

DRAFT

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
January 09, 2025
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 11:29 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
Marlon Pangilinan, Program Coordinator, 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:

- Paul Krueger, Karl Osmundson

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

Item #1 Oceanview Terrace

APPROVAL OF MINUTES

December 19th, 2024

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVE THE MINUTES OF DECEMBER 19TH, 2024 AS PRESENTED.

Seconded by Commissioner Mahzari. 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 – “I just wanted to say Happy New Year and announce that the Development Services Department has launched a new online application for affordable housing verification requests for applicants seeking local, state, or federal affordable housing funding. These verification requests are available for projects that intend to submit new discretionary review or construction permit applications with the Development Services Department.”

“The new application type for the affordable housing verification request provides a more user-friendly, efficient, and faster way for customers to request affordable housing verifications online, track the status in real time, and make online payments. Additional information on the application can be found on the Development Services website homepage.”

Marlon Pangilinan, City Planning Department – None

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: EXPEDITE – OCEANVIEW TERRACE – PRJ # 1091403

Staff: Sarah Hatinen
City Council District: 4
Plan Area: Encanto Neighborhoods

Speakers in favor but did not speak:
 Robert Ito, Jose Raul Gomez, Elizabeth Carmichael

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- APPROVE VESTING TENTATIVE MAP NO. PMT-3223247
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3223248

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.

**ITEM 2: *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:
 Gladys Garcia, Luis Garcia, Matt Peterson, Francisco Mendiosa, Jess Gonzales, Alejandro Rodela, Kat Peppers, Andrew Micheletti, Hamid Kharrati, Gisue Kharrati, Nadi Ovanessoff, Sasha Lauder

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND AFFIRM THE HEARING OFFICER’S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT (CDP) PERMIT NO. PMT-2586783
- APPROVE SITE DEVELOPMENT PERMIT (SDP) NO. PMT-2586785

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.

A break was taken from 10:20 AM to 10:25 AM

ITEM 3: MID-CITY COMMUNITIES PLAN UPDATE WORKSHOP

Staff: Alex Frost
City Council District: 4, 9
Plan Area: City Heights, Eastern Area, Kensington-Talmadge, Normal Heights

Speakers in favor and opposition of the project:

Laura Riebau, Manny Rodriguez, Maria Cortez, David Moty, Neil B. Winner, Gail Viamonte, Deborah Sharpe, Paul Krueger, Geoffrey Hueter, Danna Givot, Yvonne Jones, Ken Horsley, Robin Baker, Dawn Anderson, Jesse Ramirez

WORKSHOP WAS GIVEN: NO ACTION WILL BE TAKEN BY THE COMMISSION

ADJOURNED @ 11:29 a.m. by Chairperson Modén