PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
October 15, 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 9:02 a.m. Chairperson Kelly Modén adjourned the meeting at 11:48 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
Tait Galloway, Deputy Director, City Planning Department – Present
Lanny Post, Assistant Deputy Director, Development Services Department – Present
Travis Cleveland, Supervising Development Manager, 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:

- Becky Rapp

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

- None

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #4 – T-Mobile Miramar Ranch North

APPROVAL OF MINUTES

July 16th, 2026

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF JULY 16TH, 2026 AS PRESENTED.

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

DIRECTOR'S REPORT

Lanny Post, Development Services Department -

"The last Planning Commission hearing was held on July 16, 2026. The Commission heard 4 items and all Commissioners were present.

Item number 2 was approved unanimously on consent. It is an application for a Tentative Map to convert 9 apartment units to 9 condominium units at 1536 Coronado Avenue in the Otay Mesa Community Plan. The other 3 items were approved unanimously.

Item one was an appeal for the April 2026 Staff Decision for a Coastal Development Permit at 1250 Grand Avenue, which would allow the demolition of two existing units and the construction of a 3-story, 17-unit building.

Item number 3 was the 2020 SeaWorld Master Plan Update, which includes an amendment to the General Plan and the Mission Bay Park Master Plan. On Tuesday, October 13, the City Council unanimously voted to approve the 2020 SeaWorld Master Plan Update. As part of its action, the City Council added an amendment requiring a reduction in the number of nightly firework displays. Specifically, the amendment to the Master Plan would prohibit SeaWorld from staging more than 30 firework displays per year if the Coastal Commission approve the use of drones. The Council's approval, including the amendment, will now be forwarded to the California Coastal Commission for its consideration.

The last item, Item number 4, was a Mission Valley Community Plan Amendment Initiation to redesignate a .70-acre site from Right of Way to Office and Visitor Commercial Residential Prohibited. And among other actions, remove the site from the Atlas-Specific Plan. That concludes my report."

Tait Galloway, City Planning Department –

"Good morning, everybody. We're looking forward to bringing two workshops for our next month's meeting for the Otay Mesa Nestor Community Plan Update and also the Rancho Bernardo Community Plan Update. These will be the first workshops for the Planning Commission to talk about the overall community plan updates and get some early comments from the Commission as well as from the public.

That concludes my report. Thank you."

COMMISSION COMMENT
None

AGENDA ITEMS

ITEM 1: ***Appeal of Hearing Officer May 6, 2026***
991 SCOTT STREET – PROJECT NO. PRJ-1111697

Staff: Jose Bautista
City Council District: 2
Plan Area: Peninsula

Speakers in favor and in opposition to the project:
Doug Austin, Amanda Wynne, Liam Austin, Wendy Austin, Felix Tinkov, Richard Kecey, Donald McGrath, Susan McGrath, Mary Montanus

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. PMT-3290032

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

A break was taken from 10:01 AM to 10:08 AM

ITEM 2: ***EXPEDITE - 11818 BERNARDO PLAZA (CITY VIEW) – PROJECT NO. PRJ-1123397**

Staff: Sara Osborn
City Council District: 5
Plan Area: Rancho Bernardo

Speakers in favor of and in opposition to the project:
Belu Oliver, Steve Ruffner, Dexter Oliver, Peggy Collette, Hugh Rothman, Jim Nodlonek, Mary Chaparro, Robert Fox, Becky Rapp, Gary Lone, Emily Liebscher, Don Myers, John Abboud, Troy Friedeck, Heather Riley, Renee Mezo, John Boarman, Delaney Tax, David Ornelas, Deborah Ott, Ron Bamberger, Luisana González, Caylin Frank, Brandon Goldberg, Corbin Smith

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING SINGLE-CONDITION NEGATIVE DECLARATION NO. 1123397/ STATE CLEARINGHOUSE NO. 2026070730
- RECOMMEND THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT AND RANCHO BERNARDO COMMUNITY PLAN AMENDMENT NO. PMT-3320457
- RECOMMEND THE CITY COUNCIL APPROVE REZONE NO. PMT-3320459
- RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP NO. PMT-3320460

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

A break was taken from 11:33 AM to 11:41 AM

ITEM 3: 3425 WILSHIRE TERRACE – PROJECT NO. PRJ-1085813

Staff: Veronica Davison
City Council District: 3
Plan Area: North Park

Speakers in favor of and in opposition to the project:
None

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE SITE DEVELOPMENT PERMIT NO. PMT-3234558
- APPROVE TENTATIVE MAP NO. PMT-3234559

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

ITEM 4: T-MOBILE MIRAMAR RANCH NORTH – PROJECT NO. PRJ-1125174

Staff: Tracy Harris
City Council District: 5
Plan Area: Miramar Ranch North

Speakers in favor of and in opposition to the project:
None

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

- APPROVE CUP NO. 3431391
- APPROVE PDP NO. 3431392

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

ADJOURNED @ 11:48 a.m. by Chairperson Kelly Modén