

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
December 19, 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 9:01 a.m. Chairperson Kelly Modén adjourned the meeting at 11:51 a.m.

ATTENDANCE DURING THE MEETING:

Chair Kelly Modén – Present in Chambers
Vice-Chair Matthew Boomhower – Absent
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:

Corrine Neuffer, Chief 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:

- Geoffrey Hueter, Dorene Dias, Skyler McCurine

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item #1 Appeal of Hearing Officer 9/18/24 – Garcia Residence continued to January 9, 2025

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

MOTION BY COMMISSIONER MALBROUGH:

- Item #3 Coastal Commission Modifications to the Mira Mesa Community Plan and Local Coastal Program

Seconded by Commissioner Otsuji. The motion passed with a vote of 6-0-1. Commissioners Modén, Miyahara, Malbrough, Mahzari, Otsuji, and Renger voted yes with Commissioner Boomhower absent.

APPROVAL OF MINUTES

December 5th, 2024

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF DECEMBER 5TH, 2024 AS PRESENTED.

Seconded by Commissioner Otsuji. The motion passed with a vote of 6-0-1. Commissioners Modén, Miyahara, Malbrough, Mahzari, Otsuji, and Renger voted yes with Commissioner Boomhower absent.

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

Michael Prinz, Development Services Department – “I just wanted to highlight a couple of items for the end of the year. The Development Services Department Small Business and Restaurant Assistance Program provides dedicated resources and information to help qualified small businesses and restaurants citywide. The services are designed to help qualified small businesses and restaurants with their planning and permitting needs. Additional information on this service is available on the Development Services website.”

“I would also like to highlight the department’s community engagement efforts this year. In 2024, the Development Services Department staff participated in 10 community events in almost every council district to provide permit planning, inspection and code enforcement, guidance, and information to residents in the community. Staff was present at flood disaster relief community meetings, partnering with community organizations on permits and inspections for affected homeowners. We look forward to more opportunities for these type of engagement efforts in 2025.”

Tait Galloway, City Planning Department – None

COMMISSION COMMENT

None

AGENDA ITEMS

**ITEM 1: *Appeal of Hearing Officer on September 18th, 2024*
GARCIA RESIDENCE – PRJ # - 0697754**

Staff: Martin Mendez
City Council District: 1
Plan Area: La Jolla

Speakers in favor and opposition of the project:
No Speakers

COMMISSION ACTION:

Approved staff's request to continue to January 9th, 2025, with a vote of 6-0-1.
Commissioners Malbrough, Miyahara, Modén, Mahzari, Otsuji, and Renger voted yes with
Commissioner Boomhower absent.

ITEM 2: *NAKANO PROJECT – PRJ # 1076302

Staff: Oscar Galvez
City Council District: 8
Plan Area: Otay Mesa

Speakers in favor of the project:
Allen Kashani, Jon Becker, Whitney Hodges, Elizabeth Hansen, Justin Rasas, Brooke Peterson,
Julia Hill

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND THE CITY COUNCIL ADOPT A RESOLUTION THAT THE CITY, AS A RESPONSIBLE AGENCY, HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT(EIR) NO. 22-001/SCH NO. 2022060260 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP), FINDINGS, AND STATEMENT OF OVERRIDING CONSIDERATIONS
- RECOMMEND THE CITY COUNCIL APPROVE PRE-ZONE NO. PMT-3198047
- RECOMMEND THE CITY COUNCIL APPROVE GENERAL PLAN/COMMUNITY PLAN AMENDMENT NO. PMT-3198046 AND A MULTIPLE SPECIES CONSERVATION PROGRAM MINOR AMENDMENT

- RECOMMEND THE CITY COUNCIL APPROVE AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT
- RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. PMT-3198048
- RECOMMEND THE CITY COUNCIL APPROVE EASEMENT VACATION NO. 32035337
- RECOMMEND THE CITY COUNCIL APPROVE A RESOLUTION OF APPLICATION FOR THE REORGANIZATION OF AN APPROXIMATELY 23.8-ACRE SITE TO THE CITY OF SAN DIEGO
- RECOMMEND THE CITY COUNCIL APPROVE A CITY COUNCIL DISTRICT BOUNDARY ORDINANCE

Seconded by Commissioner Otsuji. The motion passed with a vote of 6-0-1. Commissioners Malbrough, Miyahara, Modén, Mahzari, Otsuji, and Renger voted yes with Commissioner Boomhower absent.

ITEM 3: *COASTAL COMMISSION MODIFICATIONS TO THE MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM

Staff: Selena Sanchez Bailon

City Council District: 6

Plan Area: Mira Mesa

Speakers in favor and opposition of the project:

No Speakers

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- RECOMMEND THAT THE CITY COUNCIL ADOPT A RESOLUTION TO AMEND THE MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM TO INCLUDE THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED MODIFICATIONS.

Seconded by Commissioner Otsuji. The motion passed with a vote of 6-0-1. Commissioners Malbrough, Miyahara, Modén, Mahzari, Otsuji, and Renger voted yes with Commissioner Boomhower absent.

ITEM 4: *SAN DIEGO MUNICIPAL CODE AMENDMENT TO SECTION 131.0431 DEVELOPMENT REGULATIONS TABLE 131-04D RELATED TO RS-1-2 ZONES IN THE ENCANTO NEIGHBORHOODS AND SOUTHEASTERN SAN DIEGO COMMUNITY PLANNING AREAS

Staff: Liz Saidkhanian

City Council District: 4, 8, 9

Plan Area: Encanto Neighborhoods and Southeastern San Diego

Speakers in favor and opposition of the project:

Dan Boyd, Geoffrey Hueter, Andrea Hetheru, Janet Klauber, Terrence Pesta, Rosaline Cook, Marry Young, Susan Baldwin, Saige Gonzales Walding, Robert Campbell, Nathan Devader, Jessica Castillo, Calvin Wessman, Jim Melli, Yvonne Jones, Kathy Griflee, John

Flores, Kenny Key, Regina Greenlee, Keith Mesecher, Shane Harris, Steven Todd, Tina Wyse Harvey, Malcolm Parker, Evelyn Smith, Charles Douglas, Leslie Dudley, Vicky Estrella, Xuchi Eggleton, Marge Wurgel, Dorene R. Dias, Jamie Street, Sally Smull, Iman Amini, Catalina Arenas, Skyler McCurine

A break was taken from 11:13 AM to 11:22 AM

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND THE CITY COUNCIL APPROVE AN ORDINANCE TO REPEAL FOOTNOTE 7 FROM TABLE 131-04D, DEVELOPMENT REGULATIONS FOR RESIDENTIAL ZONES.

Seconded by Commissioner Otsuji. The motion passed with a vote of 5-1-1.

Commissioners Malbrough, Miyahara, Modén, Mahzari, and Otsuji voted yes with Commissioner Renger voting no, and Commissioner Boomhower absent.

ADJOURNED @ 11:51 a.m. by Chairperson Modén