

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon Hinkle

Planning Commissioners Absent: Kim Hoskinson, Audrey Huisking

Staff Present: Chris Burrows, Senior Planner
Jan Shellito, Redevelopment Manager
Gina La Torra, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Clark asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Clark asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF JANUARY 10, 2008.

IV-B. MINUTES OF JANUARY 24, 2008.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Brewer, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Cannon, Brewer, Hinkle, Dugan, Clark

Noes:

Abstain:

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. I.D.E.A. PROGRAM PRESENTATION (Shellito)

Redevelopment Manager, Jan Shellito, presented the Invest Downtown Economic Assistance (IDEA) program to the Commissioners and responded to questions. The program was developed in 2007 to further encourage new investment in the downtown. The program includes development incentives, development process benefits, and new and revised development codes and standards.

Commission commended staff on the work well done; improvements are already being realized. Staff updated Commission on the newest business to locate in Old Town - Bar Basic. Located at 112 Pacific Street, the business will open in 6 to 8 weeks. Bar Basic is also located in San Diego's Old Town.

NEW BUSINESS

VI-A. SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, & TENTATIVE SUBDIVISION MAP-10090 CROCKER RANCH RD-NRSP CROCKER RANCH L-4 DR-3 – FILE #2007PL-067 (SPA-000027, RZ-000041, DA-000032, & SUB-000096). The applicant requests approval of the following: a Specific Plan Amendment to add 59 single-family units to the existing allocation; a Rezone to change the zoning from R1/DS to RS/DS; a Development Agreement Amendment; and a Tentative Subdivision Map to create 155 lots. Applicant: Baker-Williams Engineering Group. (La Torra)

Associate Planner, Gina La Torra, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Tim Taron, 2150 Gateway Oaks Dr., Sacramento, representing the Applicant, addressed the Commission and responded to questions. He stated that they had received a copy of the staff report and were in agreement with staff's recommendations.

There was discussion on the following:

- The proposed subdivision will be a private, gated community with a Home Owners Association.

Chair Clark closed the public hearing and asked for a motion.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, to Recommend that the City Council adopt the seven (7) findings and adopt the Negative Declaration; Recommend that the City Council adopt the one (1) finding of fact and approve the Specific Plan Amendment; Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone; Recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment; and Adopt the three (3) findings of fact and approve the Tentative Subdivision Map with sixty-two (62) conditions of approval as submitted in the Staff Report and as modified below:

SUB-000096

51. Electric Efficiency. In order to reduce the requirement for energy supplies, all residential dwelling units will install residential air conditioning units with the following sets of parameters:

1. A Seasonal Energy Efficiency Rating (SEER) of 2 points above the minimum, as defined by the State of California in Title 24 of the Code of California Regulations, an Energy Efficiency Ratio (EER95) of 12 or greater, and a thermal expansion valve (TXV). The SEER/EER95 ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The EER95 rating will be verified with appropriate documentation. Any variances that result in equal or greater kwh/kw savings must be approved by the Electric Department.

~~In a further effort to reduce the residential energy load, homes within the development shall participate in the BEST Homes program adopted by City Council on a citywide basis.~~

All commercial air conditioning units 5 tons or less (<65,000 btu/h) shall meet the Consortium for Energy Efficiency (CEE) Tier II specifications. The SEER/EER95 ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The EER95 rating will be verified with appropriate documentation. Any variances that result in equal or greater kwh/kw savings must be approved by the Electric Department.

The motion passed with the following vote:

Ayes: Dugan, Hinkle, Cannon, Brewer, Clark
Noes:
Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Staff reminded Commission that a Parking Workshop has been scheduled for February 28th at 5:00 pm in the Civic Center meeting rooms 1 & 2. Commission will adjourn from the workshop to the regularly scheduled Planning Commission meeting.
- Commissioner Dugan brought a question from residents regarding the WRSP development. The residents were asking what the building slow down may do to the opening of the new schools. Staff will report findings at a future meeting.
- Commissioner Dugan asked how residents may participate with the Community Design Visioning Committee (CDVC) process. Staff responded that the CDVC will update the City Council and present the Committee's current status at a Special Workshop on Wednesday, February 20th, at 5:30 pm. The next CDVC meeting will be February 25th at 4:00 pm in the Civic Center Meeting Rooms 1 & 2. The Public is invited to attend.
- The Commission asked to review the CDVC draft document. Some concern was expressed over possible increased costs to both developers and subsequent buyers.
- Commissioner Dugan spoke about the upcoming cancer fundraiser known as St Baldrick's Day and encouraged Commissioners and Staff to participate in this worthwhile cause.
- Commissioner Cannon asked to review the report back process for committees formed by the City Council. In particular the Community Design Visioning Committee. Staff responded with the process and emphasized that all meetings are open to the public.
- Commissioner Hinkle commended city staff for good work during the recent heavy storms in being aware of the trees and fences in public areas and repairing as needed in a timely manner.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of February 28, 2008. The motion passed unanimously at 7:40 PM.