

MISSION VALLEY PLANNING GROUP

Wednesday, August 6, 2025

Regular Meeting Agenda - Time: 12 noon - 13:15 p.m.

Mission Valley Library 2123 Fenton Parkway, San Diego CA 92108

<https://www.missionvalleyplanninggroup.com/>

NOTE: Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.

ITEM #1 - 12:00 CALL TO ORDER/OPENING REMARKS/INTRODUCTIONS/ REPORT OF THE CHAIR

ITEM #2 - 12:05 APPROVAL of the March 5, 2025 - Meeting Minutes

ITEM #3 - 12:10 NON-AGENDA PUBLIC COMMENT - 3 minutes per issue, identification of issues that are within the jurisdiction of the MVPG, but not on the agenda.

ITEM #4 - 12:25 Membership Committee – David Doyle

ITEM #5 - 12:26 Treasurer's Report – Ryley Web

ACTION ITEMS (2)

ITEM #6 - 12:27 **Election** for 2 Vacant Local Businessperson seats. We received application from Mark Radelow; and Juan Arriaga. Elected Members will take their seats after the results have been announced. Any Attendees who live within Mission Valley Planning Group are allowed to Vote.

ITEM #7 - 12:35 PRJ-1116744 - The Hotel Circle South project involves the initiation of an Amendment to the Mission Valley Community Plan and the Atlas Specific Plan for the 1.32-acre project site, located at 2015/1975 Hotel Circle South in the City of San Diego (City). The project site is currently vacant and is designated as Commercial Employment, Retail, & Services on the City of San Diego General Plan Land Use and Street System Map and zoned Commercial Office (CO-2-2). No development is proposed at this time.

The property has no land use designation on the Mission Valley Community Plan Planned Land Use Map.

The proposed land use plan amendment would redesignate the project site as Office and Visitor Commercial (Residential Prohibited). The proposed Community Plan land use designation aligns with land use designations on either side of the site and all along Hotel Circle South. The proposed land use change will not require a separate General Plan Amendment, as the current land use designation in the General Plan is consistent with the proposal. However, a change to the Community Plan de facto requires a General Plan Amendment. The proposal does not include a rezone; the existing CO-2-2 zone would be retained.

The applicant is also requesting an amendment to the Atlas Specific Plan to remove the project site from the Specific Plan area. The Community Plan anticipates the potential rescinding of Specific Plans or removal of properties from Specific Plans, as noted on page 147 of the Community Plan within the "Removing Specific Plan Requirements from a Property" subsection of the Supplemental Development Regulations of the Specific Plan Subdistrict CPIOZ discussion. Specifically, the plan states, "Amendments to the Land Development Code and Mission Valley Community Plan shall be required to remove a property from the adopted specific plan and Specific Plan Subdistrict CPIOZ. Once the Specific Plan Subdistrict CPIOZ boundary has been amended to remove the property from the overlay zone, the base zone shall apply."

The Hotel Circle South project includes the removal of the Specific Plan Overlay from the property and the application of the Office and Visitor Commercial (Residential Prohibited) land use designation. No development is proposed at this time. Robin Madaffer Presenter.

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INFORMATION ITEMS (2)

ITEM #8 - 12:50 PRJ-1134590 Riverwalk - 276 Units. Presenter: Peter Shearer: Hines.

ITEM #9 - 13:00 Alvarado 2nd Extension Pipeline Update (replacing water pipelines along Friars Road, Sea World Drive, Fashion Valley Road, Riverwalk Drive, Hazard Center Drive, and Frazee Road between the 805 and Sea World. Pipeline installation is estimated to begin in 2025. Presented by Hannah Blome Public Outreach, City of San Diego Alvarado 2nd Pipeline Extension Project

ITEM #10 - 13:10 Subcommittee Reports:

- a) Design Advisory Board – Normally meets the Monday prior to the MVPG meeting at 4:00 p.m. at the Mission Valley Library - Andrew Michajlenko

Ad Hoc Committees:

- b) Public Health, Safety and Welfare – Rob Hutsel
- c) Election Subcommittee – David Doyle

Community Reports

- d) Community Planning Chairs (CPC) Meeting – Michele Addington or Joseph Tinglof

ITEM #11 - 13:15 ADJOURN TO NEXT REGULAR MEETING: September 3, 2025

Mission Valley Library 2123 Fenton Parkway, San Diego CA 92108

City Planner - Megan Covarrubias (619)-236-6009

Mayor's Office CD3 - Randy Reyes (619) 890-9986

District 4 Joshua Dunn (858) 325-7178

Council 3 (Stephen Whitburn) Malik Thornton

Council 7 (Raul Campillo) Miles Noel (619) 236-7716

Council 9 (Sean Elo-Rivera) Jefferey Nguyen (619)-533-4774

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