

**Draft**

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
December 14, 2023  
Hybrid Meeting/In Council Chambers – 12<sup>th</sup> Floor  
City Administration Building  
202 C Street, San Diego, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson William Hofman called the meeting to order at 9:00 a.m. Chairperson William Hofman adjourned the meeting at 10:02 a.m.

**ATTENDANCE DURING THE MEETING:**

Chair William Hofman – Present in Chambers  
Vice-Chair Kelly Modén – Present in Chambers (arrived @ 9:35 a.m.)  
Commissioner Ted Miyahara – Present in Chambers  
Commissioner Ken Malbrough – Present in Chambers  
Commissioner Dennis Otsuji – Present in Chambers  
Commissioner Matthew Boomhower – Present in Chambers  
Commissioner Farah Mahzari – Present in Chambers

**STAFF:**

Lauren Hendrickson, Deputy City Attorney – Present in Chambers  
Tait Galloway, Deputy Director, Planning Department – Present in Chambers  
Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers  
Tony Khalil, Senior Civil Engineer, Development Services Department – Present in Chambers  
Sabrina Custer, Legislative Recorder, Development Services Department - Present in Chambers

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

Item #2 Verizon Ardath - Project No. 678337 to a date specific of February 22, 2024

**REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

Commissioner Boomhower, seconded by Commissioner Otsuji requested Items #1 AT&T Melbourne, Item #4 1661 Harvey Milk Tentative Map, and Item #5 Diamond Comm Home Depot

**APPROVAL OF MINUTES**

November 30, 2023, and December 7, 2023

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF NOVEMBER 30, 2023, AND DECEMBER 7, 2023, AS CORRECTED.

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari, and Otsuji yes, and Commissioner Modén absent.

**APPROVAL OF THE AGENDA**

Commissioner Hofman requested that Item #3 Scripps Mercy Hospital Campus be moved to the end of the agenda – Approved by all present.

**DIRECTOR'S REPORT**

Renee Mezo, Development Services Department – “I just wanted to thank all the commissioners. This is our last meeting for 2023. We just wanted to say thank you for all your energy and your dedication to this volunteer position that you guys are so dedicated to. We appreciate you and look forward to an exciting 2024, which we'll start on January 18, 2024.

I want to give you a couple of little stats about the year. We have heard 43 items. Nine have been appeals, 11 have been process 4, and 16 have been process 5 recommendations to City Council. So, thank you again for all your hard work, and we look forward to next year.”

Tait Galloway, City Planning Department – Reiterate what Renee said. “I don't have statistics for the many Plan Update workshops, but we have done a lot.” Renee told Tait, “Tait, we have those stats. You have 5 workshops”. Tait continued, “Oh, I have 5 workshops. So, I hope that responds to your earlier request about wanting to have more workshops. We were committed to it and looking forward to bringing more workshops to the Commission in the upcoming year.

“On Tuesday the City Council approved the Housing Action Package 2.0. We are looking forward to moving forward with the implementation. Yesterday there was a special meeting of the City Council. We presented the Annual Report on Housing and the Bi-Annual Housing Element Report as informational items. We will continue to provide information about housing on our website.”

“Also, we kicked off the Mid-Cities Community Plan. We are looking forward to starting that in the upcoming year. We'll bring that to you as a workshop to start getting your comments on that as we proceed forward.”

**COMMISSION COMMENT**

Chair Hoffman – Stated that this is our last meeting of the year. “I want to wish everybody a Happy Holidays and it has been a great year. I appreciate the staff, as I stated at the last meeting.”

**AGENDA ITEMS**

**ITEM 1: AT&T MELBOURNE- PROJECT NO. 1077383**

**Staff:** Karen Howard  
**City Council District:** 7  
**Plan Area:** Serra Mesa

Speakers in favor and opposition of the project:  
 Speaker slip submitted by Harold Thomas

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- PLANNED DEVELOPMENT PERMIT 3249455
- CONDITIONAL USE PERMIT 3191448
- NEIGHBORHOOD DEVELOPMENT PERMIT 3198953

Second by Commissioner Otsuji. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari, and Otsuji yes, and Commissioner Modén absent.

**ITEM 2: VERIZON ARDATH - PROJECT NO. 678337**

**Staff:** Nilia Safia  
**City Council District:** 1  
**Plan Area:** La Jolla Shores

Speakers in favor and opposition of the project:  
 Shelly Kilbourn but did not speak.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE STAFF’S REQUEST TO CONTINUE TO DATE CERTAIN OF FEBRUARY 22, 2024.

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari, and Otsuji yes, and Commissioner Modén absent.

**ITEM 3: \*SCRIPPS MERCY HOSPITAL CAMPUS- PROJECT NO. 658548**

**Staff:** Martha Blake  
**City Council District:** 3

**Plan Area:** Uptown

Speakers in favor and opposition of the project:

Karen Ruggles, Brittany Wallace, Monica Montano, Ansermio Estrela, Jennifer Ayala, Lauren Coles, Eyal Perchik, Robin Madaffer, Tom Gamdmriere, Timothy Jacoby, Matt Glancy, Dylan Williams, Thomas Waniewski,

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT (EIR NO. 658548/SCH. NO. 2021040374 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) AND FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS
- RECOMMEND THE CITY COUNCIL APPROVE THE PLANNED DEVELOPMENT PERMIT NO. 2140288
- RECOMMEND THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT (CUP) NO. 2410279 AMENDING CUP NO. 304755
- RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT (SDP) NO. 2410289 AMENDING SDP NO. 531932
- RECOMMEND THE CITY COUNCIL APPROVE NEIGHBORHOOD USE PERMIT NO. 2609691
- RECOMMEND TO THE CITY COUNCIL TO APPROVE TENTATIVE MAP NO. 2421177
- RECOMMEND TO THE CITY COUNCIL APPROVE EASEMENT VACATION NO. 2410324

Second by Commissioner Otsuji. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Otsuji, and Modén yes, with Commissioner Mahzari recusing.

**ITEM 4: 1661 HARVEY MILK TENTATIVE MAP – PROJECT NO. 1066008**

**Staff:** Jose Bautista

**City Council District:** 3

**Plan Area:** Uptown

Speakers in favor and opposition of the project:

Harold Thomas but did not speak.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- TENTATIVE MAP NO. 3173688

Second by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari, and Otsuji yes, and Commissioner Modén absent.

**ITEM 5: DIAMOND COMM HOME DEPOT- PROJECT NO. 1097475**

**Staff:** Andrew Razon  
**City Council District:** 4  
**Plan Area:** Southeastern San Diego

Speakers in favor and opposition of the project:  
None

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- NEIGHBORHOOD DEVELOPMENT PERMIT 3230691
- PLANNED DEVELOPMENT PERMIT 3230692

Second by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari, and Otsuji yes, and Commissioner Modén absent.

**ITEM 6: \*PLAZA LA MEDIA SOUTH- PROJECT NO. 632813**

**Staff:** Karen Bucey  
**City Council District:** 8  
**Plan Area:** Otay Mesa

Speakers in favor and opposition of the project:

Alex Zamora, Daniel Wisma, Al Sanchez, Zach Strasters, Chris Grizzle, Jesse Garcia, Christopher Allen, Ricardo Sanchez, Victor Diaz, Francisco Pena, Barry Kenny, Tom Simmons, Ted Shaw, Brett Tremaine,

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE SITE DEVELOPMENT PERMIT 2269857
- APPROVE PLANNED DEVELOPMENT PERMIT 2598211
- APPROVE VESTING TENTATIVE MAP 2269859

Second by Commissioner Mahzari. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari, and Otsuji yes, and Commissioner Modén absent.

**ADJOURNED @ 10:02 a.m.**