



THE CITY OF SAN DIEGO

## PLANNING COMMISSION AGENDA

October 30, 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

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#### 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 1<sup>st</sup> 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, October 30, 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****APPROVAL OF MINUTES**

- [October 9, 2025](#)
- [October 16, 2025](#)

**DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS**

**ITEM 1: \*40<sup>th</sup> AND C STREET – PROJECT NO. 1067767**

**Staff:** Benjamin Hafertepe

**City Council District:** 9

**Plan Area:** Southeastern San Diego

Public Right-of-Way Vacation, Tentative Map, and Neighborhood Development Permit to vacate portions of 40th Street, B Street, C Street, and an unnamed alley, consolidating and subdividing 16 existing lots into 10 new lots, and to construct 11 new single dwelling units and 18 new accessory dwelling units. New construction on Lots 1 through 9 will include per lot one two-story single dwelling unit with an attached two-car garage, and one two-story detached structure with one accessory dwelling unit and one bonus affordable accessory dwelling unit with rents of no more than 30% of 110% of Area Median Income for no fewer than 15 years. New construction on Lot 10 will include two new two-story single dwelling units with each single-dwelling unit containing an attached two-car garage. The 2.12-acre site is located north of C Street, west of 40th Street, and south of B street in the RS-1-7 Zone within the Southeastern San Diego Community Plan Area. Council District 9.

The project was determined to be statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15183 (Projects Consistent with a Community Plan or Zoning).

[Report No. PC-25-042](#)

**PROPOSED ACTION**

Process 5, recommend to the City Council to Approve or Deny the project.

**DEPARTMENT RECOMMENDATION**

Recommend to the City Council to Approve the project.

**ITEM 2: \*3823 INGRAHAM STREET (A.K.A. AVA PACIFIC BEACH) – PROJECT NO. 1059329**

**Staff:** Sara Osborn

**City Council District:** 1

**Plan Area:** Pacific Beach

A Community Plan Amendment, Rezone, Coastal Development Permit and Public Sewer Easement Vacation to construct an additional 138 residential units, including seven affordable units; a surface parking lot; and two new parking structures within an existing multiple dwelling unit development. The project is requesting one incentive to planting requirements for vehicular use areas and three waivers related to off-street loading space, setbacks, and private exterior open space. The project would require an amendment to the Pacific Beach Community Plan to change the existing land use on 12.96-acres from Medium-High Residential 29-43 dwelling units per net residential acre (du/nra) to High Residential 15-54 (du/ac) and a rezone from RM-3-7 to RM-3-8 on 12.96-acres at 3883 Ingraham Street. The proposed development will be located on a 4.36-acre

area of the 12.96-acre project site. The site is located in the Coastal Overlay Zone (Non-Appealable); Coastal Height Limitation Overlay Zone; Parking Impact Overlay Zone; Parking Standards Transit Priority Area; and Transit Priority Area within the Pacific Beach Community Plan Area.

An Environmental Impact Report No. 105329/SCH No. 2022120345 was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. CEQA Findings and a Statement of Overriding Considerations have been prepared, and a Mitigation Monitoring and Reporting Program will be implemented.

[Report No. PC-25-038](#)

[Attachment 1-18](#)

[Attachment 19 Part 1 of 2](#)

[Attachment 19 Part 2 of 2](#)

**PROPOSED ACTION**

Process 5, recommend to the City Council to Approve or Deny the project.

**DEPARTMENT RECOMMENDATION**

Recommend to the City Council to Approve the project.

**ITEM 3: LA JOLLA COMMUNITY PLAN AMENDMENT INITIATION**

**Staff:** Melissa Garcia

**City Council District:** 1

**Plan Area:** La Jolla

A request to initiate a Community Plan Amendment to re-designate 0.25 acres from Public Right-of-Way to Parks, Open Space and 0.18 acres from Public Right-of-Way to Schools in the La Jolla Community Plan and Local Coastal Program Plan and a General Plan Amendment to redesignate from Public Right-of-Way to Park, Open Space & Recreation and Institutional & Public and Semi-Public Facilities, PRJ-0679621.

This activity is not considered a “project” by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the Community Plan Amendment be approved, review would take place at the appropriate time in accordance with CEQA Section 15004 when there is sufficient information to enable meaningful environmental review.

[Report No. PC-25-050](#)

**PROPOSED ACTION**

Approve or deny the Initiation.

**DEPARTMENT RECOMMENDATION**

Approve the Initiation.

**ITEM 4: 2025 ANNUAL REPORT ON HOMES - WORKSHOP**

**Staff:** Samuel Solis

**City Council District:** Citywide

**Plan Area:** Citywide

This is a workshop to present the 2025 Annual Report on Homes for discussion by the Planning Commission. The 2025 Annual Report on Homes provides an overview of home permitting data from calendar year 2024, including the City's progress on meeting its housing needs, recent permitting trends, the use of the City's incentive programs, and information on home permitting by community planning area.

This activity is an informational item and is not a "project" under the definition set forth in CEQA Guidelines Section 15378.

[Report No. PC-25-044](#)

**PROPOSED ACTION**

A workshop is to be given. The Planning Commission will take no action.

**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](mailto: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.