

DRAFT

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF**

May 29, 2025

**Hybrid Meeting/In Council Chambers – 12th Floor
City Administration Building
202 C Street, San Diego, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Kelly Modén called the meeting to order at 9:00 a.m. Chairperson Kelly Modén adjourned the meeting at 9:52 a.m.

ATTENDANCE DURING THE MEETING:

Chair Kelly Modén – Present in Chambers
Vice-Chair Matthew Boomhower – Present in Chambers
Commissioner Ted Miyahara – Present in Chambers
Commissioner Ken Malbrough – Present in Chambers
Commissioner Dennis Otsuji – Present in Chambers
Commissioner Farah Mahzari – Present in Chambers
Commissioner Jeana Renger – Absent

STAFF:

Lauren Hendrickson, Deputy City Attorney – Present in Chambers
Marlon Pangilinan, Program Coordinator, Planning Department – Present in Chambers
Michael Prinz, Interim Assistant Deputy Director, Development Services Department – Present in Chambers
Tony Khalil, Deputy Civil Engineer, Development Services Department – Present in Chambers
Legislative Staff, Development Services Department – Present in Chambers

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

Announcements:

- None

Non-Agenda Public Comment:

- Dorian Dias Pesta, James Black, Linda Teronis

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

None

APPROVAL OF MINUTES

May 1st, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF MAY 1ST, 2025 AS CORRECTED TO REFLECT LISTING VICE-CHAIR BOOMHOWER AS PRESENT IN CHAMBERS AND SHOWING RECUSAL FOR ITEM #1.

Seconded by Commissioner Malbrough. The motion passed with a vote of 6-0-1.

Commissioners Modén, Miyahara, Boomhower, Mahzari, Malbrough, and Otsuji voted yes with Commissioner Renger absent.

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on May 1st. The Commission heard the proposed amendments to the Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations of the San Diego Municipal Code and Local Coastal Program. The Commission voted unanimously 5 to 0, with one abstention and one recusal, to recommend to the City Council an approval of City staff's proposed amendments with a recommendation to establish a two-story height limit and request that staff present different options to the City Council regarding development scale, including but not limited to, a unit cap or a cap that includes an alternative to floor area ratio to the zone or a minimum size. The City Council hearing on the proposed ADU Amendments is scheduled for Monday, June 16th at 2 PM.

As a reminder, Planning Commission hearings will be transitioning to our new hearing room at the Development Services office, to be located at 7650 Mission Valley Road. This will occur at the end of July. The first scheduled Planning Commission hearing to be held at the Mission Valley hearing room will be July 31st. I will include this reminder in the Director's report at each meeting prior to our move to the Mission Valley office. DSD's move to the new facility is occurring in phases between now and the end of July. I will continue to provide additional information about when the building will be open to the public. Thank you.”

Marlon Pangilinan, Planning Department - None

COMMISSION COMMENT

Vice-Chair Boomhower inquires about the availability of training or orientation at the new Planning Commission hearing room prior to the first hearing date to be held there.

AGENDA ITEMS**ITEM 1: AMENDMENT TO HOURS OF OPERATION FOR CANNABIS OUTLETS**

Staff: Christopher Ackerman-Avila

City Council District: Citywide

Plan Area: Citywide

Speakers in favor and opposition of the project:

Phil Rath, Khoa Nguyen, Scott Chipman, Michelle Swet, Diane Grace, Kathleen Lippitt, Peggy Walker, Rakesh Goyal, Madison Rapp, Erik Ysea, Becky Rapp, Maribel Mackenzie (UFCW Local 135), Kelly McFormick, Judi Strang, Barbara Gordon

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 141.0504, RELATING TO THE HOURS OF OPERATION FOR CANNABIS OUTLETS.

Seconded by Commissioner Miyahara. The motion passed with a vote of 6-0-1.

Commissioners Modén, Miyahara, Boomhower, Mahzari, Malbrough, and Otsuji voted yes with Commissioner Renger absent.

ADJOURNED @ 9:52 a.m. by Chairperson Modén