

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
September 26, 2024
Hybrid Meeting/In Council Chambers – 12th 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 10:46 a.m.

ATTENDANCE DURING THE MEETING:

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

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

Public Comment – Purita Javier, Cesar Javier

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

Item #2 Bella Mar Apartments – Coastal Commission Modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program

Item #4 Encanto Neighborhoods Community Plan Amendment Initiation - Holy Cross Cemetery

Item #5 Otay Mesa Community Plan Amendment Initiation - Corporate Center

APPROVAL OF THE AGENDA

Approved

DIRECTOR’S REPORT

Renee Mezo, Development Services Department – “I just wanted to say, go padres. We're really excited that they're in the postseason.”

Tait Galloway, City Planning Department – Announced to the Commissioners that the City Planning department fiscal year 2025 work program is now available online as well as a PDF version where you can find all the planning departments, major initiatives, and Year-Round work program that's currently underway with estimated completion dates and status.

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *EXPEDITE - CLAIREMONT VILLAGE - PRJ # 0697307

Staff: Benjamin Hafertepe

City Council District: 2

Plan Area: Clairemont Mesa

Speakers in favor and opposition of the project:

Nick Exarhos, Bruce Kleege, Chris Smith, Serafin Maranan, Rick Polhamus, Sally Schifman, Hunter Stapp, David Yeh, David Xue, Justin Schaepli, Victoria Yundt, Ian Grooms, Andy Colley

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. PMT-2596197.
- RECOMMEND THE CITY COUNCIL APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3287755
- RECOMMEND THE CITY COUNCIL APPROVE EASEMENT VACATION NO. PMT-2605866

- RECOMMEND THE CITY COUNCIL RESCIND COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE PERMIT NO. 90-0830
- RECOMMEND THE CITY COUNCIL ADOPT SUBSEQUENT MITIGATED NEGATIVE DECLARATION NO. 697307/STATE CLEARING HOUSE NO. 2019060003 AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM.
- ADDITIONAL RECOMMENDATION BY THE COMMISSIONERS TO ADD CANOPY TREES IN THE PARKING LOT

Seconded by Commissioner Malbrough, the motion passed 5-0-1. Commissioners Boomhower, Modén, Otsuji, Malbrough, and Mahzari voted yes with Commissioner Miyahara absent.

ITEM 2: *BELLA MAR APARTMENTS – COASTAL COMMISSION MODIFICATIONS TO THE OTAY MESA-NESTOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM – PRJ # 0631240

Staff: Martin R. Mendez
City Council District: 8
Plan Area: Otay Mesa-Nestor

Speakers in favor but did not speak:
 Jeff Phair, Kim Berry

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION TO ACCEPT THE CALIFORNIA COASTAL COMMISSION’S SUGGESTED MODIFICATIONS TO THE LAND USE PLAN AMENDMENT FOR THE OTAY MESA-NESTOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM.

Seconded by Commissioner Boomhower, the motion passed 5-0-1. Commissioners Boomhower, Modén, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Miyahara absent.

A break was taken from 10:17 AM to 10:21 AM

ITEM 3: *UNIVERSITY OF SAN DIEGO MASTER PLAN AMENDMENT – PRJ # 1099954

Staff: Xavier Del Valle
City Council District: 7
Plan Area: Linda Vista

Speakers in favor and opposition of the project:
 Hayley Milbourne, Jordan Sisson, Ky Snyder, Diego Velasco, Andre Maillie, Kim Baranek

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND TO THE CITY COUNCIL TO APPROVE CONDITIONAL USE PERMIT NO. PMT-3234656, SITE DEVELOPMENT PERMIT NO. PMT-3234657 (AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 1605027 AND SITE DEVELOPMENT PERMIT NO. 1831047).
- RECOMMEND TO THE CITY COUNCIL TO APPROVE PLANNED DEVELOPMENT PERMIT NO. PMT-3302312.
- RECOMMEND TO THE CITY COUNCIL TO APPROVE EASEMENT VACATION NO. PMT-3304403 (WATER) AND PMT-3304405 (STORM DRAIN).

Seconded by Commissioner Otsuji, the motion passed 5-0-1. Commissioners Boomhower, Modén, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Miyahara absent.

ITEM 4: ENCANTO NEIGHBORHOODS COMMUNITY PLAN AMENDMENT INITIATION - HOLY CROSS CEMETERY – PRJ # 1100145

Staff: Selena Sanchez Bailon
City Council District: 4
Plan Area: Encanto Neighborhoods

Speakers in favor and opposition of the project:
 No Speakers

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- APPROVE THE INITIATION OF THE COMMUNITY PLAN AMENDMENT PROCESS
- Seconded by Commissioner Boomhower, the motion passed 5-0-1. Commissioners Boomhower, Modén, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Miyahara absent.

ITEM 5: OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION - CORPORATE CENTER – PRJ # 1118928

Staff: Sean McGee
City Council District: 8
Plan Area: Otay Mesa Community Planning Area

Speakers in favor but did not speak:
 Judge Ryan, Jimmy Ayala

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

Seconded by Commissioner Boomhower, the motion passed 5-0-1. Commissioners Boomhower, Modén, Otsuji, Malbrough, and Mahzari voted yes with Commissioner Miyahara absent.

ADJOURNED @ 10:46 a.m. by Chairperson Modén