

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
May 7, 2026**

**HYBRID MEETING  
Development Services Department  
Edric Doringo Hearing Room – “The Edric”  
7650 Mission Valley Rd., San Diego, California 92108**

**CHRONOLOGY OF THE MEETING:**

Vice-Chair Matthew Boomhower called the meeting to order at 9:02 a.m. Vice-Chair Matthew Boomhower adjourned the meeting at 12:10 p.m.

**ATTENDANCE DURING THE MEETING:**

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

**STAFF:**

Corrine Neuffer, Chief Deputy City Attorney – Present  
Tait Galloway, Deputy Director, City Planning Department – Present  
Michael Prinz, Assistant Deputy Director, Development Services Department – Present  
Mehdi Khalili, Senior Civil Engineer, Development Services Department – Present  
Legislative Staff, Development Services Department – Present

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

Announcements:

- None

Non-Agenda Public Comment:

- Cesar Javier, Purita Javier

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

- None

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

- None

**APPROVAL OF MINUTES**

April 16<sup>th</sup>, 2026

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF APRIL 16<sup>TH</sup>, 2026 AS PRESENTED.

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

**DIRECTOR'S REPORT**

Michael Prinz, Development Services Department:

"The last Planning Commission hearing was held on April 16th. The Commission heard six items. The first three items were approved on consent unanimously, with Commissioner Malbrough absent. The three items involved modifications to existing Wireless Communication Facilities.

Item 4 was a Neighborhood Development Permit, Site Development Permit, Investing Tentative Map, and the subdivision of one lot into five lots to allow for 985 multi-dwelling units and commercial space at 7020 Airway Road in Otay Mesa.

Item 5 was an initiation of a Community Plan Amendment to re-designate 6.91 acres from Industrial Park to High-Medium Residential, allowing up to 29 dwelling units per acre in the Scripps-Miramar Ranch Community Plan area.

And finally, Item 6 was a recommendation to adopt a proposed ordinance phasing implementation of Senate Bill 79, including exemptions. The phased implementation would occur in areas in Very High Fire Hazard Severity Zones, areas subject to 1 foot of sea level rise, low resource areas, and sites with designated historic resources. Areas more than 1 mile walking distance from a trolley stop would be exempt from SB79 implementation in the proposed package.

All three items were approved unanimously, with Commissioner Malbrough absent."

Tait Galloway, City Planning Department:

“To follow up on what Assistant Deputy Director Michael Prinz talked about with the phased implementation for SB79, that will be at City Council tonight at 6 o'clock for a special City Council meeting.”

**COMMISSION COMMENT**

None

**AGENDA ITEMS**

**ITEM 1: \*SOUTHWEST VILLAGE SPECIFIC PLAN – PROJECT NO. 0614791**

**Staff:** Oscar Galvez

**City Council District:** 8

**Plan Area:** Otay Mesa

Speakers in favor and in opposition of the project:

Allen Kashani, Michele Staples, Molly Ryan, Elizabeth Hansen, Yara Fisher, Justin Rasas, Michael Tidus, Doug Nickles, Julia Hill, Brooke Peterson, Maykia Vang, Mike Taylor, Wendy Loeffler, Carmen Zepeda-Herman, Rod M., Crisara Abrams, Paul Benton, Bill Spurgin, Antonio Lizarraga, Denise Shoemaker, Michael Shoemaker, Noel Rufo, Stephen Shoemaker, Juan P. Gonzalez, Antonio Blas, Tony Blass, Ramon Castro, Juan Garcia, Juan Romero, Carlos Garcia, Marcela Escobar, Sal Salazar, Cesar B. Javier, James Reinholtz, Sofia Sanchez, Alejandra Mier y Teran, Victoria Yundt, Francis Park, Jennifer Erickson, Jim Whalen

***A break was taken from 10:33 AM to 10:43 AM***

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND THE CITY COUNCIL CERTIFY SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) NO. 0614791/SCH NO. 2004051076 AND ADOPT CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
- RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO THE GENERAL PLAN AND OTAY MESA COMMUNITY PLAN (PMT-3339936)
- RECOMMEND THE CITY COUNCIL ADOPT THE SOUTHWEST VILLAGE SPECIFIC PLAN (SPECIFIC PLAN)
- RECOMMEND THE CITY COUNCIL ADOPT REZONE NO. PMT-2188968
- RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP (VTM) NO. PMT-2188969
- RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT (SDP) NO. PMT-2188971 AND MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA)
- RECOMMEND THE CITY COUNCIL APPROVE ROAD IMPROVEMENT ORDINANCE (CITY OF SAN DIEGO CHARTER SECTION 55)

- RECOMMEND THE CITY COUNCIL APPROVE ROAD IMPROVEMENT RESOLUTION (COUNCIL POLICY 700-17)
- INCLUSIVE OF THE MEMO DATED MAY 6, 2026

Seconded by Commissioner Mahzari. The motion passed with a vote of 5-1-1. Commissioners Boomhower, Mahzari, Malbrough, Miyahara, and Renger voted yes, with Commissioner Reeves voting no, and Commissioner Modén absent.

**ADJOURNED @ 12:10 p.m. by Vice-Chair Matthew Boomhower**