



THE CITY OF SAN DIEGO

February 19, 2026, at 9:00 a.m.
PLANNING COMMISSION AGENDA
HYBRID MEETING/IN COUNCIL CHAMBERS
Edric Doringo Hearing Room - "The Edric"
7650 Mission Valley Road, San Diego, California 92108

CHAIRPERSON

Kelly Modén

VICE-CHAIRPERSON

Matthew Boomhower

COMMISSION MEMBERS

Ted Miyahara

Farah Mahzari

Daniel Reeves

Ken Malbrough

Jeana Renger

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

The Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Planning Commissioners will be in person, and the meeting will be open for in-person testimony. Additionally, alternatives to in-person attendance for participating in Planning Commission meetings are available.

[Subscribe](#) to receive meeting agendas via Constant Contact notification.

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/s/1604075570>

To join by telephone:

Dial 1-669-254-5252 or (Toll-Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 407 5570**

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Planning Commission meeting agenda items that are distributed to the legislative body prior to the Planning Commission meeting are available for public review at the Development Services Department Building, 7650 Mission Valley Road, 1st Floor, San Diego, CA. 92108. This refers to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please Note: Approximately one hour prior to the start of the Planning Commission meeting, the documents will be available just outside the Edric Doringo Hearing Room in the lobby of the 1st floor of the Development Services Department in a binder labeled "Planning Commission Materials." Late-arriving materials received during the Planning Commission meeting are available for review by verbally requesting the materials from Legislative staff.

GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND PARTICIPATE IN THE MEETING CAN BE FOUND AT THE END OF THIS AGENDA

THURSDAY, February 19, 2026 AT 9:00 A.M.

ROLL CALL

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

APPROVAL OF MINUTES

- [January 15, 2026](#)

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: 2026 LAND DEVELOPMENT CODE UPDATE

Staff: Megan Covarrubias

City Council District: Citywide

Plan Area: Citywide

This action is a request for a recommendation of approval of the 2026 Land Development Code Update, including amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Gaslamp Quarter Planned District Ordinance, La Jolla Shores Planned District Ordinance, Carmel Valley Planned District Ordinance, and the Old Town San Diego Planned District Ordinance. The 139 items are separated into five categories; regulatory reforms, compliance with state law, corrections, clarifications, and amendments to align policy with the City's climate, equity, or housing goals. Implementation of the Project would not result in new or more severe significant impacts over and above those disclosed in the previously certified environmental documents.

[Report No. PC-26-005](#)

[Attachment 1-5](#)

[Attachment 6](#)

[Attachment 7-11](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the project.

ITEM 2: BARRIO LOGAN COMMUNITY PLAN AMENDMENT & REZONE

Staff: Victoria Ortiz

City Council District: 8

Plan Area: Barrio Logan

This action is a request for a recommendation of approval to the City Council for an amendment to the General Plan, Barrio Logan Community Plan, and Local Coastal Program, and Rezones. The proposed Barrio Logan Community Plan Amendment would amend the Community Plan Land Use Map (Figure 2-1) for approximately 3.0 acres from right-of-way to park; 4.2 acres from neighborhood commercial to park; and 4.7 acres from neighborhood commercial to neighborhood village. The proposed rezones would rezone 1.8 acres of land from CC-2-3 to OP-1-1; rezone 13.8 acres of land from CC-3-6 to OP-1-1; and rezone 1.8 acres of land from CO-2-2 to OP-1-1 to implement the park land use designation within the Barrio Logan Community Plan area. Additional proposed actions include a General Plan amendment to revise the land use map and a Local Coastal Program amendment.

The Environmental Analysis Section of the City Planning Department has reviewed the Community Plan Amendment and Rezones and determined that the adoption of the proposed amendment and rezones is consistent with the 2021 Addendum to the Barrio Logan Community Plan Update Program Environmental Impact Report (PEIR) (SCH No. 2009091021)

[Report No. PC-26-008](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the project.

ITEM 3: 2025 STANDARDIZED REPORT OF CITY BOARDS AND COMMISSIONS – PLANNING COMMISSION

Staff: Michael Prinz

The City of San Diego's Office of Boards and Commissions was established in 2018 to support the day-to-day operations of the City's 49 boards and commissions, serving as an access point for volunteer members appointed by the Mayor and City Council. The Office of Boards and Commissions has established a new annual reporting requirement to document the meetings, actions, volunteer hours, and vacancies of a city board or commission within a calendar year timeframe. [Cover Memo](#) with [2025 Standardized Report](#).

PROPOSED ACTION

Approve/modify/deny the 2025 Standardized Report of City Boards and Commissions – Planning Commission.

DEPARTMENT RECOMMENDATION

Approve the 2025 Standardized Report of City Boards and Commissions – Planning Commission.

ADJOURNMENT

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT

In-Person for Agenda Items and Non-Agenda Public Comment:

Members of the public shall be given the opportunity to address the Planning Commission. The Chairperson may reduce the time allocated to each speaker to ensure the meeting is properly managed and that the Planning Commission has sufficient time to consider all agenda items.

Each speaker must file a written request (speaker slip) with the Legislative Staff at the meeting at which the speaker wishes to speak, indicating which item they wish to speak on.

Each person who wishes to address the Planning Commission shall approach the podium, state their name, and indicate whom they represent, if they represent an organization or another person. located at the entrance to the meeting. Indicate the item you wish to speak on, as well as other requested information. Then, submit it to the Chairperson at the box indicated near the speaker's lectern at the front of the room.

Audio/Visual Materials: Any audio or visual media should be submitted 24 hours before the meeting to Planningcommission@sandiego.gov. Universal Serial Bus (USB) or other peripheral devices will not be accepted at any meeting.

Virtual Platform for Agenda Items and Non-Agenda Public Comment:

Members of the public may participate virtually (by telephone or internet streaming) as indicated below. Speakers who wish to provide virtual public comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

When the Chairperson introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone or by dialing *9 on your phone.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet, or Smartphone, or dial *6 on your phone.

Each speaker may speak up to three minutes, subject to the Chairperson's determination of the time available for meeting management purposes. Speakers participating virtually may not allocate their time to other speakers or have time allocated to them and [may not share video or visual aids \(i.e. pdf, ppt, docs\) during their comment period.](#)

Those participating virtually may NOT cede time to others participating in person or virtually.

HOW TO PROVIDE WRITTEN COMMENTS

For Agenda Items and Non-Agenda Public Comment:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 7650 Mission Valley Rd., MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received on the business day prior to being distributed to the Planning Commission.

Written Materials:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 7650 Mission Valley Rd., MS DSD 1A, San Diego, CA 92108. Materials

submitted via U.S. Mail must be received on the business day prior to being distributed to the Planning Commission. *Must include ten (10) copies of the material.*

HOW TO WATCH THE MEETING:

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#). The public may also log on to [Zoom](#) to view the meeting. In addition, the public may watch the meeting at its scheduled time, or within 24 to 48 hours of the meeting, depending on technical streaming issues, on the [City of San Diego Public Hearings YouTube channel](#)

GENERAL INFORMATION

Requests For Accessibility Modifications Or Accommodations:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing planningcommission@sandiego.gov at least two business days before the meeting. The City is committed to promptly resolving all accessibility requests.

Items Marked with Asterisks:

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see California Environmental Quality Act (CEQA) Notices and Documents at <https://www.sandiego.gov/ceqa>.

Consent Agenda:

The Commission may vote to approve one or more items identified as part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in the Staff's recommendation, which is normally set forth in the agenda and the Report to the Planning Commission, which Staff may modify prior to the vote by informing the Commission verbally or in writing.

The Consent Agenda may be voted on quickly; if you wish to be heard, please submit your [webform](#) 2 hours prior to the start of the meeting. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#) by checking the appropriate box. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 500 words. Comments received after the start of the meeting but before the non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, the

Commission shall take no discussion or action other than a referral on any issue brought forth under Announcements/Public Comment.