



THE CITY OF SAN DIEGO

April 16, 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

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.

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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, April 16, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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

- [March 19, 2026](#)

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: CROWN CASTLE T-MOBILE AT&T MORRISON POLE – PROJECT NO. 1137409

Staff: Ian Heacox

City Council District: 9

Plan Area: Mid-City: Kensington-Talmadge

A Conditional Use Permit, Neighborhood Development Permit and Planned Development Permit to allow for the continued operation of an existing Wireless Communication Facility (WCF) with two carriers - T-Mobile and AT&T. The current WCF consists of an approximate 28-foot monopine structure that supports eight AT&T panel antennas with 12 associated radios, as well as nine T-Mobile panel antennas with 9 radios. Additionally, the WCF includes existing ancillary equipment inside the existing 277-square-foot equipment enclosures located in an existing concrete masonry unit (CMU) enclosure with a wood trellis topper. The existing enclosures will remain the same square footage and will not be modified. T-Mobile's enclosure is located within the side and rear yard setback. The site is located at 4864 Lila Drive in the OR-1-1 (Open Space-Residential) and portions of RS-1-1 and RS-1-7 (Residential – Single Unit) Zones within the Mid-City Communities in the Kensington-Talmadge Community Plan area.

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction). The environmental determination was made on January 23, 2026, and the opportunity to appeal the environmental exemption determination ended February 6, 2026. There were no appeals of the environmental determination.

[Report No. PC-26-010](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 2: VERIZON CASO UNIVERSITY/805 – PROJECT NO. 1139845

Staff: Nilia Safi

City Council District: 4

Plan Area: Mid-City, City Heights

A Neighborhood Use Permit & a Planned Development Permit to allow for the continued operation of an existing Wireless Communication Facility (WCF). The site is located at 3875 Swift Ave, in the CC-5-4 Zone of the Mid-City City Heights Community Plan. The facility comprises nine (9) antennas housed within a 75-foot-tall decorative tower. All related equipment is contained within the building. No modifications are proposed in connection with this permit renewal. No changes are proposed as part of this permit renewal.

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities). The environmental determination was made on January 15, 2026, and the opportunity to appeal the environmental exemption determination ended January 30, 2026. There were no appeals of the environmental determination.

[Report No. PC-26-011](#)

[Memo - April 8, 2026](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 3: VERIZON SPRING CANYON – PROJECT NO. 1084692

Staff: Andrew Razon

City Council District: 5

Plan Area: Scripps Miramar Ranch

Verizon Spring Canyon - Conditional Use Permit (CUP) and Planned Development Permit (PDP) to modify an existing Wireless Communication Facility (WCF) located at 12227 Spring Canyon Road in the RS-1-8 (Residential-Single Unit) zone within the Scripps Miramar Ranch Community Plan area. The scope of work proposes modifying an existing WCF, which consists of an existing 48-foot faux mono-eucalyptus tree that will be rebranched. The project proposes to replace six (6) existing panel antennas while retaining six (6) existing panel antennas, maintaining a total of twelve (12) panel antennas on the WCF. In addition, the project will retain nine (9) existing Remote Radio Units (RRUs) and one (1) existing microwave antenna. All existing and new associated ancillary equipment is within an existing 237-square-foot equipment enclosure to remain.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). The environmental determination was made on September 26, 2025, and the opportunity to appeal the environmental exemption determination ended October 10, 2025. There were no appeals of the environmental determination. The project is exempt from CEQA under CEQA Guideline Section 15302 (Replacement or Reconstruction).

[Report No. PC-26-012](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 4: *COLLECTION AT CACTUS – PROJECT NO. 1111415

Staff: Benjamin Hafertepe
City Council District: 8
Plan Area: Otay Mesa

Neighborhood Development Permit, Site Development Permit, Vesting Tentative Map, and the subdivision of one lot into five lots to allow for 985 multi-dwelling units. Additionally, the project would allow for the development of 17,452 sf in leasing office and amenity space, two detention basins, and associated utilities and public improvements. The project would also provide approximately 3.5 net acres (3.62 gross acres) for the construction of a future park. The 38.80-acre site is located at 7020 Airway Road in the RM-2-5 Zone, RM-3-7 Zone, CC-3-6 Zone, AR-1-1 Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 1), Airport Safety Zone (Safety Zone 6), Communities of Concern, Complete Communities Mobility Choices (Mobility Zone 2), FAA Part 77 Noticing Area (546' AMSL), and Transit Priority Area within the Otay Mesa Central Village Specific Plan of the Otay Mesa Community Plan.

Addendum No. 1111415 was prepared in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines Sections, 15164 and 15168.

- [Report No. PC-26-015](#)
- [Attachment 1-12](#)
- [Attachment 11 \(1 of 4\)](#)
- [Attachment 11 \(2 of 4\)](#)
- [Attachment 11 \(3 of 4\)](#)
- [Attachment 11 \(4 of 4\)](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the project.

ITEM 5: SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND GENERAL PLAN AMENDMENT INITIATION – PROJECT NO. 1152078

Staff: Matthew Nasrallah
City Council District: 5
Plan Area: Scripps Miramar Ranch

A request to initiate a Community Plan Amendment to re-designate 6.91 acres from Industrial Park to High-Medium Residential (15 - 29 dwelling units per) in the Scripps Miramar Ranch Community Plan, a General Plan Amendment to re-designate the site from Industrial Employment to Residential and to remove the site from Prime Industrial

Land designation from the General Plan.

This activity is not considered a “project” by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the Community Plan Amendment be approved, review would take place at the appropriate time in accordance with CEQA Section 15004 when there is sufficient information to enable meaningful environmental review.

[Report No. PC-26-013](#)

PROPOSED ACTION

Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ITEM 6: SENATE BILL 79 PHASED IMPLEMENTATION AND EXEMPTING SPECIFIED AREAS

Staff: Grant Ruroede

City Council District: Citywide

Plan Area: Citywide

Request for a recommendation of approval from the Planning Commission to the City Council to adopt a proposed ordinance phasing implementation of Senate Bill 79 including exemptions. The phased implementation would occur in areas in Very High Fire Severity Zones, areas subject to one foot of sea level rise, low resource areas, and sites with designated historic resources. Areas more than one-mile walking distance from a trolley stop would be exempt from SB 79 implementation.

This activity is not a project pursuant to CEQA Guidelines Section 15378(b)(5) as it is an organizational or administrative activity of government that will not result in any direct or indirect physical changes in the environment. As such, this activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

[Report No. PC-26-016](#)

[Attachment 1 – SB 79 Draft Ordinance](#)

[Attachment 2 – SB 79 Overview and Compliance Options Memo – February 13, 2026](#)

[Attachment 3-8](#)

PROPOSED ACTION

Process 5, recommend to the City Council to approve or deny the ordinance

DEPARTMENT RECOMMENDATION

Recommend to the City Council to approve the Ordinance

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 meeting at its scheduled time on the [City of San Diego Public Hearings YouTube channel](#), or within 24 to 48 hours of the meeting, depending upon technical streaming issues. The public may also join the Zoom meeting to view the meeting.

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.