PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
July 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 10:42 a.m.

ATTENDANCE DURING THE MEETING:
Chair Kelly Modén – Present
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:
Shannon Eckmeyer, Deputy City Attorney – Present
Seth Litchney, Deputy Director, City Planning Department – Present (Arrived 9:08 am)
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:

- None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

- None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #2 – 1536 Coronado

APPROVAL OF MINUTES

June 18th, 2026

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF JUNE 18TH, 2026 AS PRESENTED.

Seconded by Commissioner Boomhower. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

DIRECTOR'S REPORT

Michael Prinz, Development Services Department:

"The last Planning Commission hearing was held on June 18. The Commission heard three items: two wireless communications facilities—one on Division Street in Encanto and one on Eastgate Mall in the University community. Additionally, a Conditional Use Permit to amend the existing Conditional Use Permit, allowing for the continuation of the existing mining and operation use for an additional 3-year period at 2499 Qualcomm Way in the Quarry Falls Specific Plan area of the Mission Valley Community Plan was heard by the Commission. All three items were unanimously approved, with Chair Modén and Commissioner Renger absent.

Additionally, on July 6th the City Council approved the Southwest Village Specific Plan, which the Planning Commission heard and recommended for approval at the May meeting. And on July 7th, the City Council denied the appeal and affirmed the Planning Commission's decision to approve the Emerald Hills project, a 123-unit housing development project in the Encanto Neighborhoods Community Plan area."

Seth Litchney, City Planning Department:

None

COMMISSION COMMENT

None

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

Speakers in favor and opposition of the project:
Tim Golba, Yuriy Bouzelev, Jason Baldessari, Holly, Morwenna Baldessari

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND UPHOLD THE DEVELOPMENT SERVICES DEPARTMENT DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. PMT-3377474

Seconded by Commissioner Reeves. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

ITEM 2: **1536 CORONADO – PROJECT NO. PRJ-1130693**

Staff: Hector Rios
City Council District: 8
Plan Area: Otay Mesa

Speakers in favor and opposition of the project:
None

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE TENTATIVE MAP NO. PMT-3338337

Seconded by Commissioner Mahzari. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

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

Staff: Sara Osborn
City Council District: 2
Plan Area: Mission Bay Park

Speakers in favor and opposition of the project:

Asha Bleier, Tyler Carter, Maddy Kilkenny, Caroline Smith, Lindsay Boyd, Scott Greenberg, Thomas Kelly, Courtney Brown

COMMISSION ACTION:
MOTION BY COMMISSIONER REEVES TO:

- RECOMMEND THAT THE CITY COUNCIL APPROVE A RESOLUTION ADOPTING ADDENDUM NO.646353/SCHS NO. 1984030708/2019060003
- RECOMMEND THAT THE CITY COUNCIL APPROVE ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM
- RECOMMEND THAT THE CITY COUNCIL APPROVE THE 2020 MASTER PLAN AND AMENDMENTS TO THE GENERAL PLAN AND THE MISSION BAY PARK MASTER PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN
- APPROVE STAFF RECOMMENDATION WITH THE FOLLOWING ADDITIONS: PHASING OUT FIREWORKS WITHIN 5 YEARS SHOULD COASTAL COMMISSION AND ANY OTHER GOVERNMENTAL BODY PERMIT THE USE OF DRONES OR ANY OTHER FUTURE TECHNOLOGY FOR NIGHTTIME ENTERTAINMENT THAT IS MORE ENVIRONMENTALLY FRIENDLY THAN FIREWORKS

Seconded by Commissioner Boomhower. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

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

Staff: Megan Covarrubias
City Council District: 3
Plan Area: Mission Valley

Speakers in favor of the project:
Brittany Ruggels Wauau, Steve Abbo, Karen Ruggels, Hector Gomez

COMMISSION ACTION:
MOTION BY COMMISSIONER REEVES TO:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

Seconded by Commissioner Boomhower. The motion passed with a vote of 7-0-0. Commissioners Modén, Boomhower, Mahzari, Malbrough, Miyahara, Reeves, and Renger voted yes.

ADJOURNED @ 10:42 a.m. by Chairperson Kelly Modén