



THE CITY OF SAN DIEGO

**May 7, 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

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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/j/1609710315>

**To join by telephone:**

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

When prompted, input **Webinar ID: 160 971 0315**

**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, May 7, 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**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**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**

- [April 16, 2026](#)

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**AGENDA ITEMS****ITEM 1: \*SOUTHWEST VILLAGE SPECIFIC PLAN – PRJ # 0614791**

**Staff:** Oscar Galvez

**City Council District:** 8

**Plan Area:** Otay Mesa

Southwest Village Specific Plan Project proposes the adoption of the Southwest Village Specific Plan (Specific Plan), amendments to the General Plan and the Otay Mesa Community Plan, and the approval of a Vesting Tentative Map, Rezone, Site Development Permit, Multi-Habitat Planning Area Boundary Line Adjustment, and Road Improvement Ordinance (Charter section 55) and Road Improvement Resolution (Council Policy 700-17) authorizing the opening and maintenance of Beyer Boulevard over City parkland. The Specific Plan would allow up to 5,130 dwelling units and 175,000 square feet of commercial and retail uses, and identifies parks, open space, and public facilities including extension of Caliente Avenue and Beyer Boulevard to the San Ysidro Community Plan area. The Project includes the rezoning of property both fully and partially within the Specific Plan area from AR-1-1 to RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1. The Project also includes the approval of a Vesting Tentative Map for the construction of 920 multiple dwelling units, including 92 affordable units, rough grading, water, sewer and transportation infrastructure improvements for the first phase of the Specific Plan.

The 490-acre Specific Plan area is located north of the United States/Mexico international border; east of Interstate 805; south of State Route 905; and west of the Central Village Specific Plan area within Otay Mesa. The Specific Plan area is within the Agricultural—Residential (AR-1-1) Zone, the Airport Land Use Compatibility (Imperial Beach NOLF and Brown Field) Overlay Zone, ALUCP Airport Influence Area (Imperial Beach NOLF – Review Area 2 and Brown Field – Review Area 2), High to Moderate Paleontological Sensitivity Areas, Multiple Habitat Planning Area, Brush Management (Native/Naturalized Vegetation), the Very High Fire Hazard Severity Zone, and Geologic Hazard Category (21, 22, 27, and 53), within the Otay Mesa Community Plan area and Council District 8.

A Subsequent Environmental Impact Report (SEIR) No. 0614791/SCH No. 2004051076 and a Mitigation Monitoring and Reporting Program were prepared in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines. Additionally, CEQA Findings of Fact and a Statement of Overriding Considerations have been prepared. The decision to certify the SEIR and adopt the Mitigation Monitoring and Reporting Program, CEQA Findings and the Statement of Overriding Consideration will be made by the City Council at a future public hearing.

[Report No. PC-26-009](#)

[Attachment 1-7](#)

[Attachment 8 – EIR](#)

[Attachment 9](#)

[Attachment 10 \(1 of 2\)](#)

[Attachment 10 \(2 of 2\)](#)

[Attachment 11-14](#)

[Attachment 15](#)

[Attachment 16](#)

[Attachment 17-20](#)

[Attachment 21 \(1 of 2\)](#)

[Attachment 21 \(2 of 2\)](#)

[Memo – May 1, 2026](#)

**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.

**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](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 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](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.