

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
December 5, 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 10:33 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
Commissioner Jeana Renger – Present in Chambers

STAFF:

Shannon Eckmeyer, Deputy City Attorney – Present in Chambers
Tait Galloway, Deputy Director, Planning Department – Present in Chambers
Michael Prinz, Interim Assistant Deputy Director, Development Services Department – Present in Chambers
Tony Khalil, Senior Civil City Engineer, Development Services Department – Present in Chambers
Legislative Staff, Development Services Department – Present in Chambers

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

Announcements:

- None

Non-Agenda Public Comment:

- Kathleen Lippitt

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

None

APPROVAL OF MINUTES

November 7th, 2024

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF NOVEMBER 7TH, 2024 AS PRESENTED.

Seconded by Commissioner Malbrough. The motion passed with a vote of 7-0-0.

Commissioners Modén, Boomhower, Miyahara, Malbrough, Mahzari, Otsuji, and Renger voted yes.

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

Michael Prinz, Development Services Department – “Good morning, Commissioners, and everyone. My name is Michael Prinz. I am serving as the Interim Assistant Deputy Director in the Project Management Division. I will be taking over Rene Mezo’s responsibilities, which she previously held here at the Planning Commission. Thank you all for your time.”

“I wanted to provide a couple of other updates as well. Recently, the Development Services Department updated a stormwater checklist that is now completed and available on our website. It is intended for applicants to define a project scope of work and determine whether that project qualifies as a priority or a standard project, for the purposes of helping to determine what best management practices need to be included in a project scope to address stormwater needs.”

“Additionally, there are a number of information bulletins on our website. They are regularly updated to reflect regulations, policies, and procedure changes. When we have updates to those information bulletins, there is now a highlight at the top of the page to show which information bulletins have recently changed.”

Tait Galloway, City Planning Department – None

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: 690 ROSECRANS STREET- PRJ # 1065372

Staff: Robin MacCartee
City Council District: 2
Plan Area: Peninsula

Speakers in favor of the project:
 Larry D. Richards

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15332 (IN-FILL DEVELOPMENT)
- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION APPROVING PUBLIC RIGHT-OF-WAY VACATION NO. PMT-3173078
- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION APPROVING COASTAL DEVELOPMENT PERMIT NO. PMT-3173079

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

ITEM 2: *EL CAMINO REAL ASSISTED LIVING FACILITY- PRJ # 675732

Staff: Xavier Del Valle
City Council District: 1
Plan Area: North City Future Urbanizing Area Subarea II

Speakers in favor and opposition of the project:
 Marcela Escobar, Jeffrey Forrest, Mike Huff, Phuong Nguyen, Anna McPherson, Vipul Joshi, Mark Storm, Mark Schattinger, Marlo Cortez, Josh Saunders, Jennifer Sucha, Erin Lucett, Brooke Miller, Bill Jencks, Daun St. Amand, Nolan Weinberg, Jayaditya Sinha, Fr. Pakrad Berjekian, Ricardo Sanchez, Jesse Garcia, Chris Allen, Victor Diaz, Francisco Peña, Sonia Serpekian, Victor Manoushakian, Steven Kradjian, Lisa Kradjian, Jorge Viramontes, Irina Sarkisyan, Lorraine Sunny Van Cleane, Dr. Randall B. Murphy, Jeanette Manoushakian, Alan Yaghdjian, Janet Desmond, George Mardirossian, Robert Buchaklian, Jesse Valdivia, Seta Havluciyian, Anait Marutyunyan, Cesar Romero Hernandez, Sal Ramirez, Christopher Figueroa, Harry Kirkoran, Kristi Watts, Nina John, Natalie Ruiz, Noah Stamm, Kristen Webb

COMMISSION ACTION:

MOTION BY COMMISSIONER MIYAHARA TO:

- RECOMMEND TO THE CITY COUNCIL TO ADOPT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. 675732/SCH NO. 2013071043, A MITIGATION MONITORING AND REPORTING PROGRAM AND EIR FINDINGS OF FACT
- RECOMMEND TO THE CITY COUNCIL TO APPROVE CONDITIONAL USE PERMIT NO. PMT-2475043 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 862494)
- RECOMMEND TO THE CITY COUNCIL TO APPROVE SITE DEVELOPMENT PERMIT NO. PMT-2475049 (AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 862495)
- RECOMMEND TO THE CITY COUNCIL TO APPROVE NEIGHBORHOOD USE PERMIT NO. PMT-2475050
- RECOMMEND TO THE CITY COUNCIL TO APPROVE ORDINANCE ALLOWING NURSING FACILITY IN AR-1-1 ZONE AT THIS LOCATION

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

ADJOURNED @ 10:33 a.m. by Chairperson Modén