

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
November 20, 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 12:27 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
Mehdi Khalili, 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, Danna Givot, Paul Krueger, Dorene R. Dias

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

- None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item # 3 – T-Mobile Presidio Park

APPROVAL OF MINUTES

October 30th, 2025

November 6th, 2025

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF OCTOBER 30TH AND NOVEMBER 6TH, 2025 AS PRESENTED.

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.

DIRECTOR'S REPORT

Michael Prinz, Development Services Department:

"The last Planning Commission hearing was held on November 6th. At the hearing, the Commission heard two items. The Commission heard an item to recommend to the City Council, Package A, the first of two comprehensive packages of amendments that update the City's Heritage Preservation Program. Package A includes amendments to the Land Development Code related to Historical Resources Board appointments, noticing of designation actions, the appeal of decisions by the Historical Resources Board to designate historical resources, review of National Register nominations, and clarifying amendments related to the application of complete communities housing solutions in emerging and thematic historic districts. Amendments to the Historic Preservation Element and Appendix F of the General Plan were also included."

"The Commission voted to recommend City Council approve Package A by a vote of 7-0. The Commission heard a request to initiate a Community Plan Amendment to redesignate approximately 6 acres from industrial park to high-medium residential in the Scripps Miramar Ranch Community Plan Area. It would also remove the site from the prime industrial land designation from both the General Plan and the Community Plan. The Commission voted 7-0 on that action."

"At the meeting, the City of San Diego's Ethics Commission provided Planning Commissioners with the required biannual training on the City's Ethics Ordinance."

"As a couple of other items for public notice, tomorrow in this room, the California Energy Commission and the City of San Diego are hosting the San Diego Regional Energy Code Forum, focused on commercial projects. This free event will feature live training, an Ask Anything session, and peer

discussions. Additional information on the event and tips on how to register is available in the Latest News section of the Development Services Department's webpage."

"And finally, as a reminder, the state updates the California Building Standards Code every 3 years. The current edition is the 2022 California Code of Regulations, Title 24. The new 2025 California Building Standards Code will go into effect on January 1st, 2026. All project applications on or after that date must conform to the new regulations. We expect that application submittal volumes may increase in the coming weeks. This means that applications submitted toward the end of 2025 may not be reviewed for accuracy and deemed complete by intake staff and setup staff until or after January 1st, 2026. However, the City will honor the current 2022 edition of the building code for project applications submitted before January 1st, 2026, as long as staff determines they substantially conform to submittal requirements. Please be advised that projects with applications currently in their fourth and final extension may have to comply with the new 2025 regulations, regardless of when the determination is made. "

"For more information about the code changes, please visit dgs.ca.gov/BSC. That concludes my report. Thank you."

Marlon Pangilinan, Planning Department:

"I just wanted to report that the College Area and Clairemont Community Plan updates will be presented at a special meeting of the Land Use and Housing Committee tomorrow at 9:00 a.m. in Council Chambers. That concludes my report from City Planning."

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: 4577 LA JOLLA VILLA DR – PROJECT NO. 1132219

Staff: Robin MacCartee

City Council District: 6

Plan Area: University

Speakers in opposition of the project:

Fred Hsu, Alexander Greiner

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE TENTATIVE MAP NUMBER PMT-3346875

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

ITEM 2: *EMERALD HILLS – PROJECT NO. 1107880

Staff: Martin Mendez

City Council District: 4

Plan Area: Chollas Valley (Encanto Neighborhoods)

Speakers in favor and opposition of the project:

Dr. Ethel Sims, Greg Hill, Clinton James, Pastor Thomas L. Sims, Dan Boyd, Ryan LaVigue, Julie Howard, Troy Burns, Delaney Tax, Tom Reimers, Andrew Garrison, Devin Urgo, Ed Lamont, Tim Birch, John Howard, Meg Carroll, Benjamin Vazquez, Gary Cunningham, Emilie Dedeic, Neil Hyytinen, Jon Myhre, Barbara Scull, Parker Chorich, Beth Ehsan, Charlene So, Andrea Hethery, Yvonne Jones, Saige Gonzales Walding, Peter Walding, Kenya Becerra, Corey Farris, Rosaline Cook, Paul Krueger, Eric Overstreet, Susan Baldwin, Lucy Prive, Gelsamima Merritt, Geoffrey Hueter, David Moty, Danna Givot, Rob Campbell, Lorri Freitas, Vicky Estrella, Marry Young, Anthony Merritt, Lisa Becerra, Susan Ward, Quetzali Becerra, Zephaniah Becerra, Epiphany Becerra, Alan Conrad, Kenny Key, Janet Klauber, Michelle Thompson, James Crimelli, Ken Hunrichs, Mavie Hunrichs, Imani Robinson, Dorene R. Dias, Evelyn Smith, Catalina Arenas, Erik Becerra, Brandon Becerra, Mfadilah, Brooke Velazquez, Sally Smull, Jake Buchanan, Carmen and Graham, Louis Guskey, Buddy Norman, Peggy Walker, C. Arenas

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- ADOPT ADDENDUM NO. 1107880 TO THE SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) NO. 386029/STATE CLEARINGHOUSE (SCH) NO. 2014051075 AND A MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP) FOR THE EMERALD HILLS (5702 OLD MEMORY LANE) PROJECT, PRJ-1107880
- APPROVE SITE DEVELOPMENT PERMIT (SDP) NO. PMT3262906
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. PMT-3273605
- APPROVE NEIGHBORHOOD USE PERMIT (NUP) NO. PMT-3286476
- APPROVE VESTING TENTATIVE MAP (VTM) NO. PMT3262907

Seconded by Commissioner Malbrough. The motion passed with a vote of 7-0-0.

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

ITEM 3: T-MOBILE PRESIDIO PARK – PROJECT NO. 1102178

Staff: Ian Heacox

City Council District: 2

Plan Area: Old Town San Diego

Speakers in favor of the project:

Brett Coffelt

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- APPROVE CONDITIONAL USE PERMIT (CUP) NO. 3249929
- APPROVE SITE DEVELOPMENT PERMIT (SDP) NO. 3381217
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 3381218

Seconded by Commissioner Boomhower. The motion passed with a vote of 7-0-0.

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

ADJOURNED @ 12:27 p.m. by Chairperson Kelly Modén