

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
September 19, 2024  
Hybrid Meeting/In Council Chambers – 12<sup>th</sup> Floor  
City Administration Building  
202 C Street, San Diego, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Kelly Modén called the meeting to order at 9:00 a.m. Chairperson Kelly Modén adjourned the meeting at 10:56 a.m.

**ATTENDANCE DURING THE MEETING:**

Chair Kelly Modén – Present in Chambers  
Vice-Chair Matthew Boomhower – Present in Chambers  
Commissioner Ted Miyahara – Present in Chambers  
Commissioner Ken Malbrough – Present in Chambers  
Commissioner Dennis Otsuji – Present in Chambers  
Commissioner Farah Mahzari – Present in Chambers

**STAFF:**

Shannon Eckmeyer, Deputy City Attorney – Present in Chambers  
Tait Galloway, Deputy Director, Planning Department – Present in Chambers  
Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers  
Tony Khalil, Senior Civil City Engineer, Development Services Department – Present in Chambers  
Sabrina Custer, Senior Legislative Recorder, Development Services Department - Present in Chambers

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

None

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

Julie Hamilton requested Item #1 10715 Sorrento Valley Road Cannabis Outlet Amendment Appeal to be continued. Heather Riley originally requested Item# 5 Adelante Townhomes to be continued but withdrew her request. Motion by Commissioner Boomhower to Deny the Continuance for Item #1, Second by Commissioner Otsuji, approved by full Commission.

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

Item #2 14110 Stonebridge Parkway  
Item #3 AT&T Wireless Altadena Avenue

**APPROVAL OF MINUTES**

August 29<sup>th</sup>, 2024

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF AUGUST 29<sup>TH</sup>, 2024 AS PRESENTED.

Seconded by Commissioner Boomhower, the motion passed 6-0. Commissioners Boomhower, Modén, Miyahara, Otsuji, Malbrough, and Mahzari voted yes.

**APPROVAL OF THE AGENDA**

Approved

**DIRECTOR'S REPORT**

Renee Mezo, Development Services Department – None

Tait Galloway, City Planning Department – “I want to let the Commission and folks in the audience know that the city is starting our bicycle master plan update. As part of that, we're doing public outreach and gathering existing conditions and would encourage members of the Commission and the public to go to the bike master plans website, and we have a survey. We're using that information as part of the 1st phase of that plan. If you search it up, Bike Master Plan City of San Diego, it's probably the best way; it will take you right to the website. That concludes my report. Thank you.”

**COMMISSION COMMENT**

None

**AGENDA ITEMS**

**ITEM 1: *Appeal of Staff decision on May 2<sup>nd</sup>, 2024***  
**10715 SORRENTO VALLEY ROAD CANNABIS OUTLET AMENDMENT APPEAL**  
**PRJ-1097148**

**Staff:** Francisco Mendoza

**City Council District:** 1

**Plan Area:** Torrey Pines

Speakers in favor and opposition of the project:

Cynthia Morgan-Reed, Whitney Hodges, Gina Austin, Kathleen Cuschieri, Judy Strang

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND AFFIRM THE DEVELOPMENT SERVICES DEPARTMENT'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. PMT-3326330 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 1865509).

Seconded by Commissioner Malbrough, the motion passed 6-0. Commissioners Boomhower, Modén, Miyahara, Otsuji, Malbrough, and Mahzari voted yes.

**ITEM 2: *Continued from August 29, 2024***  
**\*14110 STONEBRIDGE PARKWAY – PRJ-1075505**

**Staff:** Robin MacCartee  
**City Council District:** 6  
**Plan Area:** Rancho Encantada

Speakers in favor but did not speak:

Jeffrey Forrest, Nate Fairman, Erin Bergman, Keith Lathan, Bob Ilko, Cristina Marquez, Lauren Cazerias

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE SITE DEVELOPMENT PERMIT NO. 3196112
- CONDITIONAL USE PERMIT NO. 3306477
- NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3292221
- ADOPT FINDINGS OF FACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, THE ADDENDUM TO THE RANCHO ENCANTADA PRECISE PLAN EIR, LDR NO. 99-1094/SCH NO. 2000011053, AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR PRJ-NO. 1075505
- ADOPT A ONE-TIME RELEASE (AS A PERMIT CONDITION OF APPROVAL) FROM THE CITY OF SAN DIEGO CONVEYED EASEMENT AS DEFINED IN CONSERVATION EASEMENT (CE) FILE NO. 2003- 0547336, ITEM (G)(7), AND AGAIN IN CE GRANT CORRECTION DEED, FILE NO. 2004-0180743, ITEM (G)(7)
- ADOPT A ONE-TIME RELEASE (AS A PERMIT CONDITION OF APPROVAL) FROM THE CITY OF SAN DIEGO CONVEYED OPEN SPACE EASEMENT FILE NO. 1191172, MAP NO. 14931, COVERING THOSE PORTIONS OF THE PROJECT SCOPE WITHIN APN 325-070-16-00 (HOA LOT B NORTH OF STONEBRIDGE PARKWAY AT GREEN VALLEY COURT)
- ADOPT A ONE-TIME RELEASE (AS A PERMIT CONDITION OF APPROVAL) FROM THE CITY OF SAN DIEGO CONVEYED OPEN SPACE EASEMENT FILE NO. 2004-0999173, MAP NO.14985 COVERING THOSE PORTIONS OF THE PROJECT SCOPE WITHIN APN 325-070-13-00 (HOA LOT I SOUTH OF STONEBRIDGE PARKWAY RUNNING ALONG THE ROAD).

Seconded by Commissioner Malbrough, the motion passed 6-0. Commissioners Boomhower, Modén, Miyahara, Otsuji, Malbrough, and Mahzari voted yes.

**ITEM 3: AT&T WIRELESS ALTADENA AVENUE – PRJ-1080359**

**Staff:** Karen Howard  
**City Council District:** 9  
**Plan Area:** Mid-City-City Heights

Speakers in favor and opposition of the project:  
No Speakers

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO APPROVE ON CONSENT:

- APPROVE CONDITIONAL USE PERMIT NO. 3196432
- APPROVE THE PLANNED DEVELOPMENT PERMIT NO. 3304926

Seconded by Commissioner Malbrough, the motion passed 6-0. Commissioners Boomhower, Modén, Miyahara, Otsuji, Malbrough, and Mahzari voted yes.

**ITEM 4: 6850 COUNTRY CLUB DR – PRJ-1063767**

**Staff:** Robin MacCartee  
**City Council District:** 1  
**Plan Area:** La Jolla

Speakers in favor and opposition of the project:  
Brianna Coston, Kathleen Vaughan, Chris Connely

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE COASTAL DEVELOPMENT PERMIT NO. 3172975, SITE DEVELOPMENT PERMIT NO. 3172976, PLANNED DEVELOPMENT PERMIT NO. 3276492 (AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1050394, SITE DEVELOPMENT PERMIT NO. 1050407, PLANNED DEVELOPMENT PERMIT NO. 1050409, PROJECT NO. 292065)
- APPROVE TENTATIVE MAP NO. 3172977
- ADOPT THE ADDENDUM TO THE RESERVE ENVIRONMENTAL IMPACT REPORT (EIR) NO. 292065/SCH NO. 2014051069 AND A MITIGATION AND MONITORING REPORT PROGRAM.

Seconded by Commissioner Malbrough, the motion passed 6-0. Commissioners Boomhower, Modén, Miyahara, Otsuji, Malbrough, and Mahzari voted yes.

***A break was taken from 10:01 AM to 10:05 AM***

**ITEM 5: ADELANTE TOWNHOMES – PRJ-1073585**

**Staff:** Benjamin Hafertepe

**City Council District:** 1

**Plan Area:** La Jolla

Speakers in favor and opposition of the project:

Craig Kolodge, Steve Avoner, Heather Riley, Adam Crowell, Ryan Wynn, Scott B. Murfey, Stephen Dalton, Russell Murfey, Owen Miller, Matt Love, Zack Sikora, Trace Wilson, Joe Terry, Sherri S. Lightner, Darcy Ashley, Scott Williams, Phillip Martin, Elaina Duchamay, Julie Hamilton, Harry Bevins

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE COASTAL DEVELOPMENT PERMIT NO. PMT-3189488
- TENTATIVE MAP NO. PMT- 3189489

Seconded by Commissioner Miyahara, the motion passed 6-0. Commissioners Boomhower, Modén, Miyahara, Otsuji, Malbrough, and Mahzari voted yes.

**ADJOURNED @ 10:56 a.m. by Chairperson Modén**