

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JANUARY 26, 2017  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**NOTE:** *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

*Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.*

*Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.*

*When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers.*

*Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101*

**ITEM – 1:** **ANNOUNCEMENTS/PUBLIC COMMENT** - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Commission on any issue brought forth under "Announcements/Public Comment."

ITEM – 2:       **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM – 3:       **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**  
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff's recommendation as stated in the Report to Planning Commission.

ITEM – 4:       **APPROVAL OF THE AGENDA.**

ITEM – 5:       **DIRECTOR’S REPORT.**

ITEM – 6:       **COMMISSION COMMENT.**

ITEM – 7:       ***Expedite***

**TRICANYON TOWNHOMES – PROJECT NO. 490672**

City Council District: 3           Plan Area: Uptown

Staff: Jeffrey A. Peterson

Tricanyon Townhomes: Process Four Tentative Map (TM) and Site Development Permit (SDP) for a Small Lot Subdivision containing five parcels and the construction of five three-story residential dwelling units on a vacant 0.21 acre site. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located 2724 Reynard Way in the MR1500 Zone of the Mid-City Communities Planned District and RS-1-2 Zone within the Uptown Community Plan, and Council District 3. Additionally, the project site is within the Airport Land Use Compatibility Plan Noise Contours (CNEL) San Diego International Airport (SDIA) 65-70 CNEL, the Airport Influence Area (SDIA Review Area 1), the Federal Aviation Administration Part 77 Noticing Area (SDIA Lindbergh Field and the North Island Naval Air Station). Environmental Exemption. Report No. PC-17-006

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: ***Expedite*****GRANTVILLE VETERANS – PROJECT NO. 497171**

City Council District: 7 Plan Area: Navajo

Staff: Jeffrey A. Peterson

Grantville Veterans: Process Four Site Development Permit (SDP) to convert an existing 104 room hotel into an 84 unit residential building for permanent housing for homeless Veterans and one manager unit (total 85 units). The adjacent restaurant/office building will be converted into a lounge/meeting area with administrative offices for the facility. One-hundred percent of the Veteran units provided will be affordable rental units for households earning at or below 65-percent of area median income. The project site is located at 4380 Alvarado Canyon Road in the CC-3-9 Zone within the Navajo Community Planning area, the Community Plan Implementation Overlay Zone (Grantville CPIOZ Type-A), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 7. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area (Montgomery Field Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Noticing Area (572' AMSL Montgomery Field). Environmental Exemption. Report No. PC-17-007

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: **FIBER BUILD– PROJECT NO. 486137**

City Council District: 6 Plan Area: Kearny Mesa

Staff: John S. Fisher

The Fiber Build project proposes a Site Development Permit to allow an encroachment within the public right-of-way with approximately 1,250 linear feet of telecommunication fiber optic, conduit and two twenty-four inch by thirty-six inch pull box vaults for the exclusive use of the private properties at 3855 and 4033 Ruffin Road in the Kearny Mesa community in District 6. This project was determined to be categorically exempt from the California Environmental Quality Act on October 28, 2016 in accordance with CEQA Guidelines Section 15303, and the opportunity to appeal that determination ended November 14, 2016. Report No. PC-17-011

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.