



THE CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA

August 14, 2025, at 9:00 A.M.

HYBRID MEETING

Development Services Department

Edric Doringo Hearing Room – “The Edric”

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, August 14, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ADJOURNMENT

ITEM 1: *Appeal of the Hearing Officer's Decision of May 21, 2025*
627 GENTER STREET – Project No. 1055455

Staff: Robin MacCartee

City Council District: 1

Plan Area: La Jolla

Appeal of the Hearing Officer's decision to approve a Coastal Development Permit and Conditional Use Permit for proposed additions and renovations to an existing education building on an existing religious assembly campus. Site additions include a total of 2,270 square feet of new construction, consisting of a 592-square-foot addition to the first floor, a 592-square-foot addition to the second floor, and a 584-square-foot addition to create a new third floor, plus 502 square feet of new roof decking. Existing site renovations include 2,340 square feet of interior improvements and the replacement of the existing exterior access stairs. The 0.48-acre project site is located at 627 Genter Street in the RM-1 Residential Multiple Unit (RM-1-1) Zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-appealable), and the Transit Area Overlay Zone within the La Jolla Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) on September 5, 2024, and the determination was appealed to the City Council, which heard the appeal on March 18, 2025. The City Council denied the appeal pursuant to [Resolution No. R-316124](#). According to San Diego Municipal Code (SDMC), section 112.0520(e)(1), the City Council denial of the appeal approves the environmental determination. This decision is final.

[Report No. PC-25-030](#)

PROPOSED ACTION

Process 3. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM 2: 12105 WORLD TRADE DRIVE– Project No. 1076451

Staff: Blake Sonuga

City Council District: 5

Plan Area: Carmel Mountain Ranch

Planned Development Permit for the construction of a 3,363-square-foot car wash facility with associated site improvements at 12105 World Trade Drive. The 1.0-acre vacant site is in the CC-3-5 Zone (Commercial Community), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and the Airport Influence Area (MCAS Miramar Review Area 2) within the Carmel Mountain Ranch Community Plan area.

The project was determined to be categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act on May 16, 2025, and the opportunity to appeal that determination ended June 2, 2025.

[Report No. PC-25-026](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: BELLA MAR APARTMENTS – Project No. 0631240

Staff: Martin Mendez

City Council District: 8

Plan Area: Otay Mesa Nestor

Site Development Permit, Neighborhood Development Permit, Coastal Development Permit, and Tentative Map with a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment, to allow for the subdivision of an existing site into two parcels (north and south neighborhood) for the development of 380 for-rent dwelling units, consisting of 280 market rate dwelling units and 100 affordable housing dwelling units. The project site is located at 408 Hollister Street, east of Interstate 5, west of Hollister Street, north of Palm Avenue and south of Main Street, within the RM-2-5 zone, the Coastal (Appealable) Overlay Zone, the Parking Impact Overlay Zone, and the Airport Land Use Compatibility Overlay Zone (Brown Field, Naval Air Station North Island, and Imperial Beach Naval Outlying Landing Field in the Otay Mesa-Nestor Community Planning area.

Mitigated Negative Declaration (MND) No. 631240/State Clearinghouse (SCH) No. 2022040642 was previously prepared and adopted by the San Diego City Council on August 4, 2023 ([Resolution No. R-315070](#)) for the Bella Mar Project. The proposed project is consistent with the previously analyzed and adopted MND, therefore based on a CEQA Section 15162 consistency analysis (July 2, 2025) and associated Errata (August 4, 2025), additional environmental review was not required.

[Report No. PC-25-032](#)

[Attachment 1-8](#)

[Attachment 9-19](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

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.