THE CITY OF SAN DIEGO

NOVEMBER 5, 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.

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 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, NOVEMBER 5, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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

- **October 15, 2026**

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: ***Appeal of Hearing Officer July 22, 2026***
***7354 ROMERO DR. – PRJ-1101825**

Staff: Travis Cleveland
City Council District: 1
Plan Area: La Jolla

An appeal of the Hearing Officer's July 22, 2026, decision to approve an application for a Coastal Development Permit and Variance for the remodel and addition of an existing one-story, 3,435-square-foot single-family residence, adding 3,232 square feet in two additional floors (for a total of three stories and 6,667 square feet of construction) located at 7354 Romero Drive. Additionally, 495 square feet of interior space will be converted into an Accessory Dwelling Unit. The 0.297-acre lot is in the Residential-Single Unit (RS-1-4) zone, the Coastal Overlay Zone (Non-Appealable Area), and the Coastal Height Limit Overlay Zone within the La Jolla Community Plan.

A California Environmental Quality Act (CEQA) Section 15162 Subsequent EIRs and Negative Declaration Consistency Evaluation was conducted against the previously certified Program Environmental Impact Report No. 92-0199/SCH No. 92071032, as addended. The evaluation concluded that no new or additional environmental document is required.

Report No. PC-26-031

PROPOSED ACTION
Process 3. Approve or Deny the Appeal.

DEPARTMENT RECOMMENDATION
Deny the Appeal.

ITEM 2: ***Staff will be requesting a Continuance to November 19, 2026***
Appeal of Hearing Officer November 19, 2025
***COAST WALK LOTS 2 & 17 – PRJ-1074172**

Staff: Andrew Murillo
City Council District: 1
Plan Area: La Jolla

An appeal of the Hearing Officer's decision to approve a Coastal Development Permit and Site Development Permit to construct a new two-story, 5,478-square-foot single-dwelling unit and a new 440-square-foot detached accessory dwelling unit with garages, demolish a portion of an existing tennis court, and associated site improvements. The 0.45-acre site is located on Lots 2 and 17 of Coast Walk (APN Nos. 350-13102-00 and 350-131-29-00), within the Residential--Single Unit (RS-1-7) Zone, Coastal Height Limit Overlay Zone, Coastal

Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact), Sensitive Coastal Overlay Zone, a Sustainable Development Area, a High Paleontological Sensitivity Area, and a Very High Fire Hazard Severity Zone of the La Jolla Community Plan area. This development is within the Coastal Overlay Zone, and the application was filed on October 20, 2022.

Mitigated Negative Declaration No. 1074172/SCH No. 2025080815 was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. A Mitigation Monitoring and Reporting Program will be implemented to reduce impacts to below a level of significance.

Report No. PC-26-050
(No Report Available – Staff will be requesting a Continuance to November 19, 2026)

PROPOSED ACTION
Process 3. Approve or Deny the Appeal.

DEPARTMENT RECOMMENDATION
Deny the Appeal.

ITEM 3: CROWN CASTLE T-MOBILE DUFFER – PRJ-1153052

Staff: Ian Heacox
City Council District: 8
Plan Area: Otay Mesa-Nestor

A Conditional Use Permit and Planned Development Permit to allow for the continued operation of the existing T-Mobile wireless communication facility. The existing WCF facility consists of two (2) poles with foliage socks, three (3) panel antennas and 6 (six) radios. Additionally, the project includes ancillary equipment for support to the Wireless Communications Facility and is located in the side and rear setback. The equipment is surrounded by a 6-foot wood fence and screened from public views by surrounding landscaping. No construction is proposed. The site is located at 1551 Kenalan Drive in the Residential-Single Unit (RS-1-7) Zone and in the Otay Mesa-Nestor Community Plan area. The site is also located in the Federal Aviation Administration Part 77 Noticing Area to Brown Field and Naval Outlying Landing Field Imperial Beach.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Report No. PC-26-037

PROPOSED ACTION
Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION
Approve the Project.

ITEM 4: *CAMPUS POINT PROJECT – PRJ-1114437

Staff: Francisco Mendoza
City Council District: 6
Plan Area: University

An application for a Public Right-of-way Vacation of a portion of the cul-de-sac of Campus Point Drive, a Public Service Easement Vacation of water and sewer easements, a Tentative Map to subdivide 12 existing lots into 23 lots and one lettered lot for street access, a Planned Development Permit to allow lots that do not front a public street, and a Site Development Permit for a subdivision of a premises that contains Environmentally Sensitive Lands (ESLs). The 99.98-acre site located at 9880, 10010, 10140, 10210, 10260, 10290, and 10300 Campus Point Drive and 4110, 4161, 4210, 4224, 4244, and 4275 Campus Point Court within the Industrial--Park (IP-1-1), Employment Mixed-Use (EMX-1), Residential--Single Unit (RS-1-14) and Open Space--Residential (OR-1-1) zones, the Community Plan Implementation Overlay Zone (CPIOZ) Type A, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Accident Potential Zone 2 and the Transition Zone (MCAS Miramar) within the University Community Plan area. No physical development is proposed with this action.

A California Environmental Quality Act (CEQA) Section 15162 Subsequent EIRs and Negative Declaration Consistency Evaluation was prepared against the previously certified Program Environmental Impact Report State Clearinghouse No. 2021070359. This activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA.

Report No. PC-26-040
Attachment 1-13
Attachment 14
Attachment 15 (1 of 2)
Attachment 15 (2 of 2)

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 5: RANCHO BERNARDO COMMUNITY PLAN UPDATE WORKSHOP

Staff: Nathen Causman
City Council District: 5
Plan Area: Rancho Bernardo

The City Planning Department has kicked off the Rancho Bernardo Community Plan Update. This three-year planning effort will work with the community to create a shared

vision for homes, jobs, development, mobility, public spaces and community amenities for the future of Rancho Bernardo. Staff will share the purpose and schedule of the update and present the Existing Conditions Atlas, which provides a snapshot of the community today and highlights key challenges and opportunities. This is an early opportunity for the Planning Commission to provide input. No action is required at this time.

This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378.

Report No. PC-26-038

PROPOSED ACTION
A workshop is to be given. The Planning Commission will take no action.

ITEM 6: OTAY MESA-NESTOR COMMUNITY PLAN UPDATE WORKSHOP

Staff: Shannon Corr
City Council District: 8
Plan Area: Otay Mesa-Nestor

The City Planning Department has kicked off the Otay Mesa-Nestor Community Plan Update. This three-year planning effort will work with the community to create a shared vision for homes, jobs, development, mobility, public spaces and community amenities for the future of Otay Mesa-Nestor. Staff will share the purpose and schedule of the update and present the Existing Conditions Atlas, which provides a snapshot of the community today and highlights key challenges and opportunities. This is an early opportunity for the Planning Commission to provide input. No action is required at this time.

This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378.

Report No. PC-26-039

PROPOSED ACTION
A workshop is to be given. The Planning Commission will take no action.

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 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.