

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
December 18, 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 9:01 a.m. Chairperson Kelly Modén adjourned the meeting at 10:11 a.m.

**ATTENDANCE DURING THE MEETING:**

Chair Kelly Modén – Present in Chambers  
Vice-Chair Matthew Boomhower – Absent  
Commissioner Farah Mahzari – Absent  
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  
Courtney Pash, Principal Planner, 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:

- Peggy Walker

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

- None

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

Item #2 – Time Warner Cable-Carmel Mountain Road

**APPROVAL OF MINUTES**

December 4<sup>th</sup>, 2025

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF DECEMBER 4<sup>TH</sup>, 2025 AS PRESENTED.

Seconded by Commissioner Reeves. The motion passed with a vote of 5-0-2. Commissioners Modén, Malbrough, Miyahara, Renger, and Reeves voted yes, with Commissioner Boomhower and Commissioner Mahzari absent.

**DIRECTOR'S REPORT**

Michael Prinz, Development Services Department:

"The last Planning Commission hearing was held on December 4th. At the hearing, the Commission heard one item. The Commission heard the project located at 8303 La Jolla Shores Drive, which is a Tentative Map, Coastal Development Permit, and Site Development Permit for the consolidation of 3 parcels into a single lot, totaling 4.45 acres, for its subdivision into 6 residential lots, with 1 dwelling unit per lot and 1 ADU on lot 6, for a total of 7 dwelling units. The Commission approved the project by a vote of 5-0-2, with Chair Modén and Commissioner Mahzari absent."

"As a reminder, the state updates to the California Building Standards Code are updated every 3 years. The current edition is the 2022 California Code of Regulations, and the new 2025 California Building Standards Code will go into effect on January 1st, 2026. All project applications submitted on or after that date must conform to the new regulations. We expect that the application submittal volumes may increase in the final weeks of 2025, and so that means applications submitted toward the end of this year may not be reviewed for accuracy and deemed complete by intake staff until on or after January 1st, 2026. However, the City will continue to honor the current 2022 edition of the California Building Standards Codes for project applications submitted before January 1, 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](https://dgs.ca.gov/BSC). That concludes my report."

Courtney Pash, Planning Department:

"On Tuesday, the City Council approved the College Area Community Plan Update, the Clairemont Community Plan Update, and the Community Enhancement Overlay Zone Regulations proposed by the City Planning Department to implement these two community plans. These updates will go into effect in early 2026."

"We appreciate the Planning Commission's review and recommendation of support for these three important items. Thank you."

#### COMMISSION COMMENT

None

#### AGENDA ITEMS

**ITEM 1: *Appeal of Staff Decision July 22, 2025***  
**\*7951 PASEO DEL OCASO – PROJECT NO. 1133046**

**Staff:** Veronica Davison

**City Council District:** 1

**Plan Area:** La Jolla

Speakers in favor and opposition of the project:

Jon Lum, Chandra Slaven, Dhurgham Aljaboori

#### COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- DENY THE APPEAL AND AFFIRM THE DEVELOPMENT SERVICES DECISION TO APPROVE SUBSTANTIAL CONFORMANCE REVIEW (SCR) NO. PMT-3346030

Seconded by Commissioner Reeves. The motion passed with a vote of 5-0-2. Commissioners Modén, Malbrough, Miyahara, Renger, and Reeves voted yes, with Commissioner Boomhower and Commissioner Mahzari absent.

**ITEM 2: TIME WARNER CABLE-CARMEL MOUNTAIN ROAD – PROJECT NO. 1132118**

**Staff:** Karen Howard

**City Council District:** 5

**Plan Area:** Rancho Peñasquitos Plan

Speakers in favor of the project:

Nancy Delgado, Frank Andrews

#### COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- APPROVE SITE DEVELOPMENT PERMIT NO. 3341941
- APPROVE PLANNED DEVELOPMENT PERMIT NO. 3387286

Seconded by Commissioner Reeves. The motion passed with a vote of 5-0-2. Commissioners Modén, Malbrough, Miyahara, Renger, and Reeves voted yes, with Commissioner Boomhower and Commissioner Mahzari absent.

**ITEM 3: 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (CWUI) WORKSHOP**

**Staff:** Daniel Hypes

**City Council District:** Citywide

**Plan Area:** Citywide

Speakers in favor and opposition of the project:

None

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

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