

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
November 6, 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 9:08 a.m. Chairperson Kelly Modén adjourned the meeting at 1:14 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 – Present in Chambers

**STAFF:**

Corrine Neuffer, Chief Deputy City Attorney – Present in Chambers  
Marlon Pangilinan, Program Coordinator, 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

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**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 30<sup>th</sup>. At the hearing, the Commission heard four items. The Commission heard an item to recommend the City Council approve a Public Right-Of-Way Vacation, Tentative Map, and Neighborhood Development Permit to vacate portions of 40<sup>th</sup> Street, B Street, C Street, and an unnamed alley consolidating and subdividing 16 existing lots into 10 lots, and to construct 11 new single dwelling units and 18 new accessory dwelling units at 40th and C Street in the Southeastern Community Plan Area."

"The Commission heard a Community Plan Amendment, Rezone, Coastal Development Permit, and Public Sewer Easement Vacation to construct an additional 183 units, including 7 affordable units, a surface parking lot, and 2 new parking structures within an existing multiple dwelling unit development at 3823 Ingraham Street in the Pacific Beach Community Planning Area. The Commission also heard a request to initiate a Community Plan Amendment to redesignate 0.25 acres from Public Right-Of-Way to parks, open space, and 0.18 acres from Public Right-Of-Way to schools, in the La Jolla Community Plan area."

"All three items were approved by the Commission by a vote of 6-0-1, with Commissioner Boomhower absent."

"Finally, at the hearing, the Commission heard an informational workshop item from the City Planning Department on the 2025 Annual Report on Homes. The report provides an overview of home permitting data from calendar year 2024. Thank you."

Marlon Pangilinan, Planning Department:

"Just to piggyback on Mr. Prinz's report, the City Planning Department did conclude its public hearings on the Annual Report on Homes with an informational presentation to the City Council this past Tuesday. That concludes my report. Thank you."

**COMMISSION COMMENT**

None

**AGENDA ITEMS**

**ITEM 1: PRESERVATION AND PROGRESS PACKAGE A**

**Staff:** Kelley Stanco

**City Council District:** Citywide

**Plan Area:** Citywide

Speakers in favor and opposition of the project:

Kristi Byers, Valentina Giraldo, Melanie Woods, Rammy Cortez, Tyler Martin, Jennifer Ayala, Renee Mezo, Sharon Gehl, Wesley Morgan, Benjamin Nicholls, Stefanie Benvenuto, Craig Klein, Chris Baca, Evelyn Viora, Cory Miller, Jim Miller, G Frank Gormlie, Virginia Wilson, Nicholas Wilson, Brian Sebenaler, Tim Houlton, Barbara Houlton, Geoff Hueter, Lynne Miller, Meredith Houlton, Janet Griffin, Albert Baca, Maureen Roeber, Bruce Coons, Alana Coons, William Adair, David Roth, Jessica McGee, George Franck, Eric Duvall, Kitty McDaniel, Lorna Thiel, William Riley, David Carruthers, Jennifer Machian, Janet Carruthers, David Goldberg, Laura DuCharme Gonboy, Ron Buckley, Paul Krueger, Laura Henson, Leslie Bruce, David Swarens, David Moty, Janet O'Del, Victoria LaBruzzo, Csaba Petre, Kristin Harms, Andrea Schlageter, Craig Benedetto, Joan Gand, Saad Asad, Susan Brandt-Hawley

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE AMENDMENTS TO THE HISTORIC PRESERVATION ELEMENT AND APPENDIX F OF THE GENERAL PLAN (ATTACHMENT 1)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE (SDMC) BY AMENDING CHAPTER 11, ARTICLE 1, DIVISION 2; CHAPTER 12, ARTICLE 3, DIVISION 2; AND CHAPTER 14, ARTICLE 3, DIVISION 10 (ATTACHMENT 2)
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION AMENDING THE PURPOSE AND INTENDED USE OF THE CITY'S HISTORIC PRESERVATION FUND TO ADVANCE EQUITY IN HISTORIC PRESERVATION THROUGH THE IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES IMPORTANT TO TRADITIONALLY UNDERREPRESENTED AND MARGINALIZED COMMUNITIES, INCLUDING BLACK, INDIGENOUS, AND PEOPLE OF COLOR (BIPOC) AND LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUEER (LGBTQ+) COMMUNITIES, AND TO PROVIDE FINANCIAL ASSISTANCE TO VERY LOW- AND LOW-INCOME OWNERS OF HISTORIC PROPERTIES TO HELP FUND MAINTENANCE AND RESTORATION WORK (ATTACHMENT 3)

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

**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

Speakers in favor and opposition of the project:

Mike Arduino, Victoria LaBruzzo

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

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

**ITEM 3: ETHICS TRAINING**

**Staff:** Bryn Kirvin, Ryan O'Connor, Megan Curran

**City Council District:** N/A

**Plan Area:** N/A

**COMMISSION ACTION:**

INFORMATIONAL ITEM ONLY. NO ACTION WAS TAKEN BY THE COMMISSION.

**ADJOURNED @ 1:14 p.m. by Chairperson Kelly Modén**