

**Approved on 1/19/2023**

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
December 15, 2022  
Hybrid Meeting**

**CHRONOLOGY OF THE MEETING:**

Vice-Chairperson Kelly Modén called the meeting to order at 9:00 AM. Vice-Chairperson Kelly Modén adjourned the meeting at 10:07 AM

**ATTENDANCE DURING THE MEETING:**

Chair William Hofman – Absent

Vice-Chair Kelly Modén – Present in Chambers

Commissioner Ted Miyahara – Present in Chambers

Commissioner Ken Malbrough - Present in Chambers

Commissioner Dennis Otsuji – Present in Chambers

Commissioner Matthew Boomhower – Present in Chambers

Commissioner Carmen Vann – Present in Chambers

**STAFF:**

Corrine Neuffer, Chief Deputy City Attorney – Present in Chambers

Marlon Pangilinan, Planning Department – Present in Chambers

Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers

Tony Khalil, Senior Civil Engineer, Development Services Department – Present in Chambers

Sabrina Custer, Legislative Recorder, Development Services Department - Present in Chambers

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

Don Lighting on Public Comment

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None

**REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

Item #1 T-Mobile Monogahela

Item #3 T-Mobile Johnson Residence

Item #5 AT&T Mission Chateau

**APPROVAL OF THE AGENDA**

Approved

**DIRECTOR'S REPORT**

Development Services Department – None.

Planning Department – None.

**COMMISSION COMMENT**

None

**AGENDA ITEMS**

**ITEM 1: T-MOBILE MONOGAHELA – PROJECT NO. 674122**

**City Council District:** 2 **Plan Area:** Clairemont Mesa

**Staff:** Nilia Safi

Speakers on the project:

None

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE CONDITIONAL USE PERMIT NO. 2605993
- APPROVE PLANNED DEVELOPMENT PERMIT NO. 2605992
- APPROVE SITE DEVELOPMENT NO. 2605991

Second by Commissioner Marlborough. The motion passed by a vote of 6-0-1 with Commissioners Otsuji, Miyahara, Modén, Boomhower, Marlborough, Vann Yea and Commissioner Hofman absent.

**ITEM 2: AIR RIGHTS TOWER – PROJECT NO. 1066848**

**City Council District:** 1 **Plan Area:** Downtown & Barrio Logan  
**Staff:** James Alexander

Speakers on the project:  
Jay Mare, Bruce Coons, Don Lighting, Matt Segal

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO:

- APPROVE COASTAL DEVELOPMENT PERMIT NO. 3170850
- APPROVE SITE DEVELOPMENT PERMIT NO. 3170849

Second by Commissioner Vann. The motion passed by a vote of 6-0-1 with Commissioners Otsuji, Miyahara, Modén, Boomhower, Malbrough, Vann Yea and Commissioner Hofman absent.

**ITEM 3: T-MOBILE JOHNSON RESIDENCE – PROJECT NO. 674760**

**City Council District:** 9 **Plan Area:** Mid City-Kensington Talmadge  
**Staff:** Nilia Safi

Speakers on the project:  
None

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE CONDITIONAL USE PERMIT NO. 2529320
- APPROVE SITE DEVELOPMENT PERMIT NO. 2605578

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Otsuji, Miyahara, Modén, Boomhower, Malbrough, Vann Yea and Commissioner Hofman absent.

**ITEM 4: VERIZON SAN DIEGO ZOO – PROJECT NO. 699293**

**City Council District:** 3 **Plan Area:** Uptown  
**Staff:** Ian Heacox

Speakers on the project:  
Andrea Meyers

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE CONDITIONAL USE PERMIT NO. 2591714
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2606145

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Otsuji, Miyahara, Modén, Boomhower, Malbrough, Vann Yea and Commissioner Hofman absent.

**ITEM 5: AT&T MISSION CHATEAU – PROJECT NO. 1049514**

**City Council District:** 1 **Plan Area:** North Park

**Staff:** Karen Howard

Speakers on the project:  
Doug Austin, Rhonda Neely

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE conditional use PERMIT NO. 3139411

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Otsuji, Miyahara, Modén, Boomhower, Malbrough, Vann Yea and Commissioner Hofman absent.

**ITEM 6: 3774, 3780-3786 5th AVENUE – PROJECT NO. 1049650**

**City Council District:** 3 **Plan Area:** Uptown

**Staff:** Bryan Hudson

Speakers on the project:  
Chuck Kaminski, Bruce Coons, Marcela Escobar-Eck, Shankar Kamakrishman, Jeff Chine, Andrew Settle, Anna McPherson, Kimberly Kantrub, Kim Baranek, Max Zeff

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- ADOPT ADDENDUM NO. 1049650 TO PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 380611/SCH NO. 2016061023 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM
- APPROVE SITE DEVELOPMENT PERMIT NO. 3134887

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Otsuji, Miyahara, Modén, Boomhower, Malbrough, Vann Yea and Commissioner Hofman absent.

**ADJOURNMENT**

Meeting adjourned at 10:07 AM