

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
September 25, 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 9:05 a.m. Chairperson Kelly Modén adjourned the meeting at 11:12 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 – Present in Chambers
Commissioner Jeana Renger – Present in Chambers

STAFF:

Lauren Hendrickson, Deputy City Attorney – Present in Chambers
Tait Galloway, Deputy Director, 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:

- Richard Traci, Dorene Dias

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

None

APPROVAL OF MINUTES

September 11th, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF SEPTEMBER 11TH, 2025 AS PRESENTED.

Seconded by Commissioner Mahzari. The motion passed with a vote of 5-0-1-1. Commissioners Modén, Boomhower, Mahzari, Malbrough, and Renger voted yes, with Commissioner Reeves abstaining and Commissioner Miyahara absent.

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on September 11th. At the hearing, the Commission heard three items, a Community Plan Amendment Initiation in Mira Mesa at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road, to redesignate a 6.41-acre property from Technology Park to Urban Employment Village, allowing up to 109 dwelling units per acre in the Mira Mesa Community Plan. The proposed amendment would also redesignate the general plan site from industrial employment to multiple use, and from prime industrial land to prime industrial land flex. ”

“Another item approved by the Commission was a request for an Easement Vacation Tentative Map and an amendment to the Costa Verde Specific Plan to remove a 12.6-acre property identified for commercial retail use from the Costa Verde Specific Plan at 8610 Genesee Avenue. The project also proposes a new lot line configuration to increase the total number of lots from 2 to 13. The Tentative Map includes the vacation of access rights, slopes, and drainage easements. ”

“And finally, the Commission voted to deny the appeal of the Hearing Officer's April 9th, 2025 decision on 11011 Torreyana Road for a Coastal Development Permit and Site Development Permit to demolish an existing 76,694 square foot research and development building and construct a new 152,080 square foot research and development building with a 4-level

subterranean parking garage and surface parking. The 10.2-acre site is located in the IP11 zone within the University Community Plan area. "

"All items were approved 5-0-2, with Commissioners Reeves and Miyahara absent. "

"And finally, in October, the Development Services Department's Technical Advisory Committee will be forming working groups for technology and inspections. Additional information will be available on the agenda for the Technical Advisory Committee meeting in October, and at the meeting on the Development Services Department's website."

Tait Galloway, Planning Department –

"Members of the Planning Commission, I just wanted to inform you, as well as the members or people in the audience and others listening, that we are anticipating bringing the College Area Community Plan Update on October 9th, to Planning Commission, for your recommendation to City Council."

"We also anticipate on October 16th, bringing the Clairemont Community Plan Update to Planning Commission for your recommendation to the City Council. That concludes my report. Thank you."

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: MISSION VALLEY COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 1116744

Staff: Megan Covarrubias

City Council District: 7

Plan Area: Mission Valley

Speakers in favor of the project:

Craig Benedetto, Robin Madaffer, Mo Sammak, Kyle Alderman

COMMISSION ACTION:

MOTION BY COMMISSIONER MODÉN TO:

- APPROVE STAFF'S RECOMMENDATION OF THE INITIATION WITH AN AMENDMENT THAT THERE'S A FOCUS ON THE TRANSPORTATION EVALUATION OF THE COMMUNITY PLAN

Seconded by Commissioner Renger. The motion passed with a vote of 5-0-1-1. Commissioners Modén, Boomhower, Malbrough, Reeves, and Renger voted yes, with Commissioner Mahzari recusing and Commissioner Miyahara absent.

ITEM 2: *MIDWAY RISING – PROJECT NO. 1106734

Staff: Martha Blake

City Council District: 2

Plan Area: Midway-Pacific Highway

Speakers in favor and opposition of the project:

Shelby Jordan II, Diego Velasco, Mike Hansen, Charles Schmidt, Cheri Hoffman, Amy Rishelli, Diane S., Kelsey Hawkins, Kim Miller, Bo Petusin, Greg Shannon, Ryana Hissell, Heather Riley, Jeff Meyer, Edgar Torres, Cathy Kenton, Byron Wear, Nate Watkins, Kishan Patel, Kelvin Barrius, Zachary Kaufman, Tracey Williams, Ansermio Estrada, Manny Rodriguez, Christian Carbajal, Marco Briones, Brigitte Browning, Mark Klaus, Fernanda Flores, Paul Krueger, Jorge Viramontes, Christopher Allen, Thomas Mullaney, Erin Paul, Lynn A. Paul, Jimena Villaseñor-Martinez, Bill DeWitt, Nathan Kopp, Marcus Helmer, Eduardo Velasquez, Akilah Templeton, Jonathon Collopy, Denise Vedder, Imran Jaffer, Adian Chatterry, Alana Martinson

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE STAFF'S RECOMMENDATION WITH THE CHANGE THAT "DEVELOPMENT AGREEMENT PMT-3373554 BE MODIFIED TO REQUIRE THE TRANSIT IMPROVEMENTS BEING INCLUDED IN PHASE 1 OF THE PROJECT"
- RECOMMEND THE CITY COUNCIL CERTIFY SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) NO. PRJ-1106734 (SCH NO. 2023120451) AND ADOPT CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
- RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO THE GENERAL PLAN AND MIDWAY PACIFIC HIGHWAY COMMUNITY PLAN
- RECOMMEND THE CITY COUNCIL ADOPT THE MIDWAY RISING SPECIFIC PLAN (SPECIFIC PLAN)
- RECOMMEND THE CITY COUNCIL ADOPT REZONE NO. PMT-3339936
- RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE (SDMC).
- RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP (VTM) NO. PMT-3258589 INCLUDING EASEMENT VACATIONS, AND SITE DEVELOPMENT PERMIT (SDP) NO. PMT-3318619
- RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO CHAPTER 5, ARTICLE 9, DIVISION 1 AND ADDITIONS TO CHAPTER 5, ARTICLE 9, DIVISION 6 OF THE SAN DIEGO MUNICIPAL CODE

Seconded by Commissioner Reeves. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Malbrough, Reeves, and Renger voted yes with Commissioner Miyahara absent.

ADJOURNED @ 11:12 a.m. by Chairperson Kelly Modén