

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, JUNE 15, 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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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.

**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."

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****CONSENT AGENDA****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****APPROVAL OF THE MINUTES**

- April 13, 2017
- April 20, 2017

**DISCUSSION ITEMS**

ITEM-1: ***Expedite***

**\* TOWN AND COUNTRY - PROJECT NO. 424475**

City Council District: 7

Plan Area: Mission Valley

Staff: Jeffrey A. Peterson

Town and Country: (Process 5) General Plan and Land Use Plan Amendment, Rezone, Planned Development Permit, Site Development Permit, Conditional Use Permit, Vesting Tentative Map, and Easement Vacation for an amendment to the Atlas Specific Plan to remove the Town and Country site from the plan and changing the property use to a mixed-use transit oriented development that includes an integrated mix of the hotel, conversion

space and residential uses. The existing hotel rooms will be reduced from 953 to 700, the existing convention space will be reduced from 212,000- to 177,137-square feet, and the addition of 840 residential units and associated parking structures. As a component of the project, the applicant shall obtain a Leadership in Energy and Environmental Design (LEED) Silver Certification. The property is located at 500 Hotel Circle North in the OF-1-1 zone along the northern portion of the site and is within the MVPD-M/SP zone (Atlas Specific Plan) for the remainder of the site. The site is also located within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Mission Valley Community Plan Area. Report No. PC-17-032

**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.

ITEM-2: ***Continued from June 1, 2017***

**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-3: **\* AFFORDABLE/IN-FILL HOUSING AND SUSTAINABLE BUILDINGS DEVELOPMENT REGULATIONS – PROJECT NO. 210003876**

City Council District: All

Plan Area: City-wide

Staff: Edith Gutierrez

Proposed code amendments to the Affordable/In-Fill Housing and Sustainable Buildings Development Regulations. The proposed amendments expand and improve the City's

current Expedite Program, designed to encourage and promote the construction of affordable/infill and sustainable buildings by expediting and reducing the permit processing timeline. All projects will be subject to the Affordable Housing/In-Fill Projects and Sustainable Buildings Development Regulations (Chapter 14, Article 3, Division 9). Report No. PC-17-052

**TODAY'S ACTION IS:**

Process 5. Recommend to City Council to approve or deny the proposed code changes.

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the proposed code changes.

ITEM-4: **THE BANYAN PROJECT – KEARNY MESA COMMUNITY PLAN AMENDMENT INITIATION FOR 8225 AERO DRIVE – PROJECT NO. 549574**

City Council District: 7

Plan Area: Kearny Mesa

Staff: Lisa Lind

The property is located at 8225 Aero Drive within the Kearny Mesa Community Planning Area. This is a request to initiate an amendment to the Kearny Mesa Community Plan to change the land use designation on the property from Industrial/Business Park to Mixed-Use Residential. Report No. PC-17-053

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.