

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
October 30, 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 11:10 a.m.

**ATTENDANCE DURING THE MEETING:**

Chair Kelly Modén – Present in Chambers  
Vice-Chair Matthew Boomhower – Absent  
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:**

Shannon Eckmeyer, Deputy City Attorney – Present in Chambers  
Seth Litchney, 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:

- None

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

- None

**REQUEST FOR ITEMS TO BE APPROVED ON CONSENT**

Item #3 – La Jolla Community Plan and General Plan Amendment Initiation

**APPROVAL OF MINUTES**

October 9<sup>th</sup>, 2025

October 16<sup>th</sup>, 2025

**COMMISSION ACTION:**

MOTION BY COMMISSIONER REEVES TO:

- APPROVE THE MINUTES OF OCTOBER 9<sup>TH</sup> AND OCTOBER 16<sup>TH</sup>, 2025 AS PRESENTED.

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

**DIRECTOR'S REPORT**

Michael Prinz, Development Services Department –

"The last Planning Commission hearing was held on October 16<sup>TH</sup>. At the Commission hearing, there was one item heard. The Commission recommended approval of the Clairemont Community Plan Update to replace the 1989 Clairemont Community Plan for the approximately 8,500-acre community. The Community Plan Update provides a comprehensive policy framework for future growth and development over the next 20 to 30 years. The Commission voted 7-0 to recommend approval to the City Council."

"As a reminder, the Development Services Department has recently been made aware of imposter emails being sent to City building permit customers as part of a phishing scam requesting either a response back of some kind, or submitted payment related to projects. Despite using language commonly found in City documents, these are not official City communications and customers are advised not to follow their directions. Please note that the City never asks for a wire transfer. Thank you."

Seth Litchney, Planning Department – None

**COMMISSION COMMENT**

None

**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

Speakers in opposition to the project:

Gerardo Chagolla, Christian Batarseh, Shaun Rodriguez

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15183 AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM
- RECOMMEND THE CITY COUNCIL APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. PMT-3216302
- RECOMMEND THE CITY COUNCIL APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. PMT-3318683
- RECOMMEND THE CITY COUNCIL APPROVE TENTATIVE MAP NO. PMT-3174582
- RECOMMEND THE CITY COUNCIL APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3174581

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

**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

Speakers in favor of and in opposition to the project:

Brittany Ruggels, Mark Janda, Jeff Forrest, Marshall Anderson, Karen Ruggels, Tammie Moreno, Frank Marczynski, Amy Restelli, Ancelmo Perez, Marcella Bothwell, Charlie Nieto, Victor Diaz, Jesus Camargo, Ron Noble, Babbs Beyer, Geoff Hueter, Sunny Lee

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND THAT THE CITY COUNCIL ADOPT A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) NO. 1059329/SCH NO. 2022120345 AND ADOPTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS AND

STATEMENT OF OVERRIDING CONSIDERATIONS AND THE MITIGATION  
MONITORING AND REPORTING PROGRAM

- RECOMMEND THAT THE CITY COUNCIL APPROVE PACIFIC BEACH COMMUNITY PLAN AMENDMENT NO. PMT-3160116
- RECOMMEND THAT THE CITY COUNCIL APPROVE REZONE NO. PMT-3160117
- RECOMMEND THAT THE CITY COUNCIL APPROVE COASTAL DEVELOPMENT PERMIT NO. PMT-3160115
- RECOMMEND THAT THE CITY COUNCIL APPROVE PUBLIC SEWER EASEMENT VACATION NO. PMT-3279433

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

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

**Staff:** Melissa Garcia  
**City Council District:** 1  
**Plan Area:** La Jolla

Speakers in favor of the project:  
Pam Duffy

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

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

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

**Staff:** Samuel Solis  
**City Council District:** Citywide  
**Plan Area:** Citywide

Speakers in favor of the project:  
Geoffrey Hueter, Susan Baldwin

**WORKSHOP WAS GIVEN: NO ACTION WAS TAKEN BY THE COMMISSION**

**ADJOURNED @ 11:10 a.m. by Chairperson Kelly Modén**