

San Diego Planning Commission Meeting

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
(PRJ-1105210 - 2906 University Avenue)**

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

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

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

2906 University Avenue Project No. PRJ-1105210

Item # 1

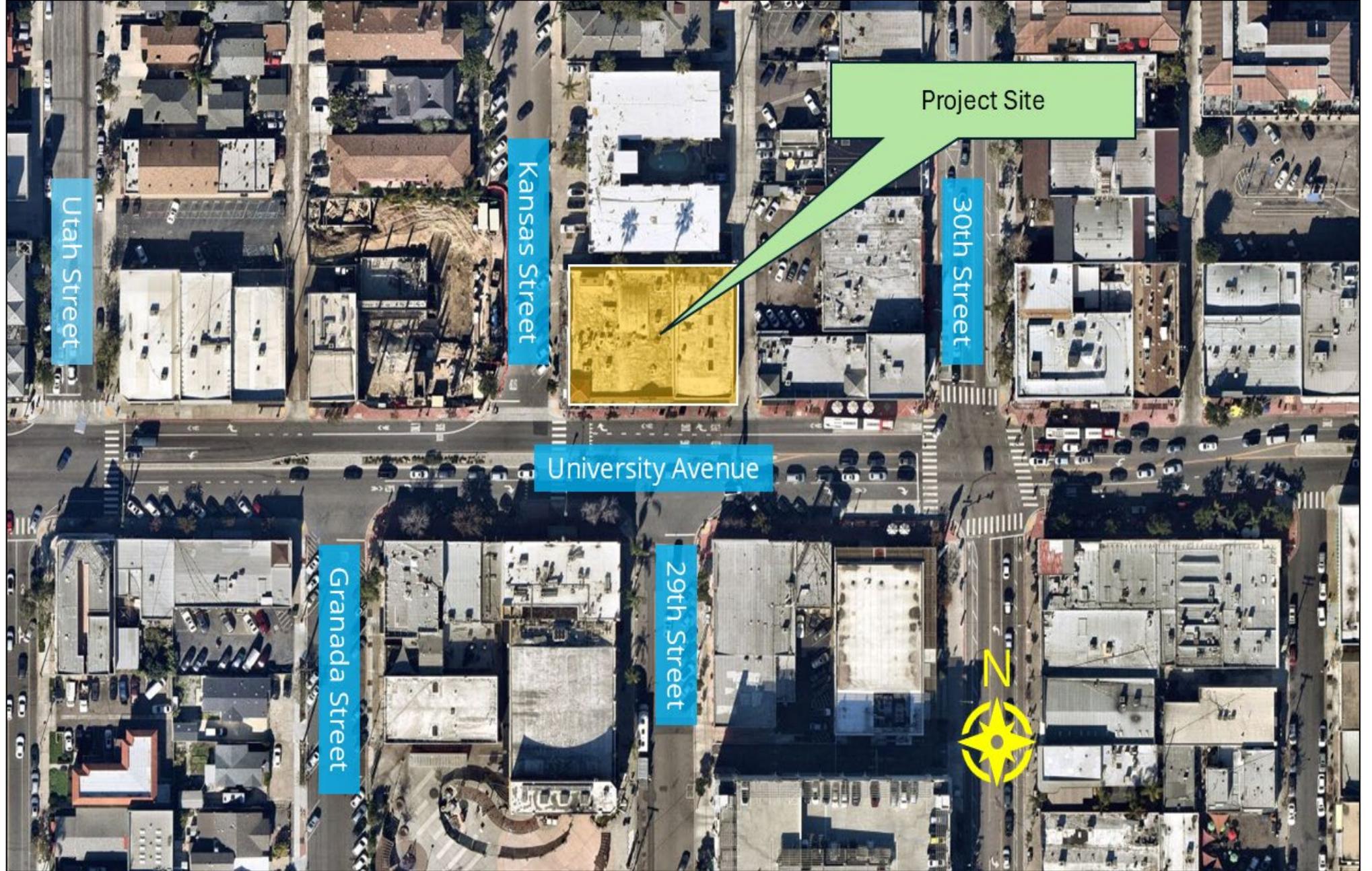
Planning Commission

March 19, 2026

Project Scope

| | |
|---------------------|---|
| Location: | 2906, 2912, 2920 University Avenue, North Park Community Plan, Commercial Community (CC 3-9) Zone |
| Parcel Size: | 0.34 acre |
| Approvals: | Process Level Four Site Development Permit CEQA Consistency Analysis Addendum No. 1105210 & MMRP |

Aerial Photograph



Land Use Map

NORTH PARK COMMUNITY PLAN

Figure 2-1: Community Plan Land Use Map



Project Scope

- Demolition that will substantially alter a designated historic resource
 - Removal of existing roof and North façade
 - South and West façade to remain



Project Review

- Discretionary Review
 - Site Development Permit
 1. Demolition of the Resource's existing roof and north façade
 2. Proposed massing, size, scale and proportion of the new construction in relation to the Resource
- Ministerial Review
 - Complete Communities Housing Solutions Regulations
 - Two Incentives and Two Waivers

Project Elevation

- Construction of a new, seven story mixed use structure
 - 108,000 square-foot project to retain existing West and South facades
 - Six-stories with 92 residential multiple dwelling units; 16 units affordable
 - One-story mezzanine (double height) commercial space
 - One-story subterranean parking garage



Community Group Recommendations

Date: February 20, 2024

North Park Community Planning Group

Voted 13-0, with no abstentions, or conditions

Date: February 26, 2026

Historical Resources Board

Voted 7-0, with no abstentions, or conditions

Staff Recommendation

APPROVE

- **Site Development Permit No. PMT-3259834**

ADOPT

- **Addendum No. 1105210 & MMRP**

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
(PRJ-1105210 - 2906 University Avenue)

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

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

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.