DRAFT

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
November 5, 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 9:01 a.m. Chairperson Kelly Modén adjourned the meeting at 11:03 a.m.

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

STAFF:
Shannon Eckmeyer, Deputy City Attorney – Present
Tait Galloway, Deputy Director, City Planning Department – Present
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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item #2: *Appeal of Hearing Officer November 19, 2025* – Coast Walk Lots 2 & 17 continued to November 19, 2026

REQUEST FOR ITEMS TO BE APPROVED ON CONSENT

Item #3: Crown Castle T-Mobile Duffer

APPROVAL OF MINUTES

October 15th, 2026

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF OCTOBER 15TH, 2026 AS PRESENTED.

Seconded by Commissioner Reeves. The motion passed with a vote of 5-0-2. Commissioners Modén, Boomhower, Mahzari, Renger, and Reeves voted yes, with Commissioners Malbrough and Miyahara absent.

DIRECTOR'S REPORT

Michael Prinz, Assistant Deputy Director, Development Services Department -

"The last Planning Commission hearing was held on October 15th. The Commission unanimously approved a Wireless Communications Facility in Miramar Ranch North on the Consent Agenda. The Commission then heard 3 items, a Tentative Map and Site Development Permit to subdivide a .17 acre lot into 5 legal lots to allow a total of 5 dwelling units at 3425 Wilshire Terrace in North Park, a General Plan and Community Plan Amendment to redesignate and rezone a 5.5 acre site from Commercial to Residential Use, and a Vesting Tentative Map to demolish 75,000 square feet of commercial buildings and construct 122 multiple dwelling condominium units, including 13 affordable dwelling units. The 5.5-acre site is located along Bernardo Plaza Court in Rancho Bernardo.

And then finally, an Appeal of the Hearing Officer decision to approve a Coastal Development Permit for the remodel of an existing single dwelling unit to add a third floor and a 798 square foot accessory dwelling unit at 991 Scott Street in Peninsula.
All three items were unanimously approved by the Commission.

Additionally, I wanted to note that on November 9th, the City Council will hear the Midway Rising project, which the Planning Commission heard and recommended for approval in September of last year.

I would like to bring up Director Elise Lowe to make a further announcement."

Elyse Lowe, Director, Development Services Department –

"I have two very proud announcements that I'd like to make, on activities of the department that the public should know about. The first being that today, Development Services will be launching a new program, that continues the Sidewalk Fee Holiday Program that was taken on by the Transportation Department and unfortunately had to be cut by the budget earlier this year. That is a program whereby property owners can redo their sidewalks with a Low-Cost Permit that is a No Plan Permit and Inspection Only. Development Services will be launching this. This was piloted within the Transportation Department, and it was a successful program that enabled the City to incentivize homeowners to fix sidewalks that were cracked, broken, potential trip and fall hazards causing additional liability to everyone. It's been a successful program. We launched it today. It's $160 to get a permit. Before this program, it was about $3,000. So, a very good incentive and savings. We hope that San Diego property owners will take advantage of this.

Secondarily, I'm very proud to announce that we, Development Services, with our Purchasing and Contracting Department on Friday, November 13th, are releasing a RFP for our Online Digital Permitting Software. We are at the end of our sole source contract that we've had for quite some time. We are ready to put out to the industry a RFP, so that we can see all the different technology out there. While our current technology is working very well for digital permitting, we want to do the most due diligence for our customers to make sure that we have the best technology available to everyone. So, we are very excited about this. It will be an elongated process. If you are a vendor, you do need to sign up through Planet Bids in order to receive the RFP itself and there will be public notices posted on our website. We will also be tracking the RFP process on the Development Services website so that we can keep everyone informed.

We had a very successful industry working group this summer that helped inform the RFP, and so we really appreciate all the members of industry that participated in that."

"That was my business announcement, and now we have one more small announcement. I'd like to bring up Deputy Director Laura Gates and Assistant Director Keely Halsey to help me with a small celebration."

(*DSD Management and the Commissioners proceeded to honor Michael Prinz, Assistant Deputy Director, for his 20 years of service with the City of San Diego.*)

Tait Galloway, Deputy Director, City Planning Department –

"I have a few items just to let you know what we're doing with our work program. On the mobility front, we've released the Streets for All Manual that's available for the public. It talks about quick build options that the community can help bring forward. These are just quick build to a sort of mobility type thing to improve neighborhood streets. The other one is that we have released a draft of the Bicycle Master Plan. That's available for public comment and we're going

to the City Council Active Transportation Infrastructure Committee on November 19th. That's the plan to be able to get public input and a recommendation from a committee and look to be bringing that forward to the City Council sometime early next year on the Land Use side. In addition to the 2 items that we have today for a Workshop with Otay Mesa Nestor and Rancho Bernardo, kicking those plan updates off, we're also going to be having a Workshop on November 19th, to talk about the first draft of the Mid-City Communities Plan Update. So, we look forward to having a conversation on that as well and getting your input.

In addition, we've also released draft amendments. These are somewhat more technical-related amendments to the General Plan, so we look forward to having a Workshop, just to give you a preview of that, at your December meeting.

I would also like to mention that we have a survey out for the Balboa Park Master Plan Update, and I would encourage everybody from the public, the Commission members as well, to take a look at the work that's there. We encourage everybody to provide input on the plan itself and what you'd like to see in issues and concerns, and what you like."

COMMISSION COMMENT
None

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

Speakers in favor of the project:
Julie Hamilton, Philip Merten, Tony Khalil, Rami Amir, Ben Tashakorian, Scott Spencer, Ronnie Aliezer

Commissioner Reeves announced his recusal to the Project due to conflict of interest.

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE APPELLANTS REQUEST FOR CONTINUANCE DUE TO THE PRESENCE OF ONLY A BARE QUORUM OF FOUR COMMISSIONERS, AND CONTINUE TO DATE CERTAIN OF DECEMBER 17, 2026

Seconded by Commissioner Renger. The motion passed with a vote of 4-0-1-2. Commissioners Modén, Boomhower, Mahzari, and Renger voted yes, with Commissioner Reeves recusing and Commissioners Malbrough and Miyahara absent.

ITEM 2: ***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

Speakers in favor of the project:
Kristen Churchill

Commissioner Mahzari announced her recusal to the Project due to conflict of interest.

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE STAFFS REQUEST FOR A CONTINUANCE TO A DATE CERTAIN OF NOVEMBER 19, 2026

Seconded by Commissioner Renger. The motion passed with a vote of 4-0-1-2. Commissioners Modén, Boomhower, Reeves, and Renger voted yes, with Commissioner Mahzari recusing and Commissioners Malbrough and Miyahara absent.

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

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

Speakers in favor of the project:
Shelly Kilbourn

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

- APPROVE CONDITIONAL USE PERMIT NO. PMT-3407869
- APPROVE PLANNED DEVELOPMENT PERMIT NO. PMT-3407870

Seconded by Commissioner Boomhower. The motion passed with a vote of 5-0-2. Commissioners Modén, Boomhower, Mahzari, Renger, and Reeves voted yes, with Commissioners Malbrough and Miyahara absent.

ITEM 4: *CAMPUS POINT PROJECT – PRJ-1114437

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

Speakers in favor of the project:

Thomas Zanetti, Neil S. Hyytinen, Chris Clement, Alejandra Quesada

COMMISSION ACTION:
MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL APPROVE TENTATIVE MAP NO. PMT-3294861, TO SUBDIVIDE 12 PARCELS INTO 24 LOTS
- RECOMMEND THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. PMT-3373450 TO PROPOSE LOTS THAT DO NOT FRONT A PUBLIC STREET
- RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. PMT-3311914 TO SUBDIVIDE A PREMISES THAT CONTAINS ENVIRONMENTALLY SENSITIVE LANDS IN THE FORM OF SENSITIVE BIOLOGICAL RESOURCES AND STEEP HILLSIDES
- RECOMMEND THE CITY COUNCIL APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. PMT-3311912 TO VACATE A PORTION OF THE CAMPUS POINT DRIVE CUL-DE-SAC TERMINUS
- RECOMMEND THE CITY COUNCIL APPROVE EASEMENT VACATION NO. PMT-3319482 TO VACATE A WATER AND SEWER EASEMENT FOR REALIGNMENT

Seconded by Commissioner Reeves. The motion passed with a vote of 5-0-2. Commissioners Modén, Boomhower, Mahzari, Renger, and Reeves voted yes, with Commissioners Malbrough and Miyahara absent.

ITEM 5: RANCHO BERNARDO COMMUNITY PLAN UPDATE WORKSHOP

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

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

WORKSHOP WAS GIVEN: NO ACTION WILL BE TAKEN BY THE COMMISSION

Break - 10:17 AM to 10:24 AM

ITEM 6: OTAY MESA-NESTOR COMMUNITY PLAN UPDATE WORKSHOP

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

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

WORKSHOP WAS GIVEN: NO ACTION WILL BE TAKEN BY THE COMMISSION

ADJOURNED @ 11:03 a.m. by Chairperson Kelly Modén