

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
October 16, 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 10:29 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 – Present in Chambers
Commissioner Daniel Reeves – Present in Chambers
Commissioner Jeana Renger – Present in Chambers

STAFF:

Corrine Neuffer, Chief 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:

- David Moty, Geoffrey Hueter, Daniele Laman

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

- None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

- None

DIRECTOR'S REPORT

Michael Prinz, Development Services Department –

“The last Planning Commission hearing was held on October 9th. At that hearing, the Commission heard two items. The first was the Celine Development, a Site Development Permit for the substantial alteration of a historical resource and construction of an 8-story, 91-foot-tall mixed-use development comprised of 52 dwelling units, including 7 affordable dwelling units, and 6,232 square feet of commercial space. The site is located at 1620 State Street in the Little Italy neighborhood of the Downtown Community Plan area. The Commission approved the project by a vote of 5-0-2, with Commissioner Reeves recused and Commissioner Renger absent.”

“The Commission also recommended approval of the College Area Community Plan Update to replace the 1989 College Area Community Plan for the approximately 2,000-acre community. The plan update provides a comprehensive policy framework for future growth and development over the next 20 to 30 years. The Commission voted 6-0-1, with Commissioner Renger absent. That concludes staff's report.”

Tait Galloway, Planning Department –

“A few announcements this morning. I did want to mention that we are anticipating bringing the Report on Homes to your next Commission meeting later this month, and that will be a workshop.”

“Also, just to give you an update on the Land Development Code Update, we are currently working on that, and we have put out a list of the proposed amendments. We're currently preparing language for that, and we will be working to bring the language forward once we release it for public review to the Commission for a workshop, to get your involvement. More to come on that, in terms of the timing, but we did want to make you aware of that and we appreciate everybody's public input and comments as well and certainly we'll be looking forward to having more discussion on that.”

“Finally, I did want to announce that earlier this week, we did make an announcement in terms of the City Planning Department's reorganization, just to make the Commission aware of that. We have reorganized divisions, including the Climate Preservation and Public Spaces Division,

which is led by Deputy Director Kelley Stanco. That division will now include our Climate Sustainability Section within that. Also, in terms of reorganization in my division, it is now the Community Planning and Mobility Planning Division, in which I will now be overseeing our Mobility Planning section. Lastly, Seth Litchney has been promoted to Deputy Director and will be overseeing a new division, which is our Housing Policy and Environmental Analysis Division."

"With that, we'll continue the work that we're doing. That concludes City Planning Department's report for this morning."

COMMISSION COMMENT

None

AGENDA ITEMS**ITEM 1: CLAIREMONT COMMUNITY PLAN UPDATE**

Staff: Sean McGee

City Council District: 2

Plan Area: Clairemont Community Planning Area

Speakers in favor of and in opposition to the project:

Ken Dunh, Kelley Tremelling, Mary Engles, Glen Schmidt, Carol Reid, Suzanne Smith, Jim Elko, Geoff Hueter, Ian Grooms, Margaret Schmidt, Thomas Reid, Jake Poshock, Melanie Cohn, Evan Strawn, Tom Mullaney, Chandra Yelamanchili

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND TO THE CITY COUNCIL A MODIFICATION TO RAISE THE HEIGHT LIMITS IN BOTH THE BAYVIEW VILLAGE AREA AND THE TECOLOTE GATEWAY AREA TO 65 FEET
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) SCH NO. 2021070359 FOR THE CLAIREMONT 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 CLAIREMONT COMMUNITY PLAN AND AMENDING THE GENERAL PLAN (ATTACHMENT 2)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE (SDMC); CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING CHAPTER 12, ARTICLE 6, DIVISION 4; CHAPTER 12, ARTICLE 6, DIVISION 5; CHAPTER 13, ARTICLE 2, DIVISION 1; CHAPTER 13, ARTICLE 2, DIVISION 14; CHAPTER 13, ARTICLE 2 BY ADDING NEW 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 3)

- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE (SDMC); CHAPTER 13, ARTICLE 2, DIVISION 13 (ATTACHMENT 20)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE MORENA CORRIDOR SPECIFIC PLAN CONSISTENT WITH THE CLAIREMONT COMMUNITY PLAN (ATTACHMENT 4)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE BALBOA AVENUE STATION AREA SPECIFIC PLAN CONSISTENT WITH THE CLAIREMONT COMMUNITY PLAN (ATTACHMENT 5)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE CLAIREMONT COMMUNITY PLANNING AREA CONSISTENT WITH THE CLAIREMONT COMMUNITY PLAN (ATTACHMENT 8)

Seconded by Commissioner Reeves. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

ADJOURNED @ 10:29 a.m. by Chairperson Kelly Modén