



THE CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA

November 6, 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

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 that 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 refers to documents received after the agenda has been publicly noticed and during the 72 hours preceding 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 1st 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
PARTICIPATION IN THE MEETING CAN BE FOUND AT THE END OF THIS AGENDA***

THURSDAY, November 6, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: PRESERVATION AND PROGRESS PACKAGE A

Staff: Kelley Stanco

City Council District: Citywide

Plan Area: Citywide

Preservation and Progress is a comprehensive update to the City's Heritage Preservation Program that will streamline processes for new homes and other uses while continuing to protect places of historic, architectural, and cultural importance and encouraging their adaptive reuse. The initiative will be advanced in two packages of amendments. At this hearing, staff will present Package A, which includes amendments to the Land Development Code of the San Diego Municipal Code related to Historical Resources Board appointments, noticing of designation actions, the appeal of decisions by the Historical Resources Board to designate historical resources, review of National Register Nominations, and clarifying amendments related to the application of Complete Communities Housing Solutions in Emerging and Thematic Historic Districts; amendments to the Historic Preservation Element and Appendix F of the General Plan; and amendments to the purpose and intended use of the City's Historic Preservation Fund.

The City Planning Department has reviewed Preservation and Progress: Package A and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. A consistency evaluation memo evaluates the consistency of the Preservation and Progress: Package A with these previously certified environmental documents pursuant to the California Environmental Quality Act Guidelines section 15162.

[Report No. PC-25-051](#)

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: SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND GENERAL PLAN AMENDMENT INITIATION – Project No. 1142792

Staff: Matthew Nasrallah

City Council District: 5

Plan Area: Scripps Miramar Ranch

A request to initiate a Community Plan Amendment to re-designate 6.06 acres from Industrial Park to High-Medium Residential (15 - 29 dwelling units per) in the Scripps Miramar Ranch Community Plan, a General Plan Amendment to redesignate the site from Industrial Employment to Residential and to remove the site from Prime Industrial Land designation from both the General Plan and Community Plan.

This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

[Report No. PC-25-054](#)

PROPOSED ACTION

Approve or deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ITEM 3: ETHICS TRAINING

Staff: Bryn Kirvin, Ryan O’Connor, Megan Curran

City Council District: N/A

Plan Area: N/A

The City of San Diego Ethics Commission will provide Planning Commissioners with the required biannual training on the City’s Ethics Ordinance, which applies to them.

The training will provide an overview of the Ethics Ordinance in the San Diego Municipal Code, including a discussion of laws related to gifts and conflicts of interest.

[PowerPoint Presentation](#)

PROPOSED ACTION

INFORMATIONAL ITEM ONLY. NO ACTION WILL BE TAKEN BY THE COMMISSION.

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 on 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 on 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 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 to 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 Commission's jurisdiction. 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. on 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 period is closed will be included in 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.