

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
August 14, 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 9:01 a.m. Chairperson Kelly Modén adjourned the meeting at 10:09 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 – Present in Chambers
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, Assistant Deputy Director, Development Services Department – Present in Chambers
Sean Torres, Senior Civil Engineer, Development Services Department – Present in Chambers
Legislative Staff, Development Services Department – Present in Chambers

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

None/None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #2 – 12105 World Trade Drive

Item #3 – Bella Mar Apartments

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on July 31st. The first Planning Commission hearing in Mission Valley began with the dedication of the hearing room in honor of former Development Services Deputy Director, Edric Durango.”

“In addition to the dedication, the Commission acted on 5 items: a tentative map to create 11 condominium units at 2238 Calle Chanate in Skyline - Paradise Hills, 2 wireless communications facilities (one in the Peninsula Community and one in Tierrasana), a neighborhood development permit and tentative map to subdivide one lot into 7 lots and construct 7 single dwelling units at 2060 Chalcedony Street - Pacific Beach, and finally a general plan and community plan amendment initiation in Scripps - Miramar Ranch to redesignate 5 parcels totaling 28.48 acres from Industrial Park to Medium High Density Residential. All items were approved by a vote of 6 to 0, with Commissioner Reeves absent.”

“The Development Services Department has recently been made aware of imposter emails being sent to City building permit customers, as part of a phishing scam requesting either a response back or some kind of submitted payment related to projects. Despite using language commonly found in City documents, these are NOT official City communications and customers are advised not to follow their directions. Please note that the City never asks for wire transfers, so just something to be aware of.”

Marlon Pangilinan, Planning Department -

“I am happy to announce that the second draft of the Clairemont Community Plan Update has been released for public review and comment. The plan update includes proposals for increased opportunities for new homes, businesses and communities near public transit, new neighborhood parks and expanded areas for walking and biking. Public comment is being received through September 14th and can be submitted to the email: planclairemont@sandiego.gov”

“My last item to mention is that the Mid-City Ideas Report for the Mid-City Community Plan Communities Update is available, and that report explores preliminary visions, frameworks and concepts informed by extensive public engagement and existing conditions analyses. Its

purpose is to share ideas and concepts with the public to encourage discussion and gather additional input that will inform the draft community plan. Feedback can be shared on the report by submitting comments through the public comment form on the project website by November 21st, 2025. The website is <https://www.sandiego.gov/planning/mid-city-communities-plan-update>."

COMMISSION COMMENT

None

AGENDA ITEMS**ITEM 1: *Appeal of the Hearing Officer's Decision of May 21, 2025*
627 GENTER STREET – PRJ # 1055455**

Staff: Robin MacCartee

City Council District: 1

Plan Area: La Jolla

Speakers in favor and opposition of the project:

Adam Stadtmiller, Kevin Leon, Mark Lyon, Glenda Wheeler, Kay Mathias, Andrea Gallegos, Scott Alan Miller, Dorene Dias, Hui Xae

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND AFFIRM THE HEARING OFFICER DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3241543
- APPROVE COASTAL DEVELOPMENT PERMIT NO. 3310239 WITH MODIFICATIONS

Seconded by Commissioner Reeves. The motion passed with a vote of 7-0-0.

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

ITEM 2: 12105 WORLD TRADE DRIVE – PRJ # 1076451

Staff: Blake Sonuga

City Council District: 5

Plan Area: Carmel Mountain Ranch

Speakers in favor of the project:

Randi Cooper Smith

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- APPROVE PLANNED DEVELOPMENT PERMIT NO. PMT-3269467

Seconded by Commissioner Boomhower. The motion passed with a vote of 7-0-0.

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

ITEM 3: *BELLA MAR APARTMENTS – PRJ # 0631240

Staff: Martin Mendez

City Council District: 8

Plan Area: Otay Mesa Nestor

Speakers in favor of the project:

Kim Berry, Mr. and Mrs. Jeff Phair

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- APPROVE SITE DEVELOPMENT PERMIT (SDP) NO. 2278307
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2602347
- APPROVE COASTAL DEVELOPMENT PERMIT (CDP) NO. 2278308
- APPROVE TENTATIVE MAP (TM) NO. 2361780 WITH A MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA)

Seconded by Commissioner Boomhower. The motion passed with a vote of 7-0-0.

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

ADJOURNED @ 10:09 a.m. by Chairperson Kelly Modén