

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
October 9, 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 9:04 a.m. Chairperson Kelly Modén adjourned the meeting at 12:13 p.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 – Absent

STAFF:

Shannon Eckmeyer, 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:

- Tom Mullaney, David Moty, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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 25th, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF SEPTEMBER 25TH, 2025 AS PRESENTED.

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

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on September 25th. At the hearing, the Commission heard two items, a Community Plan Amendment Initiation to redesignate a 1.32-acre site from Right-Of-Way to Office and Visitor Commercial in the Mission Valley Community Plan. The request would also consider removing the site from the Community Plan Implementation Overlay Zone, the Specific Plan Subdistrict, and a Specific Plan Amendment to remove the site from the Atlas Specific Plan. The Commission approved the initiation by a vote of 5-0-2, with Commissioner Mahzari recused and Commissioner Miyahara absent.”

“The Commission also recommended to the City Council approval of the Midway Rising project, which includes a General Plan Amendment and Community Plan Amendment, a Specific Plan, Rezone, Development Agreement, Municipal Code Amendments, Site Development Permit, Easement Vacation, and other actions to allow for approximately 4,254 housing units, including 2,000 affordable units, a 16,000-seat multi-purpose entertainment center, public spaces, and 130,000 square feet of commercial uses. The Commission voted to recommend approval with a modification to the development agreement to move the transit improvements to Phase 1. The Commission made the recommendation by a vote of 6-0-1, with Commissioner Miyahara absent. That concludes my report.”

Tait Galloway, Planning Department – None

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *CELINE DEVELOPMENT – PROJECT NO. 1130168

Staff: James Alexander

City Council District: 3

Plan Area: Downtown

Speakers in opposition to the project:

Danna Givot, Yvonne Jones

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE SDP NO. PMT-3334785 BASED ON [STAFF'S MEMO DATED OCTOBER 8, 2025](#)

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

ITEM 2: *COLLEGE AREA COMMUNITY PLAN UPDATE

Staff: Nathen Causman

City Council District: 9

Plan Area: College Area Community Planning Area

Speakers in favor of and opposed to the project:

Saul Amerling, Evan Strawn, Renee Mezo, Stefanie Benvenuto, Mary Niez, Jeff C, Dorene Dias, Frank Gormlie, Marcelle Bothwell, Victoria LaBruzzo, Eva Yakutis, Lou Haberkern, Chao Izmirian, Tom Mullaney, Garth Winterling, David Moty, Lisa Sinclair, Karen Austin, Valerie DeLoach, Susan Redelings, Michelle Racicot, Kelsy Smith, Renee J. Racicot, Nancy Uffelman, Kathy McClelland, Russell Levitan, Jan Hintzman, Carol Hankins, Maria Gamez, Bill Hintzman, Sandee Bass, Linda Thomas, Susan Grant, Julie Hamilton, Michael Gallagher, Justin Barnett, Jaimee Barnett, Sarah R. Axford, Cindy Moore, Ellen Bevier Turner, Lance Nelson, Donna Ingram-Parnell, Britt Jones, Janet Sarff, Paul Krueger, Andrea Hethery, Vicky Estrella, Newell Booth, Brian Fowler, Mary Young, Danna Givot, Yvonne Jones, Geoff Hueter, Laura Riebau, Alex Zukas, Lorna Zukas, Sandra Simon, Patrick Valenta, Betty Schmucker, Robert Grant, Ron Anderson, Dawn Anderson, Linda Snider, Ralph Tessyer, Cat Stempel, Susan Baldwin, Robert Montana, Jim Jennings, Ken Bierly, Trey Murphree, Sue Richardson, Alva Rapp, Gerald Rapp, Kathleen Crain, Jaime Felix, Dave Nicolai, Cherry McCoy, Kelley Tremelling, Angela Guzy, Ken Horsley, Kate Callen,

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) SCH NO. 2021070359 FOR THE COLLEGE AREA COMMUNITY PLAN UPDATE AND THE ASSOCIATED AMENDED MITIGATION, MONITORING AND REPORTING PROGRAM. (ATTACHMENT 1)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE COMPREHENSIVE UPDATE TO THE COLLEGE AREA COMMUNITY PLAN, RESCINDING THE CORE SUB-AREA DESIGN MANUAL, AND AMENDING THE GENERAL PLAN (ATTACHMENT 2)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE AMENDMENT TO THE MID-CITY COMMUNITIES PLAN AND AMENDING THE GENERAL PLAN. PLAN (ATTACHMENT 3)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE (SDMC) CHAPTER 11, ARTICLE 3, DIVISION 1; CHAPTER 12, ARTICLE 6, DIVISION 4; CHAPTER 12, ARTICLE 6, DIVISION 5; CHAPTER 13, ARTICLE 2, DIVISION 1; CHAPTER 13, ARTICLE 2, DIVISION 14; AND CHAPTER 13, ARTICLE 2 BY ADDING DIVISION 16; CHAPTER 14, ARTICLE 1, DIVISION 6; CHAPTER 14, ARTICLE 3, DIVISION 3; CHAPTER 14, ARTICLE 3, DIVISION 9; CHAPTER 14, ARTICLE 3, DIVISION 10; CHAPTER 14, ARTICLE 3, DIVISION 14. (ATTACHMENT 4)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE COLLEGE AREA COMMUNITY PLANNING AREA CONSISTENT WITH THE COLLEGE AREA COMMUNITY PLAN (ATTACHMENT 5)

Seconded by Commissioner Malbrough. The motion passed with a vote of 6-0-1.

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

ADJOURNED @ 12:13 p.m. by Chairperson Kelly Modén