

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
July 31, 2025**

**HYBRID MEETING
Development Services Department
Edric Doringo Hearing Room – “The Edric”
7650 Mission Valley Rd., San Diego, California 92108**

CHRONOLOGY OF THE MEETING:

Chairperson Kelly Modén called the meeting to order at 9:00 a.m. Chairperson Kelly Modén adjourned the meeting at 10:38 a.m.

ATTENDANCE DURING THE MEETING:

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

STAFF:

Shannon Eckmeyer, 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
Eric Mosolgo, Senior 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:

- Brian Woodhouse, Mary Davis, Dorene R. Dias

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #3 – Dish Tierrasanta Community Park

Item #5 – T-Mobile Point Loma Nazarene

APPROVAL OF MINUTES

July 10th, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF JULY 10th, 2025 AS PRESENTED.

Seconded by Commissioner Boomhower. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, and Renger voted yes with Commissioner Reeves absent.

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on July 10th, in the City Council Chambers. The Commission heard a request to approve changes to the Permanent Rules of the Planning Commission that updated the meeting location of the Planning Commission from the City Administration Building to our current location at 7650 Mission Valley Road. The Commission voted 6-0-1 with Commissioner Marlborough absent, to approve those changes.”

“For the items before you today, for those who wish to speak, please make your way to the seats in the front left or form a line behind the podium.”

Marlon Pangilinan, Planning Department -

“The second draft of the College Area Community Plan Update has been released for public comment. The draft response to input from the release of the initial draft, earlier this year. The draft can be found on the City's website, and public comment on the second draft is due September 7th and can be submitted to the email: plancollegearea@sandiego.gov. Thank you.”

COMMISSION COMMENT

None

AGENDA ITEMS

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

Staff: Elyse Lowe

Speakers:

Dorene Dias, Marcela Escobar, Lori Pfeiler, Craig Benedetto, George Ghossain, Luis Schaar, Berric Doringo

COMMISSION ACTION:

Official Dedication of the Edric Doringo Hearing Room. No action was taken by the Planning Commissioners.

ITEM 2: 2238 CALLE CHANATE – PRJ # 1120562

Staff: Veronica Davison

City Council District: 4

Plan Area: Skyline

Speakers in opposition of the project:

Dorene R. Dias

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE TENTATIVE MAP NO. PMT-3321122

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

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

ITEM 3: DISH TIERRASANTA COMMUNITY PARK – PRJ # 1117975

Staff: Andrew Razon

City Council District: 7

Plan Area: Tierrasanta

Speakers in favor of the project:

Alex Tsaturov

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE NEIGHBORHOOD USE PERMIT (NUP) No. 3305544
- APPROVE PLANNED DEVELOPMENT PERMIT (PDP) No. 3316253
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) No. 3356418

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

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

ITEM 4: CHALCEDONY VIEWS – PRJ # 1093271

Staff: Christian Hoppe

City Council District: 1

Plan Area: Pacific Beach

Speakers in favor of the project:

Richard Gustafson, Parker Russell, Tadd Dolfo, Mandy Miller

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3288884
- APPROVE TENTATIVE MAP NO. PMT-3224318

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

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

ITEM 5: T-MOBILE POINT LOMA NAZARENE – PRJ # 1105924

Staff: Ian Heacox

City Council District: 2

Plan Area: Peninsula

Speakers in favor and opposition of the project:

None

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE CONDITIONAL USE PERMIT (CUP) NO. 3281326
- APPROVE COASTAL DEVELOPMENT PERMIT (CDP) NO. 3281327
- APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 3349749

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

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

ITEM 6: SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND GENERAL PLAN AMENDMENT INITIATION – PRJ # 1135616

Staff: Matthew Nasrallah

City Council District: 5

Plan Area: Scripps Miramar Ranch

Speakers in favor of the project:

Paul Barnes, Mike Arduino

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

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

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

ADJOURNED @ 10:38 a.m. by Chairperson Kelly Modén