

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
September 11, 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 9:40 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 – Absent
Commissioner Daniel Reeves – Absent
Commissioner Jeana Renger – Present in Chambers

STAFF:

Lauren Hendrickson, 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
Mehdi Khalili, 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:

- None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #2 – 8610 Genesee Avenue

Item #3 – Mira Mesa Community Plan Amendment Initiation

APPROVAL OF MINUTES

August 28th, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF AUGUST 28TH, 2025 AS PRESENTED.

Seconded by Commissioner Mahzari. The motion passed with a vote of 5-0-2. Commissioners Modén, Boomhower, Mahzari, Malbrough, and Renger voted yes with Commissioner Miyahara and Commissioner Reeves absent.

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on August 28th. At that hearing, the item for the Torreyana Project was continued to today, which will be heard shortly. The other item heard was a workshop on the Clairemont Community Plan Update, which provided input on the second draft of the plan. The Community Plan Update is currently scheduled for an October 16th Planning Commission recommendation hearing before it moves forward for approval at City Council.”

“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.”

“Finally, I wanted to recognize Sabrina Custer. She has now worked at the City of San Diego for 25 years. Normally, we congratulate her as part of our normal quarterly meeting, but she was unable to attend the most recent one. So, we decided to use this forum to thank her for her 25 years of service and all that she does for the Commission, the department, and the public as a

whole. We have a certificate signed by me and a pin to thank her for 25 years of service. Thank you, Sabrina. And that concludes my report.”

Coby Tomlins, Planning Department - None

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *Continued from August 28, 2025*

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:

Karla Middleton, Evan Wilson, Karl Osmundson, Samuel Bellomio, Geoff Hueter, Hayley Uno

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND AFFIRM THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. PMT-3158584
- APPROVE SITE DEVELOPMENT PERMIT NO. PMT-3158586

Seconded by Commissioner Malbrough. The motion passed with a vote of 5-0-2.

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

ITEM 2: *8610 GENESEE AVENUE – PROJECT NO. 1121151

Staff: Robin MacCartee
City Council District: 6
Plan Area: University

Speakers in favor of the project:

Luke Daniels, Michael Yanicelli, Ashley Johnson, Carson Edgington, Josh Peay, Joe Self, Chris Niesen, Colin Parent

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- RECOMMEND TO CITY COUNCIL TO ADOPT A RESOLUTION APPROVING TENTATIVE MAP NO. PMT-3318636 CONFIGURATION TO INCREASE THE TOTAL NUMBER OF LOTS FROM TWO (2) TO THIRTEEN (13)
- RECOMMEND TO CITY COUNCIL TO ADOPT A RESOLUTION APPROVING THE VACATION OF THREE ACCESS, DRAINAGE AND SLOPE EASEMENTS ALONG GENESEE AVENUE, EASEMENT VACATION NO. PMT-3362924
- RECOMMEND TO CITY COUNCIL TO ADOPT AN ORDINANCE TO REMOVE THE SUBJECT SITE FROM THE COSTA VERDE SPECIFIC PLAN

Seconded by Commissioner Boomhower. The motion passed with a vote of 5-0-2.

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

ITEM 3: MIRA MESA COMMUNITY PLAN AMENDMENT INITIATION - 10120 PACIFIC HEIGHTS BOULEVARD AND 10350 BARNES CANYON ROAD – PROJECT NO. 1137941

Staff: Morgen Ruby

City Council District: 6

Plan Area: Mira Mesa

Speakers in favor of the project:

Charles Williams, Ted Shaw, Geoff Heuter

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- INITIATE THE GENERAL PLAN/COMMUNITY PLAN AMENDMENT PROCESS

Seconded by Commissioner Boomhower. The motion passed with a vote of 5-0-2.

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

ADJOURNED @ 9:40 a.m. by Chairperson Kelly Modén