

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, JUNE 1, 2017 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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**NOTE:** This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or <mailto:planningcommission@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

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

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Planning Commission Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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: **CONSENT AGENDA.**

ITEM 3A: **AT&T RUFFNER – PROJECT NO. 522120**  
 City Council District: 6                      Plan Area: Kearny Mesa

Staff: Travis Cleveland

AT&T Ruffner: Planned Development Permit (PDP) to allow the continued use of a previously permitted Wireless Communication Facility (WCF). Lattice tower with twelve (12) antennas, 24 Remote Radio Units, and associated equipment. The project will remove two microwave dishes, reduce the number of visible cables, and install additional landscaping. No new antennas or equipment are proposed. The project is located at 7480 Convoy Court in the Kearny Mesa Community Planning Area. Report No. PC-17-041

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 4: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**

- March 30, 2017

ITEM – 8: ***Expedite*****\* TRUAX TENTATIVE MAP – PROJECT NO. 509894**

City Council District: 3 Plan Area: Uptown

Staff: William Zounes

Tentative Map for the subdivision of one existing parcel into three lots and a Site Development Permit for deviations to lot width for two of the proposed lots and lot area for one of the proposed lots. Currently two residential dwelling units exist on the site. The project site is located at 2517 1/3 Union Street north of West Laurel St and south West Maple St. As a component of the application, 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 0.68-acre site is located at 2513-2515 Union Street and 540 West Laurel Street in the MR-1000 and RM-3-7 of the previous Mid-City Communities Planned District zones within the Uptown Community Plan Area. Report No. PC-17-042

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: ***Expedite*****\* USD Master Plan – PROJECT NO. 417090**

City Council District: 2 Plan Area: Linda Vista

Staff: Martha Blake

USD Master Plan Update: Proposed Conditional Use Permit, Site Development Permit and Easement Vacations to amend Conditional Use Permit/Resource Protection Ordinance #92-0568 and the associated 1996 University of San Diego (USD) Master Plan/Design Guidelines. The project proposes to amend the existing USD Master Plan/Design Guidelines to provide a design framework for campus development over the upcoming 15 to 20 years, allowing for an increase in the on-campus student enrollment from 7,000 full time equivalent (FTE) students to a maximum of 10,000 on-campus FTE students, and would include construction of 14 individual future projects for academic and administrative buildings, student housing, athletics and recreation amenities, parking, pedestrian circulation, and landscape improvements. Four City water

service easements and one City storm drain easement would be vacated as part of the proposed project. Deviations from applicable regulations to height and floor area ratio are also being requested.

The approximately 180-acre site is located at 5998 Alcala Park in the RS-1-7, RM-1-1, RM-3-7, CC-4-2, CC-4-5, CC-5-4, OR-1-1 and OP-2-1 zones within the Linda Vista Community Plan area. A Supplemental Environmental Impact Report has been prepared for the project. Report No. PC-17-044

**TODAY'S ACTION IS:**

Process 5. Recommend to City Council to approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.