres. After 1000 permits are issued, the developer is required to provide additional public or private parks as required by the DPR Director.</p> <p>The applicant shared a PowerPoint presentation that answered the Commissioners' questions:</p> <ol style="list-style-type: none"> Otay Mesa has the highest industrial capacity, the highest vacancy rate, and the lowest rents of any city in the County. There is no residential infrastructure to support major industrial uses. There is currently no mix of uses in Otay Mesa. The average distance traveled to work in Otay Mesa is seven times that of Kearny Mesa and Palomar, adding many VMTs to roads. Jobs in Otay Mesa are lowest paid in County; people need to be able to live closer to afford commuting costs. Residential units will be buffered from truck routes/noise by Otay Road. <p>Commissioner Pallinger requested applicant to respond to Barnhart's inquiry about ratio. The response was that there is no fixed ratio... flexibility is the answer. The uses can be decided based on need.</p> | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | | | | | | | <p>Commissioner Barnhart expressed support for the project, mentioning that if you don't try something different nothing will change.</p> <p>Commissioner Beck stated he was thrilled that the project proposed 3000 residential units – that it is a good use of land, but wanted to include the condition that the sensitive biological needs on 51 acres should be translocated.</p> <p>Commissioner Edwards stated that he felt that this development was precisely what the area needs, and motioned to approve the project to include the Dudley translocation under Conditions 31 & 36 of the project. Commissioner Woods seconded. The Commissioners voted unanimously to approve the project.</p> | | | | | | | | | | | |
| 4 | Los Arbolados Tentative Map Condo Conversion; PDS2017-TM-5617 (Oberbauer) | -- | -- | -- | 7 | 0 | 0 | Approved on Consent (see above). | Y | Y | Y | Y | Y | Y | Y | Y | SO | 2 | |
| 5 | Verizon at Lake Jennings; PDS2015-MUP-15-015 (Truong) | -- | -- | -- | 6 | 0 | 0 | Approved on Consent (see above). | Y | Y | R | Y | Y | Y | Y | Y | DR | 1 | |

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| | | | | | | | | | Y | N | A | R | AB | Y | N | | |
| G | Department Report | -- | -- | -- | -- | -- | -- | This is an informational/nonvoting item - no deliberation or action permitted. <i>As a note on all Time Extensions, Commissioner Beck registered his perspective that with continuing time extensions on certain projects for developers to meet conditions (one of which has been extended for 17 years), there is a risk that original projects may no longer meet current demands/needs. Commissioner Beck cautioned that requests for time extensions at some point must be reevaluated in light of the changing environment and community situation.</i> | Y | Y | Y | Y | Y | Y | Y | -- | G |
| G-1 | West Lilac Tentative Map Time Extension; PDS2017-TM-5276TE- INFO (Radcliffe-Meyers) | -- | -- | -- | -- | -- | -- | No action taken on this item; the time extension was approved. | Y | Y | Y | Y | Y | Y | Y | -- | G |
| G-2 | Montemar Tentative Map Time Extension; PDS2017-TM-5316TE - INFO (Radcliffe-Meyers) | -- | -- | -- | -- | -- | -- | No action taken on this item; the time extension was approved. | Y | Y | Y | Y | Y | Y | Y | LR M | G |
| G-3 | Green Canyon North Tentative Map Time Extension; PDS2017-TM-5553TE- INFO (Truong) | -- | -- | -- | -- | -- | -- | No action taken on this item; the time extension was approved. | Y | Y | Y | Y | Y | Y | Y | AT | G |

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| | | | | | | | | | Y | N | A | R | AB | Y | N | | | A |
| G-4 | <i>INFO - Viejas Hills Estates TMTE PDS2016-TM-5245TE (Mattson)</i> | -- | -- | -- | -- | -- | -- | <i>No action taken on this item; the time extension was approved</i> | Y | Y | Y | Y | Y | Y | Y | Y | GM | G |
| G-5 | <i>Butterfield Trails Ranch Tentative Map and Major Use Permit Time Extension; PDS2017-TM-5551TE, PDS2017-MUP-08-028TE – INFO (Russell)</i> | -- | -- | -- | -- | -- | -- | <i>No action taken on this item; the time extension was approved.</i> | Y | Y | Y | Y | Y | Y | Y | Y | DR | G |
| G-6 | <i>Vista De Lamar Tentative Map Time Extension; PDS2017-TM-5576TE – INFO (Radcliffe-Meyers)</i> | -- | -- | -- | -- | -- | -- | <i>No action taken on this item; the time extension was approved.</i> | Y | Y | Y | Y | Y | Y | Y | Y | LR M | G |
| H | <i>PDS Director's Report</i> | -- | -- | -- | -- | -- | -- | <i>The Director of PDS stated that the County has seven major land use items to come before the Planning Commission. For this reason, additional meeting dates have been proposed through the end of the year. There will be a new PC Hearing Calendar posted on the Planning Commission's website. Director Barnhart is celebrating a major milestone and will be absent during all Hearings in June.</i> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| -- | <i>Subcommittees</i> | -- | -- | -- | -- | -- | -- | <i>None at this time.</i> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| -- | <i>BoS Actions</i> | -- | -- | -- | -- | -- | -- | <i>March 28, 2018 – Shady Oaks Residential Development</i> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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| | | | | | | | | | Y | N | A | R | AB | Y | N | | | A |
| -- | BoS Designate | -- | -- | -- | -- | -- | -- | None at this time. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| I | Correspondence | -- | -- | -- | -- | -- | -- | None at this time. | Y | Y | Y | Y | Y | Y | Y | Y | -- | H |
| J | Next Scheduled Meeting | -- | -- | -- | -- | -- | -- | May 11, 2018 | -- | -- | -- | -- | -- | -- | -- | -- | -- | I |

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