



THE CITY OF SAN DIEGO

July 31, 2025, at 9:00 a.m.
PLANNING COMMISSION AGENDA
HYBRID MEETING/IN THE EDRIC DORINGO HEARING ROOM
Development Services Department Building at
7650 Mission Valley Rd., San Diego, California 92108

CHAIRPERSON

Kelly Modén

VICE-CHAIRPERSON

Matthew Boomhower

COMMISSION MEMBERS

Farah Mahzari

Ken Malbrough

Ted Miyahara

Daniel Reeves

Jeana Renger

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

The Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Planning Commissioners will be in person, and the meeting will be open for in-person testimony. Additionally, we continue providing alternatives to in-person attendance for participating in Planning Commission meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas via Constant Contact notification

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1609440367>

To join by telephone:

Dial 1-669-254-5252 or (Toll-Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 944 0367**

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the legislative body prior to the Planning Commission meeting are available for public review at the Development Services Department Building, 7650 Mission Valley Rd., 1st Floor, San Diego, CA. 92108. 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 the Edric Doringo Hearing Room on the 1st floor of the Mission Valley Development Services Department Building in a binder labeled "Planning Commission Binder." Late-arriving materials received during the Planning Commission meeting are available for review by verbally requesting the materials from Legislative staff.

***GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND
PARTICIPATE IN THE MEETING CAN BE FOUND AT THE END OF THIS AGENDA***

THURSDAY, July 31, 2025 AT 9:00 A.M.

ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE APPROVED ON CONSENT****APPROVAL OF MINUTES**

- [July 10, 2025](#)

DIRECTOR'S REPORT**COMMISSION COMMENT****AGENDA ITEMS****ADJOURNMENT**

ITEM 1: THE EDRIC DORINGO HEARING ROOM, A.K.A “THE EDRIC”

Staff: Elyse Lowe

Official Dedication of the Edric Doringo Hearing Room, a.k.a. “The Edric”. In commemoration of Edric Doringo of Development Services.

PROPOSED ACTION

No action will be taken by the Planning Commissioners.

ITEM 2: 2238 CALLE CHANATE – Project No. PRJ-1120562

Staff: Veronica Davison

City Council District: 4

Plan Area: Skyline-Paradise Hills

Tentative Map to create eleven residential condominium units currently under construction per Project No. PRJ-1073606. No new development is proposed. The proposed subdivision includes a request to waive the requirement to underground existing off-site overhead utilities.

The 0.89-acre site is located at 2238-2258 Calle Chanate in the RM-1-1 (Residential-Multiple Unit) zone within the Skyline Paradise Hills Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

[Report No. PC-25-019](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: DISH TIERRASANTA COMMUNITY PARK – Project No. PRJ-1117975

Staff: Andrew Razon

City Council District: 7

Plan Area: Tierrasanta

Neighborhood Use Permit, Planned Development Permit, and Neighborhood Development Permit for the installation of a new DISH Wireless Communication Facility (WCF) designed as an Athletic Field Light (AFL). The WCF will replace the AFL and will consist of three (3)

new panel antennas, six (6) new Remote Radio Units, and one (1) new antenna shroud. Additionally, the project includes ancillary equipment to support the WCF, including one (1) new equipment cabinet inside a new 151-square-foot concrete masonry unit equipment enclosure.

The project is on City-owned property located at 11220 Clairemont Mesa Boulevard in the RS-1-8 (Residential-Single Unit) zone and the FAA Part 77 Noticing Area (Marine Corps Air Station Miramar and Montgomery Field) within the Tierrasanta Community Plan.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures).

[Report No. PC-25-020](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 4: CHALCEDONY VIEWS – Project No. PRJ-1093271

Staff: Christian Hoppe

City Council District: 1

Plan Area: Pacific Beach

Neighborhood Development Permit and Tentative Map to subdivide a 0.51-acre site into seven lots and construct seven single-dwelling units. The project includes eight general deviations applied to each lot, totaling 42 individual deviations. The eight deviations are to required lot area, lot width, lot depth, required street frontage, front setback, side setback, rear setback, and allowed Floor Area Ratio (FAR).

The site is located at 2060 Chalcedony Street in the RM-1-1 (Residential-Multiple Unit) zone, the Coastal Height Limit Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and a Sustainable Development Area within the Pacific Beach Community Plan. The site is not within the Coastal Overlay Zone.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

[Report No. PC-25-021](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 5: T-MOBILE POINT LOMA NAZARENE – Project No. PRJ-1105924

Staff: Ian Heacox

City Council District: 2

Plan Area: Peninsula

Conditional Use Permit, Coastal Development Permit, and Planned Development Permit for the construction of a new T-Mobile Wireless Communication Facility (WCF). The Project consists of six panel antennas in five Fiberglass Reinforced Plastic boxes façade mounted on Finch Residence Hall. The associated 60-square-foot equipment enclosure is designed with a wood fence and trellis that is located west of Finch Residence Hall, a designated historic site #112. The enclosure will consist of two equipment cabinets to support the WCF. Two panel antennas and four Tower Mounted Amplifiers on the existing WCF adjacent to Wiley Residence Hall will be removed.

The site is located at 3900 Lomaland Drive in the RS-1-7 (Residential - Single Unit) zone, the Coastal Overlay Zone (Appealable), and the FAA Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station) within the Peninsula Community Plan.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

[Report No. PC-25-025](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 6: SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND GENERAL PLAN AMENDMENT INITIATION – Project No. PRJ-1135616

Staff: Matthew Nasrallah

City Council District: 5

Plan Area: Scripps Miramar Ranch

A request to initiate a Community Plan Amendment to re-designate 5 parcels totaling 28.48 acres from Industrial Park to High-Medium Residential (15 - 29 dwelling units per

acre) in the Scripps Miramar Ranch Community Plan and a General Plan Amendment to redesignate from Industrial Employment to Residential and to remove the Prime Industrial Land designation.

This activity is not considered a “project” by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the Community Plan Amendment be approved, review would take place at the appropriate time in accordance with CEQA Section 15004 when there is sufficient information to enable meaningful environmental review.

[Report No. PC-25-028](#)

PROPOSED ACTION

Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ADJOURNMENT

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT

In-Person for Agenda Items and Non-Agenda Public Comment:

Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then, submit it to the Chairperson at the box indicated near the speaker's lectern at the front of the room.

Virtual Platform for Agenda Items and Non-Agenda Public Comment:

When the Chairperson introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone or by dialing *9 on your phone.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet, or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

Those participating virtually may NOT cede time to others participating in person or virtually.

HOW TO PROVIDE WRITTEN COMMENTS

For Agenda Items and Non-Agenda Public Comment:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 7650 Mission Valley Rd., MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior to being distributed to the Planning Commission.

Written Materials:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 7650 Mission Valley Rd., MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior to being distributed to the Planning Commission. *Must include ten (10) copies of the material.*

HOW TO WATCH THE MEETING:

The public may view the meeting at its scheduled time on the [City of San Diego Public Hearings YouTube channel](#) or within 24 to 48 hours of the meeting, depending upon technical streaming issues. The public may also log on to [Zoom](#) to view the meeting.

GENERAL INFORMATION

Requests For Accessibility Modifications Or Accommodations:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing planningcommission@sandiego.gov at least two business days before the meeting. The City is committed to swiftly resolving all accessibility requests.

Items Marked with Asterisks:

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see California Environmental Quality Act (CEQA) Notices and Documents at <https://www.sandiego.gov/ceqa>.

Consent Agenda:

The Commission may vote to approve one or more items identified as part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in the Staff's recommendation, which is normally set forth in the agenda and the Report to the Planning Commission, which Staff may modify prior to the vote by informing the Commission verbally or in writing.

The Consent Agenda may be voted on quickly; if you wish to be heard, please submit your [webform](#) 2 hours prior to the start of the meeting. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

ANNOUNCEMENTS/NON-AGENDA 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.

Comments may be submitted using the [webform](#) by checking the appropriate box. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 500 words. Comments received after the deadlines described above but before the non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, the Commission shall take no discussion or action other than a referral on any issue brought forth under Announcements/Public Comment.