



THE CITY OF SAN DIEGO

JULY 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/j/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, JULY 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ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE APPROVED ON CONSENT****APPROVAL OF MINUTES**

- [June 18, 2026](#)

DIRECTOR'S REPORT**COMMISSION COMMENT**

AGENDA ITEMS**ITEM 1: *Appeal of Staff Decision April 16, 2026*
1250 GRAND AVENUE – PROJECT NO. PRJ-1143865****Staff:** Blake Sonuga**City Council District:** 1**Plan Area:** Pacific Beach Community Plan Area

An appeal of a Coastal Development Permit that would allow the demolition of two existing one-story duplexes and the construction of a three-story, 10,102-square-foot multi-dwelling unit building. The development would include 17 residential units, with two units designated as affordable for very low-income households at no more than 30% of 50% of the Area Median Income. The 0.14-acre site is located at 1250 Grand Avenue and is designated medium-density residential and zoned Residential Multiple-Unit (RM-2-5) within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area. The site is also in the Coastal Overlay Zone (Non-Appealable Area 2), the Complete Communities Housing Solutions Area (Floor Area Ratio Tier 2.5), the Coastal Height Limit Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area and a Cultural Sensitivity Area. The application was filed on September 25, 2025.

The Planning Commission's decision is the City's final decision.

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to section 15332 (In-Fill Development Projects).

[Report No. PC-26-020](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal.

DEPARTMENT RECOMMENDATION

Deny the Appeal.

ITEM 2: 1536 CORONADO – PROJECT NO. PRJ-1130693**Staff:** Hector Rios**City Council District:** 8**Plan Area:** Otay Mesa

An application for a Tentative Map to convert nine apartment units to nine condominium units and waive the requirement to underground existing overhead utilities. The 0.48-acre site is located at 1536 through 1558 Coronado Avenue, and is designated Residential Low Density (5 to 10 dwelling units per net acre) and zoned Residential Multiple-Unit (RM-3-7) in the Otay-Nestor Community Plan. The site is also in the Coastal Height Limit Overlay Zone, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Overlay Zone

(Naval Outlying Landing Field [NOLF] Imperial Beach and Brown Field), Airport Land Use Compatibility Plan Airport Influence Area (Brown Field and Imperial Beach NOLF – Review Area 2), and the Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach).

This project was determined to be statutorily and categorically exempt from the California Environmental Quality Act pursuant to sections 15061 (b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15332 (In-fill Development Projects), respectively.

[Report No. PC-26-021](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: *2020 SEAWORLD MASTER PLAN UPDATE – PROJECT NO. PRJ-0646353

Staff: Sara Osborn

City Council District: 2

Plan Area: Mission Bay Park

An application for an amendment to the General Plan and the Mission Bay Park Master Plan and Local Coastal Land Use Plan to include the updated 2020 SeaWorld Master Plan by reference, an update to the SeaWorld Master Plan to include future site enhancements with design guidelines. Future site enhancements include redevelopment, renovation, and expansion opportunities across all five planning areas within the park, such as updated attractions, improved visitor facilities, and long-range conceptual projects. These enhancements are guided by design guidelines that ensure cohesive architecture, landscaping, lighting, and development. The 189.4-acre site is located at 500 Sea World Drive in the RS-1-7 zone and the Coastal Overlay Zone (State Jurisdiction) in the Mission Bay Park Master Plan area. This project is within the Coastal Overlay Zone and the application was filed on October 14, 2019.

Addendum No. 0646353 to Environmental Impact Report No. 99-0618/SCH No. 198403708 was prepared pursuant to the California Environmental Quality Act (CEQA) Statute and Guidelines sections 15162 and 15164.

[Report No. PC-26-023](#)

[Attachment 1-2](#)

[Attachment 3](#)

[Attachment 4](#)

[Attachment 5](#)

[Attachment 6-10](#)

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.

ITEM 4: MISSION VALLEY COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. PRJ-1151202

Staff: Megan Covarrubias

City Council District: 3

Plan Area: Mission Valley

A request to initiate a Community Plan Amendment to redesignate a 0.70-acre site from Right-of-Way to Office and Visitor Commercial (Residential Prohibited) in the Mission Valley Community Plan, remove the site from the Community Plan Implementation Overlay Zone for the Specific Plan Subdistrict, and a Specific Plan amendment to remove the site from the Atlas Specific Plan.

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

[Report No. PC-26-024](#)

PROPOSED ACTION

Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

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. Please fill out a speaker slip 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 meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#). The public may also log on to [Zoom](#) to view the meeting. In addition, the public may watch the meeting at its scheduled time, or within 24 to 48 hours of the meeting, depending on technical streaming issues, on the [City of San Diego Public Hearings YouTube channel](#)

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.