

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
August 28, 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 10:26 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:

Corrine Neuffer, Chief Deputy City Attorney – Present in Chambers
Coby Tomlins, Program Manager, Planning Department – Present in Chambers
Michael Prinz, 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:

- Dorene Dias, Kathleen Lippitt

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item #1 Appeal of Hearing Officer 4/9/2025 – 11011 Torreyana Road continued to September 11, 2025

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

None

APPROVAL OF MINUTES

July 31st, 2025

August 14th, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF JULY 31st AND AUGUST 14th, 2025 AS PRESENTED.

Seconded by Commissioner Mahzari. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

"The last Planning Commission hearing was held on August 14th. The Commission acted on three items. The Commission voted 7-0-0 to deny the appeal of the Hearing Officer's decision and approved the project for proposed additions totaling 2,270 square feet of new construction and renovations to an existing education building on an existing religious campus. The project is located at 627 Genter Street in the La Jolla Community Plan area."

"The Commission voted 7-0-0 to approve a Plan Development Permit for the construction of a 3,363 square foot car wash facility at 12105 World Trade Drive in the Carmel Mountain Ranch Community Plan area."

"And finally, the Commission voted 7-0-0 to approve the Bella Mar Apartments project, which allows for the construction of 380 for-rent dwelling units, including 100 affordable dwelling units, at 408 Hollister Street in the Otay Mesa-Nestor Community Plan area."

"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. These emails have been 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. That concludes Staff's Director's Report."

Coby Tomlins, Planning Department - None

COMMISSION COMMENT

None

AGENDA ITEMS

**ITEM 1: *Appeal of the Hearing Officer's Decision of April 9, 2025*
*11011 TORREYANA ROAD – PRJ # 1058759**

Staff: Hector Rios

City Council District: 1

Plan Area: University

Speakers in favor and opposition of the project:

None

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE STAFF'S REQUEST TO CONTINUE TO DATE CERTAIN OF SEPTEMBER 11, 2025

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

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

ITEM 2: CLAIREMONT COMMUNITY PLAN UPDATE WORKSHOP

Staff: Sean McGee

City Council District: 2

Plan Area: Clairemont

Speakers in favor of the project:

Matthew Wang, Glen Schmidt, Margaret Schmidt, Ian Grooms, Tyler Seuc, Brent Van Brocklin

WORKSHOP WAS GIVEN: NO ACTION WAS TAKEN BY THE COMMISSION

ADJOURNED @ 10:26 a.m. by Chairperson Kelly Modén