

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
February 19, 2026**

**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 9:03 a.m. Chairperson Kelly Modén adjourned the meeting at 12:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chair Kelly Modén – Present in Chambers  
Vice-Chair Matthew Boomhower – Present in Chambers  
Commissioner Farah Mahzari – Absent  
Commissioner Ken Malbrough – Absent  
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  
Seth Litchney, Deputy Director, 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:

- Philip Merten, David Moty, Dorene Dias, Madison

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

- None

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

Item #2 – Barrio Logan Community Plan Amendment & Rezone

**APPROVAL OF MINUTES**

January 15<sup>th</sup>, 2026

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF JANUARY 15<sup>TH</sup>, 2026 AS PRESENTED.

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

**DIRECTOR’S REPORT**

Michael Prinz, Development Services Department -

“The last Planning Commission hearing was held on January 15th. At the hearing, the Commission voted to approve two projects, both wireless communication facilities. The first wireless communication facility will be placed in Mission Valley, and the second involves upgrades to an existing facility in Linda Vista. Both were approved by a vote of 6-0-1, with Chair Modén absent. That concludes my report for today.”

Seth Litchney, Planning Department - None

**COMMISSION COMMENT**

None

**AGENDA ITEMS**

**ITEM 1: 2026 LAND DEVELOPMENT CODE UPDATE**

**Staff:** Megan Covarrubias

**City Council District:** Citywide

**Plan Area:** Citywide

Speakers in favor and opposition of the project:

Dorene Dias, Madison, Peggy Walker, Becky Rapp, Sally Smull, Craig Benedetto, John Allen, Aimee Faucett, Jen Morales, Nicole Wong, Brett Montgomery, Matt Aubrey, Tyler Martin, James Lawson, Gina Austin, Stefanie Benvenuto, Elena Mineo, Evan Strawn, Rammy Cortez, Geoffrey Hueter, Monica Montano, Ted Shaw, Chris Nielsen, David Moty, Victoria LaBruzzo, Danna Givot

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED 2026 UPDATE TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM, AND MINOR AMENDMENTS TO THE DOWNTOWN COMMUNITY PLAN AND GENERAL PLAN, WITH THE FOLLOWING MODIFICATIONS:

- NUMBERS 34 AND 91- REMOVAL FROM THE PROPOSED ADOPTION
- NUMBER 17 - TO INCLUDE LANGUAGE CLARIFYING DEFENSIBLE SPACE VERSUS SETBACKS
- NUMBER 7 - (DIF WAIVERS) TO OBTAIN THE SMALL UNIT WAIVER APPLICANTS SHALL ADD 10% OF THE OVERALL UNITS AS 3 BEDROOMS. ADDITION OF INCENTIVE LANGUAGE
- NUMBER 92 - INCLUDES CLARIFICATION THAT THE PERMITTED USES ALIGN WITH THE MCAS MIRAMAR ALUCP
- NUMBER 39 - APPLICATION OF TENTATIVE MAP PROVISIONS TO THE EMX ZONE
- NUMBER 76 - INCLUDES CLARIFICATION CONCERNING MODERATE-INCOME REQUIREMENTS FOR FOR-SALE VERSUS RENTAL UNITS FROM 110% TO 120%

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

**ITEM 2: BARRIO LOGAN COMMUNITY PLAN AMENDMENT & REZONE**

**Staff:** Victoria Ortiz

**City Council District:** 8

**Plan Area:** Barrio Logan

Speakers in favor and opposition of the project:

None

**COMMISSION ACTION:**

MOTION BY COMMISSIONER REEVES TO APPROVE ON CONSENT:

- RECOMMEND TO THE CITY COUNCIL APPROVAL OF A RESOLUTION AMENDING THE BARRIO LOGAN COMMUNITY PLAN, THE GENERAL PLAN, AND THE LOCAL COASTAL PROGRAM
- RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REZONING 1.8 ACRES FROM CC-2-3 TO OP-1-1, 13.8 ACRES FROM CC-3-6 TO OP-1-1, AND 1.8 ACRE FROM CO-2-2 TO OP-1-1 WITHIN THE BARRIO LOGAN COMMUNITY PLAN AREA

Seconded by Commissioner Renger. The motion passed with a vote of 4-0-1-2. Commissioners Modén, Miyahara, Renger, and Reeves voted yes, with Commissioner Boomhower recused and Commissioner Mahzari and Commissioner Malbrough absent.

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

**Staff:** Michael Prinz

Speakers in favor and opposition of the project:  
None

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE 2025 STANDARDIZED REPORT OF CITY BOARDS AND COMMISSIONS – PLANNING COMMISSION.

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

**ADJOURNED @ 12:00 p.m. by Chairperson Kelly Modén**