

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
April 16, 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 9:00 a.m. Chairperson Kelly Modén adjourned the meeting at 11:46 a.m.

ATTENDANCE DURING THE MEETING:

Chair Kelly Modén – Present
Vice-Chair Matthew Boomhower – Present
Commissioner Farah Mahzari – Present
Commissioner Ken Malbrough – Absent
Commissioner Ted Miyahara – Present
Commissioner Daniel Reeves – Present
Commissioner Jeana Renger – Present

STAFF:

Lauren Hendrickson, Deputy City Attorney – Present
Shannon Eckmeyer, Deputy City Attorney – Present
Marlon Pangilinan, Program Coordinator, City Planning Department – Present
Seth Litchney, Deputy Director, City Planning Department – Present
Michael Prinz, Assistant Deputy Director, Development Services Department – Present
Eric Mosolgo, Senior Civil Engineer, Development Services Department – Present
Legislative Staff, Development Services Department – Present

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

Announcements:

- None

Non-Agenda Public Comment:

- Victoria LaBruzzo, David Moty, Geoffrey Hueter, Dorene Dias, Michael Livingston

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

- None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #1 – Crown Castle T-Mobile AT&T Morrison Pole

Item #2 – Verizon Caso University/805

Item #3 – Verizon Spring Canyon

APPROVAL OF MINUTES

March 19th, 2026

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF MARCH 19TH, 2026 AS PRESENTED.

Seconded by Commissioner Renger. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

DIRECTOR’S REPORT

Michael Prinz, Development Services Department -

“The last Planning Commission hearing was held on March 19th. The Commission heard 3 items at that hearing. 2906 University Avenue in North Park is A Site Development Permit to substantially alter a designated historic resource and construct a new 7-story mixed-use structure. The completed structure would include commercial space, 92 multiple dwelling units, with 16 designated affordable, over a one-story subterranean parking garage, utilizing the Complete Communities Housing Solutions regulations. The Commission approved the action by a vote of 6-0, with Chair Modén absent.

The Verizon Oaks North, in Rancho Bernardo, is a Neighborhood Use Permit, Neighborhood Development Permit, and a Plan Development Permit for the modification of an existing Verizon Wireless Communication Facility. The Commission approved the action by a vote of 6-0, with Chair Modén absent.

And finally, the Commission heard the Mid-City Communities Plan Update Workshop to provide input on the Mid-City Communities Plan Update Draft Ideas Report, Draft Plan Pedestrian and Bicycle Networks, Corridor Concept Analysis, and a Phase 2 Public Engagement Summary. No action was taken, as this was an informational workshop. That concludes my report.”

Marlon Pangilinan, City Planning Department - None

COMMISSION COMMENT

None

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

Speakers in favor of the project:

Shelly Kilbourn

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE CUP NO. PMT-3361424
- APPROVE NDP NO. PMT-3361425
- APPROVE PDP NO. PMT-3361427

Seconded by Commissioner Mahzari. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

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

Staff: Nilia Safi

City Council District: 4

Plan Area: Mid-City, City Heights

Speakers in favor of and in opposition to the project:

None

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE NEIGHBORHOOD USE PERMIT (NUP) NO. 3371512
- APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 3371513

Seconded by Commissioner Mahzari. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

ITEM 3: VERIZON SPRING CANYON – PROJECT NO. 1084692

Staff: Andrew Razon

City Council District: 5

Plan Area: Scripps Miramar Ranch

Speakers in favor of the project:

Shelly Kilbourn

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE CUP No. 3265403
- APPROVE PDP No. 3265404

Seconded by Commissioner Mahzari. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

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

Staff: Benjamin Hafertepe

City Council District: 8

Plan Area: Otay Mesa

Speakers in favor of the project:

Seth Dorros, Morgan Gallagher, Raul Rodriguez, Cristian Belmudez, Jesus Martinez, Trevor Briggs, Delaney Tax, Ted Shaw, Rita Mahoney, Shane Larimer, Jason Shepard, Kim Kantrind, Emilie Deidic

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- ADOPT ADDENDUM NO. 1111415 TO THE OTAY MESA COMMUNITY PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) NO. 30330/304032 STATE CLEARINGHOUSE (SCH) NO. 2004051076 AND A MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT 3273795
- APPROVE SITE DEVELOPMENT PERMIT NO. PMT-3398899
- APPROVE VESTING TENTATIVE MAP NO. 3273796
- INCLUSIVE OF THE MEMOS DATED APRIL 14 AND APRIL 15, 2026; CORRECTION TO CONDITION 16 AND ENVIRONMENTAL REVIEW SECTION NOTES, AND THE BASE DENSITY CORRECTION TO THE ADDENDUM

Seconded by Commissioner Reeves. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

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

Speakers in favor of the project:

Victoria LaBruzzo, Yvonne Jones, Danna Givot, Dave Nicolai, Mariam Marum, Geoff Hueter, David Moty, Caren Wright, Josh Vasbinder

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

Seconded by Commissioner Reeves. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

A break was taken from 10:01 AM to 10:11 AM

At 10:12 AM Seth Litchney replaces Marlon Pangilinan to chair for City Planning Department

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

Staff: Grant Ruroede

City Council District: Citywide

Plan Area: Citywide

Speakers in favor of the project:

Geoff Hueter, Kathy McClelland, David Moty, Susan Baldwin, Danna Givot, Yvonne Jones, Dave Nicolai, David Roth, Bill Adair, Priscilla Berge, Victoria LaBruzzo, Lorri Freitas, Cindy Moore, Priscilla Berge, Zack Defazio-Farrell, Manny Rodriguez, Dorene R. Dias, Sharon Gehl, Andrea Hetheru, Paul Jamason

COMMISSION ACTION:

MOTION BY COMMISSIONER MIYAHARA TO RECOMMEND TO CITY COUNCIL APPROVAL OF:

- INCLUSION OF LOW RESOURCE AREAS AND HIGH FIRE SEVERITY ZONE RESOURCE MAPS AS PART OF THE TOD ALTERNATIVE PLAN
- IF CITY COUNCIL DOES NOT HAVE A TOD ALTERNATIVE PLAN APPROVED BY APRIL 30, 2027, IT WILL RETURN TO THE CITY PLANNING COMMISSION BY MAY 31, 2027, FOR CONSIDERATION

Seconded by Commissioner Boomhower. The motion passed with a vote of 6-0-1. Commissioners Modén, Boomhower, Mahzari, Miyahara, Renger, and Reeves voted yes, with Commissioner Malbrough absent.

ADJOURNED @ 11:46 a.m. by Chairperson Kelly Modén