

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
JUNE 23, 2005  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

---

**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) 236-6596 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.*

- ITEM-1:      **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE TIME PER SPEAKER.**
- ITEM-2:      **REQUESTS FOR CONTINUANCE.**
- 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 the Manager's recommendation as stated in the Report to Planning Commission.
- ITEM-4:      **DIRECTOR'S REPORT.**
- ITEM-5:      **COMMISSION COMMENT.**
- ITEM-6:      **APPROVAL OF THE MINUTES OF JUNE 9, 2005.**

ITEM-7: *Continued from May 19, 2005:*

**WORKSHOP - URBAN NODE FOR THE UNIVERSITY COMMUNITY PLAN**

City Council Districts: 1 Plan Area: University

**Staff: Dan Monroe**

Continuation of the second workshop to discuss a focused update to the University Community Plan. The update is focused on the Urban Node (which is intended to be the high density mixed-use core of the University Community) and the issues raised by the Planning Commissioners and the public at the June 10, 2004 and May 19, 2005 workshops. Report No. PC-05-057.

ITEM-8: *Continued from May 26, 2005:*

**MARINERS VILLAGE TENTATIVE MAP - PROJECT NO. 37440**

City Council District: 4; Plan Area: Skyline/Paradise Hills

**Staff: William Zounes**

Tentative Map to convert 172 existing residential units to condominiums on a 9.47 acre site at 6847 Potomac Street in the CC-2-3 zone. Application includes a request to waive the requirement to underground existing overhead utilities. Exempt from environmental. Report No. PC-05-084.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: **CITY HEIGHTS SQUARE - PROJECT NO. 40960.**  
City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan

**Staff: Michelle Sokolowski**

A Planned Development Permit, Neighborhood Use Permit, Conditional Use Permit, Site Development Permit and Vacation of water, sewer and general utilities easements for the demolition of existing structures followed by the construction of a 212,289 square foot mixed-use development on a 2.857 acre site located on the general block bounded by Fairmount Avenue, University Avenue, 43<sup>rd</sup> Street and Polk Avenue in the City Heights Neighborhood of the Mid-City Communities Plan and the City Heights Redevelopment Project Area. Mitigated Negative Declaration No. 40960. Report No. PC-05-201.

**TODAY'S ACTION IS:**

Process 5. Recommend approval or denial to the City Council.

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-10: **COTTONWOOD ROAD TENTATIVE MAP – PROJECT NO. 35322**  
City Council District: 8; Plan Area: San Ysidro

**Staff: Nilia Koering**

Tentative Map to convert 16 existing residential units to condominiums and the request to waive the undergrounding of the existing utilities on a 0.486 acre site at 311 Cottonwood Road in the RM-1-1 Zone within the San Ysidro Community Plan. Exempt from environmental. Report No. PC-05-174.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **LAFAYETTE HOTEL AND RESIDENCES – PROJECT NO. 40351**  
City Council District:3; Plan Area: Greater North Park

**Staff: Dan Stricker**

The proposal consists of a request for the development of 271 new residential dwelling units (229 market rate and 42 affordable) and 17 new hotel rooms on a 2.32 acre site located at 2223 El Cajon Boulevard in the CL-1 and MR800B zones of the Mid-City Communities Planned District. EIR No. 40351. Report No. PC-05-200.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.