



THE CITY OF SAN DIEGO

**March 19, 2026, at 9:00 a.m.**  
**PLANNING COMMISSION AGENDA**  
**HYBRID MEETING/DEVELOPMENT SERVICES DEPARTMENT**  
Edric Doringo Hearing Room - "The Edric"  
7650 Mission Valley Road, San Diego, California 92108

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**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 1<sup>st</sup> 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, March 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**

- [February 19, 2026](#)

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**AGENDA ITEMS**

**ITEM 1: 2906 UNIVERSITY AVENUE – PROJECT NO. 1105210****Staff:** Robin MacCartee**City Council District:** 3**Plan Area:** North Park

A Site Development Permit to substantially alter a designated historic resource, and construct a new, seven story mixed use structure located at 2906, 2912, and 2920 University Avenue. The proposed demolition to substantially alter a designated historic resource is located at 2906 University Avenue. The historic resource is known as the Edward and Emma Newman Building, (Historic Resources Board) #1482. The substantial alterations to the designated historic resource consist of the proposed removal of the existing roof and north facade, and the addition of six stories of new construction, whose proposed massing, size, scale and proportion in relation to the historic resource is not consistent with the Secretary of the Interior's Standards. The completed 108,000 square-foot project will retain the existing west and south facades of the historic resource within a ground level, one-story mezzanine (double height) commercial space, under six-stories of new construction consisting of 92 multiple dwelling units, with 16 units designated as affordable, over a one-story subterranean parking garage. The new construction will utilize the Complete Communities Housing Solutions regulations.

The 0.34-acre site is in the Commercial Community (CC 3-9) Zone, a Sustainable Development Area, Complete Communities Housing Solutions (FAR Tier 3: 6.5 FAR), Complete Communities Mobility Choices (Mobility Zone 2), Transit Priority Area, Airport Land Use Compatibility Overlay Zone (San Diego International Airport), ALUCP Airport Influence Area (San Diego International Airport - Review Area 2 ), FAA Part 77 Noticing Area, and a Moderate *Paleontological Sensitivity Area* e within the North Park Community Plan area.

Addendum No. 1105210 was prepared pursuant to the California Environmental Quality Act (CEQA) Statute and Guidelines Sections 15164 and 15168.

[Report No. PC-26-004](#)

[Attachment 1-9](#)

[Attachment 10](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the project.

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 2: VERIZON OAKS NORTH – PROJECT NO. 1118724****Staff:** Tracy Harris**City Council District:** 5

**Plan Area:** Rancho Bernardo

A Neighborhood Use Permit, Neighborhood Development Permit, and Planned Development Permit for the modification of an existing Verizon Wireless Communication Facility (WCF) designed as an existing 52-foot-tall monopine, located at 12578 Oaks North Drive. The site is within the RS-1-14 (Residential—Single Unit) zone in Council District 5. The proposed scope of work includes the installation of twelve (12) panel antennas, nine (9) radios, and one (1) microwave dish. The associated ancillary WCF equipment, including an existing generator, is located within the existing equipment enclosure adjacent to the monopine and is designed to be compatible with and integrate into the surrounding community character. The monopine will be re-branched to enhance visual integration.

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to section 15301 (Existing Facilities).

[Report No. PC-26-006](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the project.

**DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM 3: MID-CITY COMMUNITIES PLAN UPDATE WORKSHOP**

**Staff:** Alex Frost

**City Council District:** 4,9

**Plan Area:** City Heights, Eastern Area, Kensington-Talmadge, Normal Heights

This is a workshop for the Planning Commission to provide input on the Mid-City Communities Plan Update Draft Ideas Report, Draft Planned Pedestrian and Bicycle Networks, Corridor Concept Analysis, and Phase 2 Public Engagement Summary. No action is required on the part of the Planning Commission at this time.

This activity is not considered a “project” by the definition set forth in CEQA Guidelines Section 15378.

[Report No. PC-26-007](#)

[Attachment 1: Mid-City Planning Area and Neighborhoods](#)

[Attachment 2: Village Climate Goal Propensity Map](#)

[Attachment 3-10](#)

**PROPOSED ACTION**

A workshop is to be given. The Planning Commission will take no action.

**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. Please fill out a speaker slip 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](mailto: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](mailto: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.