



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 9, 2026 REPORT NO. PC-26-024

HEARING DATE: July 16, 2026

SUBJECT: MISSION VALLEY COMMUNITY PLAN AMENDMENT INITIATION

PROJECT NUMBER: PRJ-1151202

OWNERS/APPLICANTS: Steve Abbo

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Mission Valley Community Plan to redesignate a 0.7-acre site along Hotel Circle South from Right-of-Way to Office and Visitor Commercial (Residential Prohibited), remove the site from the Community Plan Implementation Overlay Zone for the Specific Plan Subdistrict, and a Specific Plan amendment to remove the site from the Atlas Specific Plan?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On May 6, 2026, the Mission Valley Planning Group voted 19-0-0 in support of initiating an amendment to the Mission Valley Community Plan (Attachment 1).

City Strategic Goal: The proposed amendment to the Mission Valley Community Plan is consistent with the City of San Diego Strategic Plan Goal to Foster Regional Prosperity by promoting economic growth through job creation and providing additional services to residents, employees, and visitors.

Environmental Impact: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Considerations: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The 0.7-acre site is designated as Right-of-Way and reserved for a future street intersection and interchange improvement in the Mission Valley Community Plan and Atlas Specific Plan. If initiated, subsequent approval of the proposed Community Plan and Specific Plan amendment could allow for a variety of commercial uses, while prohibiting residential development based on the proposed Office and Visitor Commercial land use designation. Residential is not currently allowed on the site and the proposed land use designation would not allow residential; therefore, there would not be an impact housing on the site.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

Mission Valley Community Plan

Overview: The Mission Valley Community Plan area spans 3,215 acres. The Community Plan was comprehensively updated in 2019 to align with the General Plan's "City of Villages" strategy, which identifies Mission Valley and a subregional employment center. The Community Plan envisions the area as an urban village that integrates workplaces, housing, parklands, shopping and dining options, which are supported by a network of pedestrian, bicycle and transit access.

South of I-8: The Community Plan identifies the area south of Interstate 8 as having a continued emphasis on office and hotel uses due to it being physically separated from most of the community by Interstate 8.

Hillsides: It also identifies the hillsides that form the edges of the valley that gives the community its unique natural setting and a distinct sense of place.

Specific Plans: The Community contains six community plans that provide greater site specific land use, urban design, and mobility policy direction for locations within the community plan area.

Implementation: To help implement the Community Plan's policy framework, the Community Plan Implementation Overlay Zone – Type A (CPIOZ-A) is applied community wide. This overlay zone contains supplemental development regulations listed in the community plan, which includes the Hillside Subdistrict and the Specific Plan Subdistrict.

Atlas Specific Plan

Overview: The 0.7-acre subject site (Assessor Parcel Number: 443-040-34-00) is within the [Atlas Specific Plan](#) area and is explicitly identified in the Specific Plan as part of the Evelyn Terrace subarea. When the Atlas Specific Plan was originally adopted in 1988, Atlas Hotels, Inc. owned seven sites within the Mission Valley Community Plan area.

Prior Amendments: The Specific Plan has been subsequently amended in 2017, 2018, and 2020 to remove three of the sites from the Specific Plan.

Regulations: The Specific Plan provides specific development standards for subareas. While the subject site comprises 0.7 acres, it sits within the larger 3.7-acre Evelyn Terrace subarea. The Specific Plan reserves the 3.7-acre Evelyn Terrace site for a future Interstate 8/Via Las Cumbres interchange and does not allocate any development intensity or propose any development for this site.

Site Location

The 0.7-acre subject site contains a one-story vacant building along Hotel Circle South, parallel to Interstate 8 (approximately 1.0 mile east of Taylor Street), in the southern portion of the Community Planning Area (Attachment 2).

Existing Adjacent Land Uses

The existing uses adjacent to the subject site include multi-tenant office, hotel uses, and multifamily residential (Attachments 3):

- 1843 Hotel Circle South: 3 Story multi-tenant office building
- 1865 Hotel Circle South: 4 Story residential building (former hotel)
- 1975 Hotel Circle South: Vacant and undeveloped site
- 2087 Hotel Circle South: 3 Story residential building (former hotel)
- 2151 Hotel Circle South: 5 Story hotel
- 2201 Hotel Circle South: 5 Story hotel

Adjacent Existing Community Plan Land Use Designations

The subject site is adjacent to properties designated as Office and Visitor Commercial (Residential Prohibited) to the east and west.

Community Plan and General Plan Use Designation

The Mission Valley Community Plan and General Plan designates the subject site as Right-of-Way (Attachment 4) for the planned connection to Riverwalk Street "J" and an interchange with Interstate 8 which is consistent with the Atlas Specific Plan.

Zoning

Base Zone: The subject site is zoned CO-2-2 (Commercial--Office), which accommodates office uses that serve as an employment center and does not allow for residential uses (Attachment 5). While the Community Plan identifies right-of-way for streets as a land use designation, the underlying zoning from the adjacent property is applied to the right-of-way.

Overlay Zones: The subject site is within the Specific Plan and the Hillside Community Plan Implementation Overlay Zone (CPIOZ) Subdistricts, which contain site-specific supplemental development regulations to ensure that future development implements the Mission Valley Community Plan (Attachment 6).

- Specific Plan Subdistrict CPIOZ: Provides regulations addressing the adoption of new specific plans and the removal of an area from a specific plan.
- Hillside Subdistrict CPIOZ: Provides regulations limiting structures to 40 feet above preexisting or finished grade, whichever is lower with limited exceptions that may allow structures up to 65 feet.

Mobility

Transit: The subject site is in a Transit Priority Area. The subject site is served by Metropolitan Transit Service (MTS) bus routes 1, 20, 88 and 120. Multiple bus stops are located along Hotel Circle South (Attachment 7). The Mission Valley Center Station is also approximately 2.4 miles from the subject site and provides access to additional MTS bus routes, including rapid bus routes, and the San Diego Trolley.

Streets: The subject site fronts Hotel Circle South, which serves as its primary access point to the site. Hotel Circle South currently operates as a two lane collector with a center left turn lane. The Mission Valley planned street network identifies Hotel Circle South as part of a one-way couplet system with Hotel Circle North (Attachment 8). The Mission Valley planned street network identifies Riverwalk Street "J" as a new street connection from Friars Road to Hotel Circle South. The Riverwalk Street "J" segment from Riverwalk Street "U" to Hotel Circle has a planned classification designation as a 4-lane major arterial. This proposed street network system aims to facilitate connections to the future Interstate 8 interchange with Riverwalk Street "J".

Bicycle: The Mission Valley Community Plan proposes a Class II bike lane that runs from the future Riverwalk Street "J" connection and a Class IV two-way cycle track along Hotel Circle South (Attachment 9). Hotel Circle South has an existing Class III bike route.

Existing Public Facilities and Services

Schools: Multiple public schools serve the Mission Valley Community Planning Area and are in neighboring community plan areas. These schools include San Diego High School, Point Loma High School, Dana/Correia-Roosevelt Middle School, Nipaquay Elementary School, and Grant Elementary School, located between 2.6 and 4.4 miles from the subject site and situated in the Mission Valley, Peninsula, Downtown and Uptown Community Planning Areas.

Parks: Sefton Neighborhood Park is located approximately 0.8 miles northwest from the subject site. The community plan also identifies an existing trailhead south of the subject site.

Library: The Mission Valley Library is approximately 3.9 miles northeast of the site and serves the Mission Valley Community Planning Area.

Public Safety: The subject site is served by the Police Department's Western Division Station and by San Diego Fire Station No. 8, located between 1.8 and 2.2 miles from the subject site within the Mission Valley Community Planning Area. Additional nearby fire stations include Stations 5, 20, 23, and 45 in the Mission Valley Community Planning Area and surrounding communities.

Housing and Population

In 2024, the [San Diego Association of Governments](#) (SANDAG) estimated that the Mission Valley Community Plan Area had a household population of approximately 27,008 people. This is a 40 percent increase from SANDAG's estimated 19,357 household population in 2010 (Table 1). In 2024, the community had 15,622 homes, of which 59 were single family-detached, 1,280 were single family-attached, and 14,283 were multifamily homes. Between 2010 and 2024, the community added 4,389 homes, representing a 39 percent increase. The community has approximately 1.87

persons per household.

Table 1: Homes and Population between 2010 and 2024

Year	Homes	Household Population
2010	11,233	19,357
2024	15,622	27,008
Change	4,389	7,651

SANDAG: Housing & Population Estimates, 2010 and 2024

Affordable Housing

According to the [San Diego Housing Commission](#), there are 731 deed-restricted, affordable homes in the Mission Valley Community Planning Area, which is 5 percent of the community's total number of homes. Citywide is also 5 percent.

Employment

According to the U.S Census, an estimated 48,134 people were employed in the Mission Valley Community Planning Area in 2023. This is a 25 percent increase from approximately 38,542 people employed in the community in 2013 (Table 2).

Table 2: Jobs between 2013 and 2023

Year	Number of Jobs
2013	38, 542
2023	48,134
Change	9,592

U.S Census OnTheMap Primary Jobs, 2013 and 2023

Opportunity Area

The [2026 California Tax Credit Allocation Committee Opportunity Area Map](#) shows that the subject site is within a High Resource Area. The opportunity map shows the opportunity areas by census tracts based on economic, environmental, and educational indicator scores.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Mission Valley Community Plan and Atlas Specific Plan to allow for the future development of the 0.7-acre subject site (Parcel 1). This request includes the following:

- *Mission Valley Community Plan Amendment:* Redesignate the 0.7-acre subject site from Right-of-Way to Office and Visitor Commercial (Residential Prohibited).
- *CPIOZ Amendment:* Remove the 0.7-acre subject site from the Specific Plan Subdistrict CPIOZ.
- *Altas Specific Plan Amendment:* Remove the 0.7-acre subject site from the Altas Specific Plan (Attachment 10).

Community Plan Framework and Right-of-Way Reservation

Under the current Atlas Specific Plan and the Mission Valley Community Plan, the land use designations for the subject site are consistent and contain the following:

- *Interchange Reservation:* The Atlas Specific Plan currently reserved the subject site within the Evelyn Terrace area for future irrevocable offer of dedication to the City, at no cost, to accommodate the off-ramps associated with the future Interstate 8/Via Las Cumbres interchange.
- *Circulation Network:* The future interchange would contain a bridge over I-8 which is identified as Riverwalk Street "J" in the Mission Valley Community Plan (formerly Via Las Cumbres as identified in the Atlas Specific Plan). Riverwalk Street "J" would connect to Friars Road as identified in the Riverwalk Specific Plan.
- *Development Limitations:* Due to the right-of-way reservation, the Specific Plan currently does not allocate any development intensity and proposes no active development for the subject site, and the Mission Valley Community Plan designates the subject site as Right-of-Way.

Evelyn Terrace Subarea

The 3.7-acre Evelyn Terrace reservation area is comprised of four distinct parcels. The 0.7-acre subject site represents a portion of this broader footprint, which is physically configured as follows:

Property / Parcel ID	Acreage	Current Status / Use
Subject Site (Parcel 1)	0.70 Acres	Vacant; reserved for future I-8/Via Las Cumbres right-of-way.
1975 Hotel Circle South (Parcel 3)	1.32 Acres	Vacant and undeveloped property.
1865 & 2087 Hotel Circle South (Parcels 2 & 4)	1.68 Acres	Active driveway/access corridors serving properties to the south of the subject site.
Total Evelyn Terrace Subarea	3.70 Acres	

Irrevocable Offer of Dedication

The 3.7-acre Evelyn Terrace site, which includes the 0.7-acre subject site, has been the subject of two City Council actions regarding public right-of-way dedication:

- *Resolution No. R-272571:* In 1988, the City Council approved an Irrevocable Offer of Dedication (IOD) encompassing the entire 3.7-acre Evelyn Terrace site. The IOD was for the Right-of-Way for the future freeway interchange at Interstate 8 (Attachment 11).
- *Resolution No. R-277799:* In 1991, in conjunction with the approval of Parcel Map No. 16469, the City Council explicitly rejected the dedication of Parcel 1 (the subject site), Parcel 3, and portions of Parcel 2 and Parcel 4 designated as "Reserved for Future Streets" (Attachments 12 and 13).

Under California Code of Civil Procedure 771.010, if the irrevocable offer of dedication (IOD) is not accepted and recorded within 25 years of it being made, then it is conclusively presumed unaccepted and cannot be accepted afterward. The 25-year statutory timeframe triggered by the 1988 offer has expired. City staff has conducted a thorough review of public records and has not located any documentation filed with either the City or the County of San Diego demonstrating that the City formally accepted the IOD within the required 25-year period. Consequently, under state law, the IOD is conclusively presumed to be unaccepted and can no longer be executed by the City.

Mobility

The Mission Valley Community Plan designates Riverwalk Street "J" as a future 4 lane major street which would connect Friars Road to Hotel Circle South. According to the Community Plan, the Riverwalk Street "J" connection would serve several regional mobility functions:

- *Connectivity:* The Riverwalk Street "J" connection would facilitate a new interchange for I-8, relieving traffic from adjacent interchanges.
- *Conflict Reduction:* The Riverwalk Street "J" connection would greatly reduce weaving movements that contribute to congestion along I-8.
- *Transit:* The resulting congestion relief would also contribute to improved travel time performance for buses serving Mission Valley.

Beyond vehicular circulation, the planned street would provide pedestrian and bicycle connections across Interstate 8 and the San Diego River to the planned Riverwalk Trolley Station. The Mission Valley Community Plan identifies the need to coordinate with Caltrans, SANDAG and property owners for the implementation of Riverwalk Street "J" bridges, interchange and ramps at Interstate 8.

Parcel 3 - Community Plan Amendment Initiation

On September 25, 2025, the Planning Commission approved a request to initiate an amendment to the Mission Valley Community Plan and the Atlas Specific Plan, which is similar in scope to this proposed community plan amendment initiation. The initiation requested the removal of the 1.32-acre vacant property (Parcel 3 of the Evelyn Terrace subarea) from both the Atlas Specific Plan and the Community Plan Implementation Overlay Zone (CPIOZ) Specific Plan Subdistrict, while redesignating the land use from Right-of-Way to Office and Visitor Commercial (Residential Prohibited).

In approving the initiation, the Planning Commission placed specific emphasis on regional mobility. Consequently, the property owner is required to provide comprehensive technical analyses addressing the following critical factors as part of the Community Plan amendment action:

- *Interchange Viability:* An evaluation of the long-term feasibility of implementing the planned Interstate 8 / Via Las Cumbres interchange improvements if Parcel 3 is actively developed.
- *Circulation System Impacts:* A detailed traffic and mobility analysis determining any potential impacts to the Mission Valley circulation network should the proposed development prevent the future construction of the interchange.

Riverwalk Specific Plan Mobility Analysis

The developer for the Riverwalk Specific Plan is in the process of conducting a mobility analysis as a condition of approval for the Riverwalk development that includes a transit-oriented urban village with a new transit/trolley stop, as well as a mix of housing, retail, and open space. This includes further analysis of the Riverwalk Street “J” connection. The Community Plan Amendment Initiation also provides an opportunity for City staff to work with the project applicant, the property owner of Parcel 3 (1975 Hotel Circle South), and the Riverwalk Developer while the Riverwalk mobility analysis is underway. Because the mobility analysis includes the evaluation of the Riverwalk Street “J” connection, the ongoing planning efforts provide an opportunity to explore how the identified mobility improvements in the Community Plan could be implemented with any proposed development on the subject site in coordination with the Riverwalk Specific Plan.

Initiation Criteria

The City is unique among jurisdictions and the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three initiation criteria in the General Plan. The City Planning Department has provided an overview of how the proposed amendment addresses the following initiation criteria:

(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The proposed community plan amendment initiation to redesignate the subject site from Right-of-way to Office and Visitor Commercial (Residential Prohibited) and remove it from the Specific Plan Subdistrict CPIOZ and the amendment to the Atlas Specific Plan to remove the subject site from the Specific Plan would be consistent with General Plan Land Use policy LU-A.1 by encouraging further intensification of employment uses throughout the subregional employment districts, which includes the Mission Valley Community Plan area. It would also further the General Plan’s Economic Prosperity strategies and implement measures intended to provide the appropriately designated land and infrastructure needed to support business development and a variety of employment opportunities.

The Mission Valley Community Plan places particular importance on the need for Riverwalk Street “J” to provide a mobility connection over Interstate 8 and to the future interchange. In the Community Plan, implementation actions IA-21 and IA-23 identify the need to work with property owners as part of a planned street network extension and implementation of Riverwalk Street “J” and interchange with Interstate 8. The City would have the potential to work with the property owner to provide right-of-way for the planned bridge over Interstate 8 and the interchange as part of a future community plan amendment.

If the proposed Community Plan Amendment Initiation to the Mission Valley Community Plan and the amendment to the Atlas Specific Plan is approved by the Planning Commission, the applicant will need to evaluate and demonstrate how the proposed Community Plan and Specific Plan amendments would affect the Community Plan Mobility Element policies and

the mobility network. The applicant would need to evaluate how the improvements addressed in the Community Plan could be incorporated with any future development on the subject site. If after evaluating the mobility improvements in the Community Plan, the Riverwalk Street “J” and interchange with Interstate 8 would not be feasible with any future development on the subject site, then the Community Plan mobility network and improvements would also need to be amended. Any amendments to the Community Plan mobility network and improvements would need to be further evaluated as part of a proposed Community Plan amendment to determine how it would affect mobility within the community.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The proposed redesignation of the subject site and removal from the Atlas Specific Plan would allow the City to work with the property owner to identify the improvements to implement the Community Plan’s mobility network. This would include implementation actions IA-21 and IA-23, which identify the need to work with property owners as part of a planned street network extension and implementation of the Riverwalk Street “J” and interchange with Interstate 8 improvements identified in the Community Plan.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the community plan request is initiated, an analysis of public services and facilities will be performed with the amendment’s review including but not limited to the planned street over Interstate 8 and the interchange that are identified in the Community Plan and Specific Plan.

Issues for Consideration

City staff have identified several preliminary issues associated with the proposed community plan amendment initiation. If the community plan amendment is initiated, City staff will work with the applicant to analyze and address these issues, alongside any additional concerns raised by the Planning Commission or the community during the community plan amendment review process.

Land Use

- *Designation and Zoning Consistency:* Evaluation of the proposed land use designation and zoning for the site.

Mobility

- *Mobility Network Analysis:* Evaluation of how the community plan amendment would affect the mobility network.
- *Environmental Analysis:* Evaluation of any additional environmental analysis to address changes to the mobility network.

- *Infrastructure Integration*: Evaluation of whether the community plan amendment could incorporate the mobility improvements identified in the Community Plan, including:
 - o The planned extension of Riverwalk Street “J” to Hotel Circle South.
 - o The planned Interstate 8 interchange at Hotel Circle South and Riverwalk Street “J”.
 - o The planned bicycle facilities along Hotel Circle South.
- *Mobility Study*: Determine whether a broader mobility study is necessary for the Mission Valley Community Plan area if the community plan amendment could affect the mobility network.

Urban Design

- *Pedestrian and Public Space Amenities*: Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development consistent with the Community Plan.
- *Site Design and Topography*: Incorporation of urban design and site planning considerations, consistent with General Plan and Community plan policies with specific emphasis on the applicable to the Hillside development policies.
- *Sustainability Measures*: Integration of sustainable development features in the site and building design; and
- *Climate Action Plan*: Evaluation for Climate Action Plan consistency.

CONCLUSION

While staff believes that the proposed Community Plan amendment to redesignate the subject site from Right-of-Way to Office and Visitor Commercial (Residential Prohibited) and remove it from the Specific Plan Subdistrict CPIOZ and the proposed amendment to the Atlas Specific Plan to remove the subject site from the Specific Plan meet the necessary criteria for initiation, staff must review the applicant's proposed community plan amendment proposal to ensure the mobility goals and policies of the Mission Valley Community Plan and General Plan can be implemented with future redevelopment proposed on this site.

A proposed community plan amendment to redesign the site and remove it from the Atlas Specific Plan would provide staff with the opportunity to work with the applicant, as well as the Parcel 3 (1975 Hotel Circle South) property owner and the Riverwalk Developer to address how the identified mobility improvements in the Community Plan could be implemented with any proposed development on the subject site. A proposed Community Plan amendment would need to address the land use, mobility and urban design issues listed to ensure it implements the Mission Valley Community Plan.

By initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Megan Covarrubias

Megan Covarrubias
Senior Planner
City Planning Department

Seth Litchney

Seth Litchney
Deputy Director
City Planning Department

Attachments:

1. Mission Valley Community Planning Group Letter
2. Vicinity Map
3. Aerial Imagery Map
4. Existing Land Use Map
5. Current Zoning Map
6. CPIOZ Subdistricts Map
7. Transit Map
8. Roadway Network Classification Map
9. Planned Bicycle Network Map
10. Applicant's Initiation Request Letter
11. Resolution No. R-272571
12. Resolution No. R-277799
13. Parcel Map No. 16469
14. Ownership Disclosure Statement

1 of 1

Page 3	City of San Diego • Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form
Project Name: CPAI 2151/2285 Hotel Circle South		Project Number: PRJ-1151202
Community: Mission Balley		
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.		
☐ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny		Date of Vote: May 06, 2026
# of Members Yes 19	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations: N/A		
☒ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) Approve as presented		
NAME: Steve Leonetti		
TITLE: Chair MVPG		DATE: May 15, 2026

Visit our web site at www.sandiego.gov/development-services.

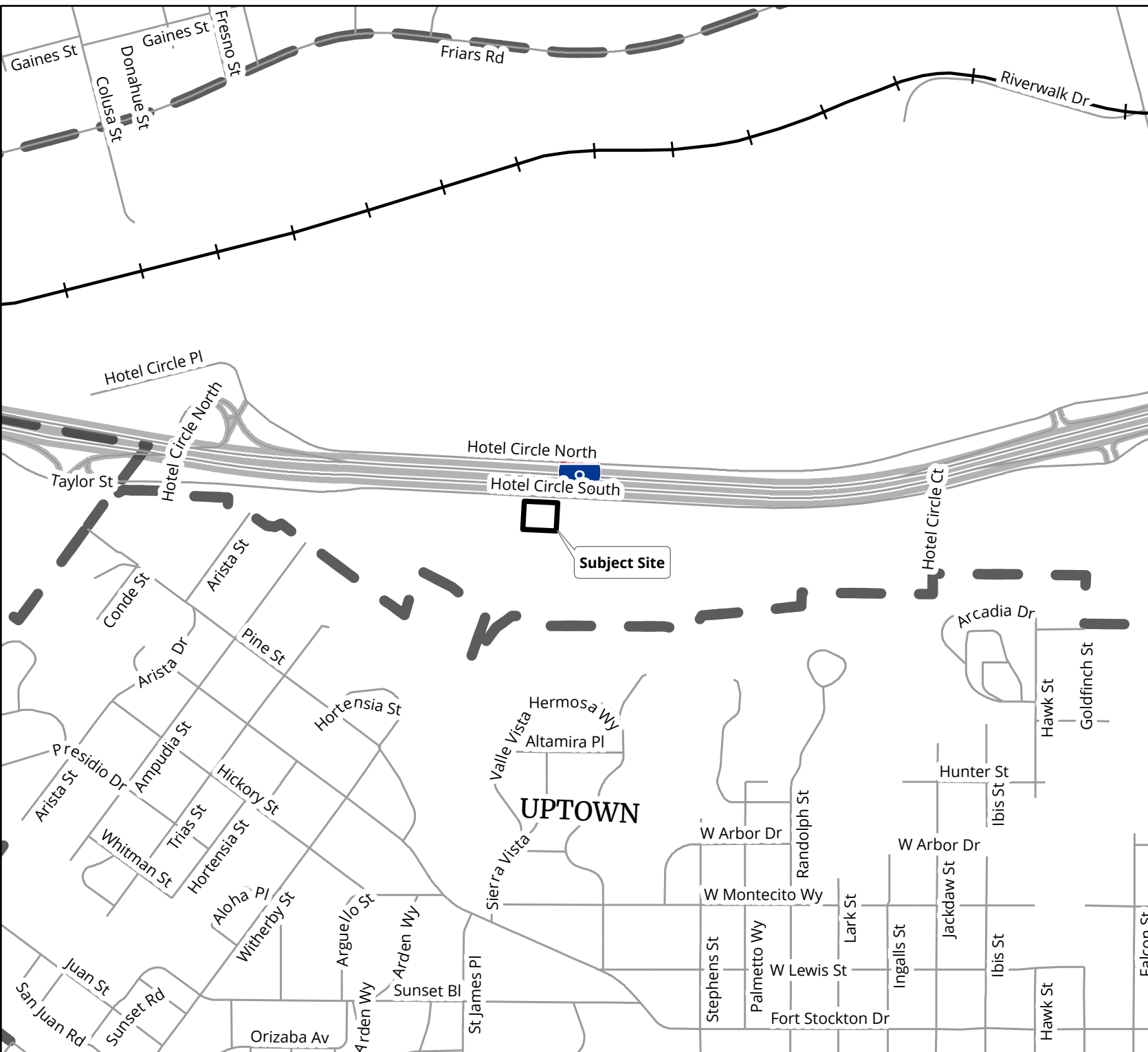
Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

Date: 7/2/2026

Vicinity Map

-  Subject Site
-  Planning Areas



General Disclaimer:
 This is a draft community plan amendment map.
 The boundaries and features on this map are
 intended to show existing or proposed
 conditions. When/if the amendment is
 approved/adopted, the adopted plan shall be
 updated to reflect the approved changes.



0 490 980 Feet

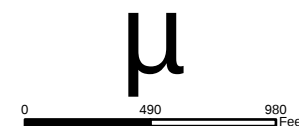
Aerial Imagery Map

 Planning Areas

 Subject Site



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Date: 6/18/2026

Existing Land Use

 Subject Site

 MV

Existing Land Use (SANDAG) 2022

RESIDENTIAL

-  Single Family Detached
-  Single Family Attached
-  Multiple Family

COMMERCIAL

-  Retail, Regional, Wholesale Commercial
-  Visitor Commercial
-  Office Commercial

PARKS AND RECREATION

-  Recreation
-  Open Space Parks

PUBLIC FACILITIES AND UTILITIES

-  Transportation, Communications, Utilities
-  Institutions

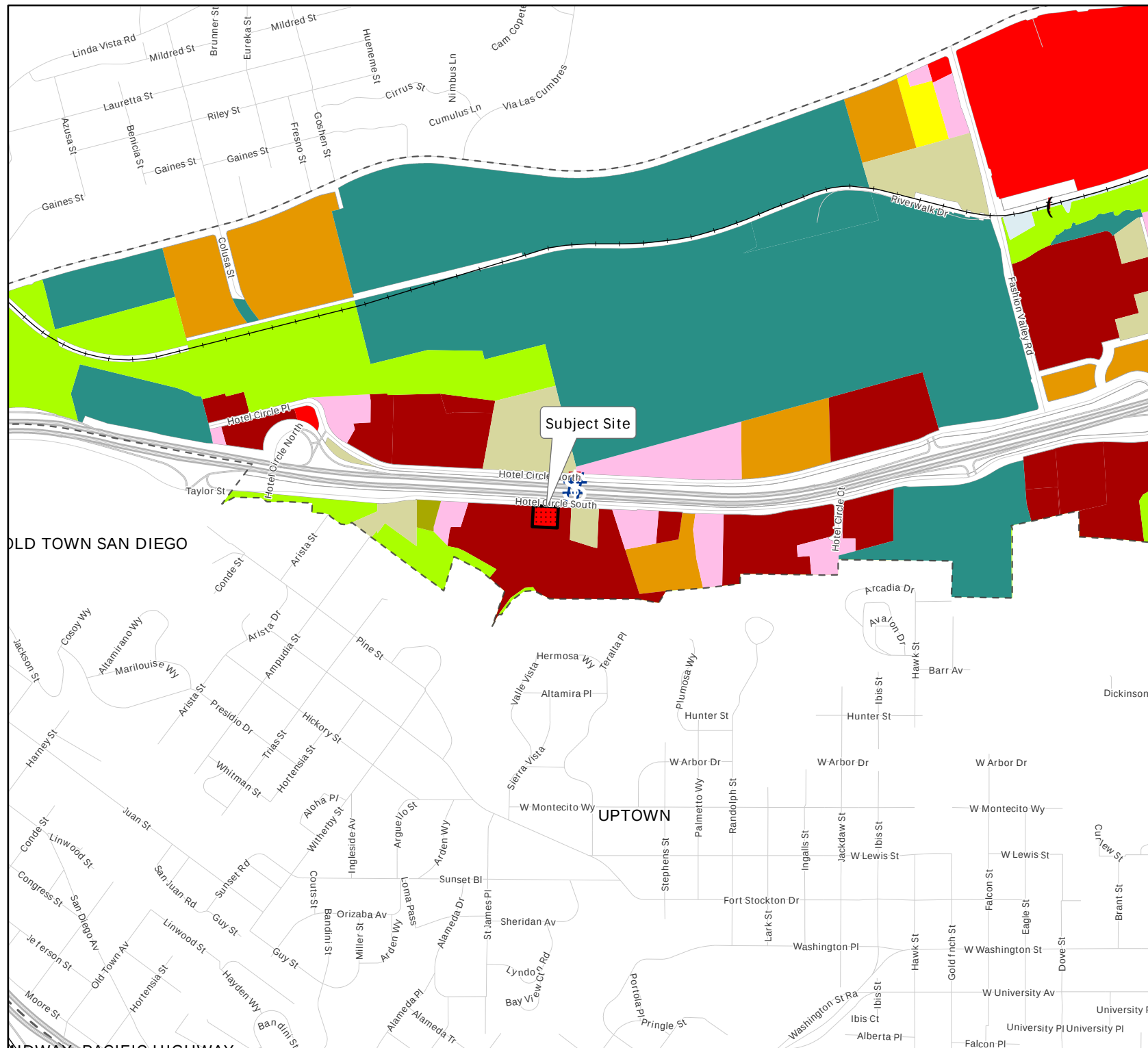
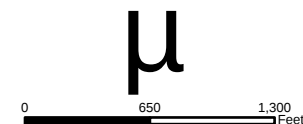
UNDEVELOPED

-  Undeveloped

WATER

-  River, Lake, Bay

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Current Zoning Map

Planning Areas

Zoning

- CC-3-4
- CC-3-9
- CN-1-2
- CO-1-2
- CO-2-2
- CV-1-2
- EMX-1
- EMX-2
- OC-1-1
- OF-1-1
- OP-1-1
- OR-1-1
- OTO-1-1
- RM-2-5
- RM-3-7
- RM-3-9
- RM-4-10
- RMX-1
- RMX-2
- RS-1-1

Subject Site

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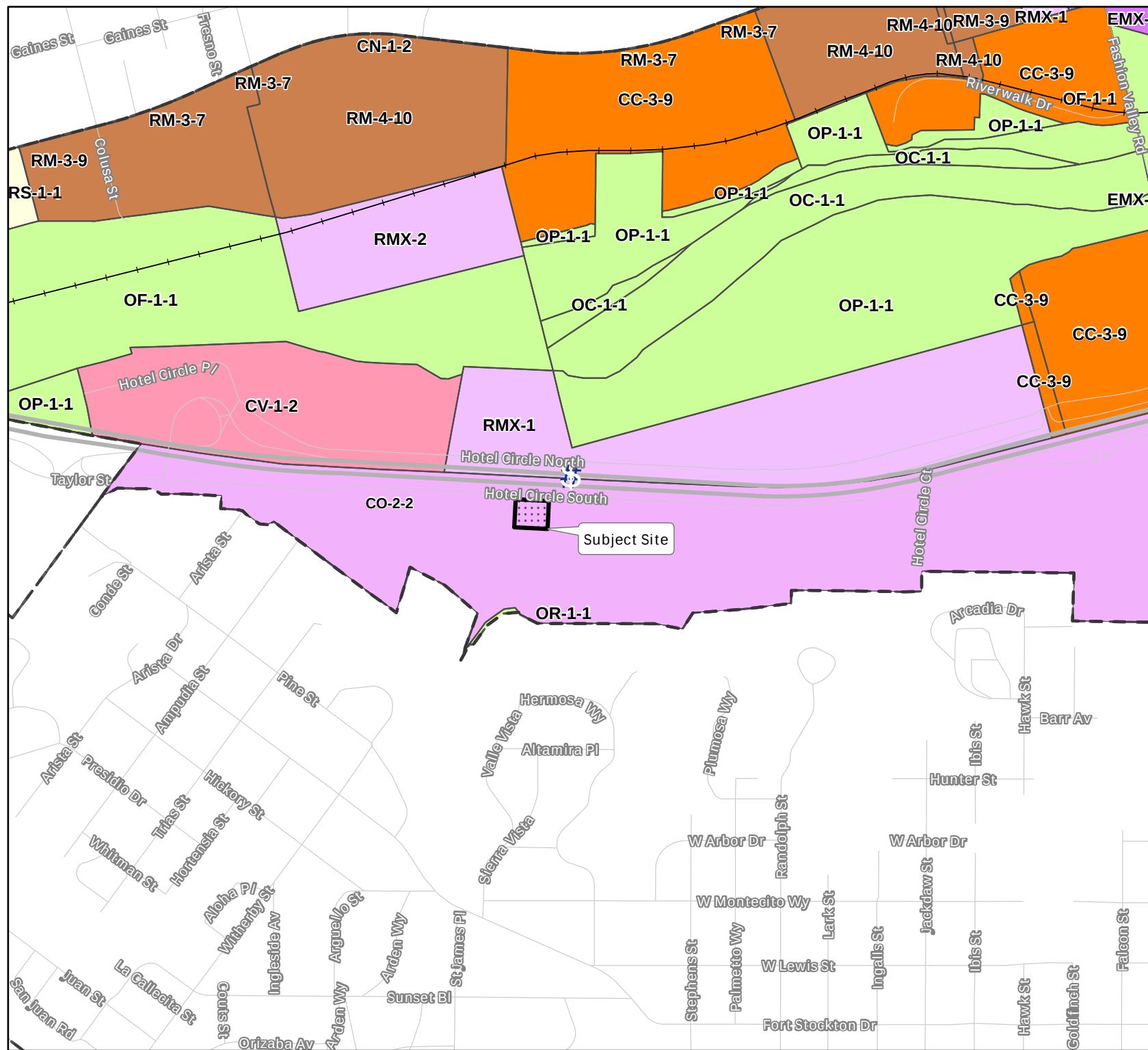
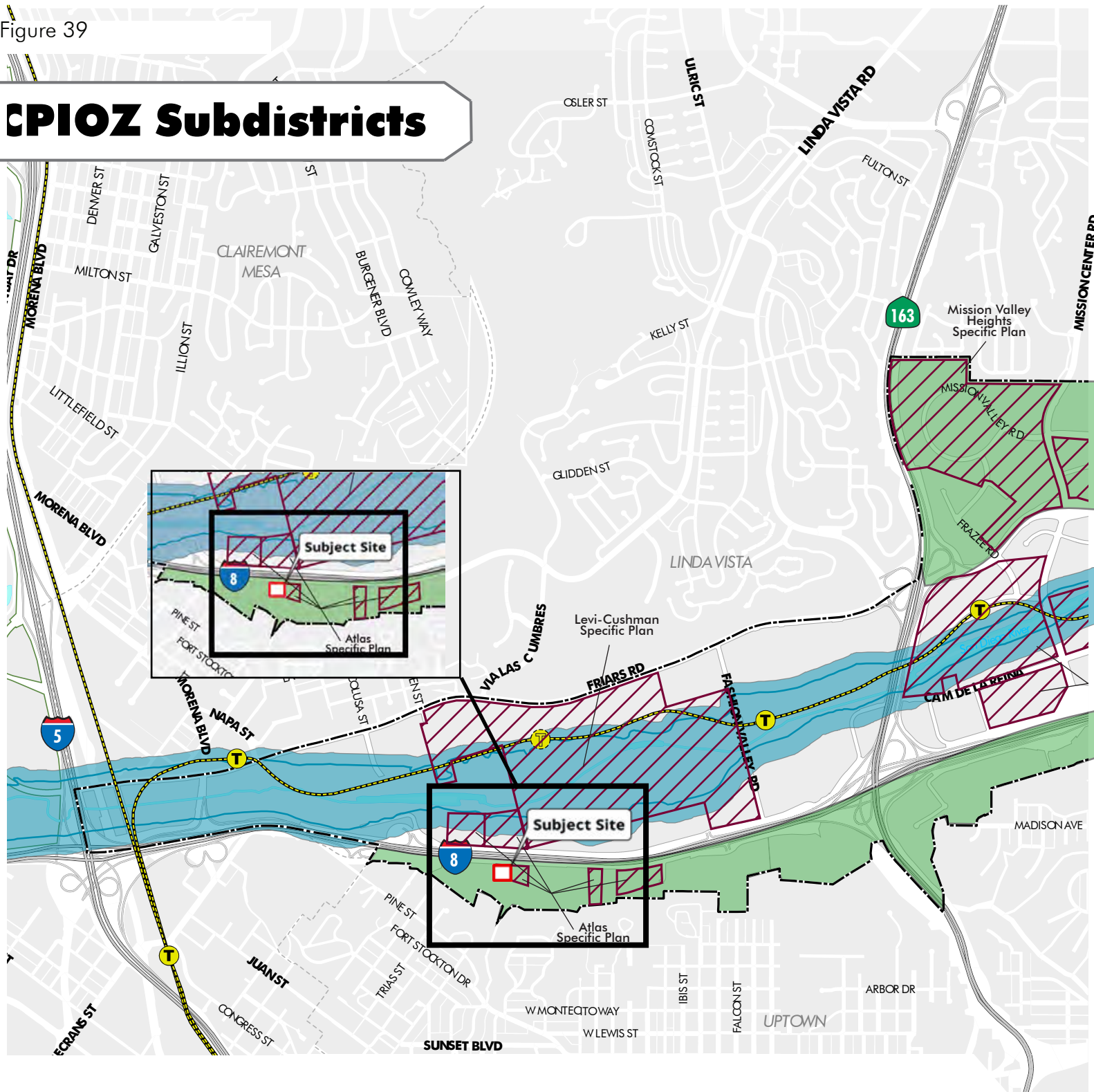


Figure 39

CPIOZ Subdistricts



General Information



Trolley Stops

Planned
Trolley Stops

Light Rail



Freeways



Ramps



San Diego River

Mission Valley Community
Plan Boundary

Community Planning Areas



100 Year Floodway

Note: This map illustrates approximate boundaries and may not be relied upon to demonstrate actual boundaries.

Date: 6/18/2026

Transit Map

Transit Stops

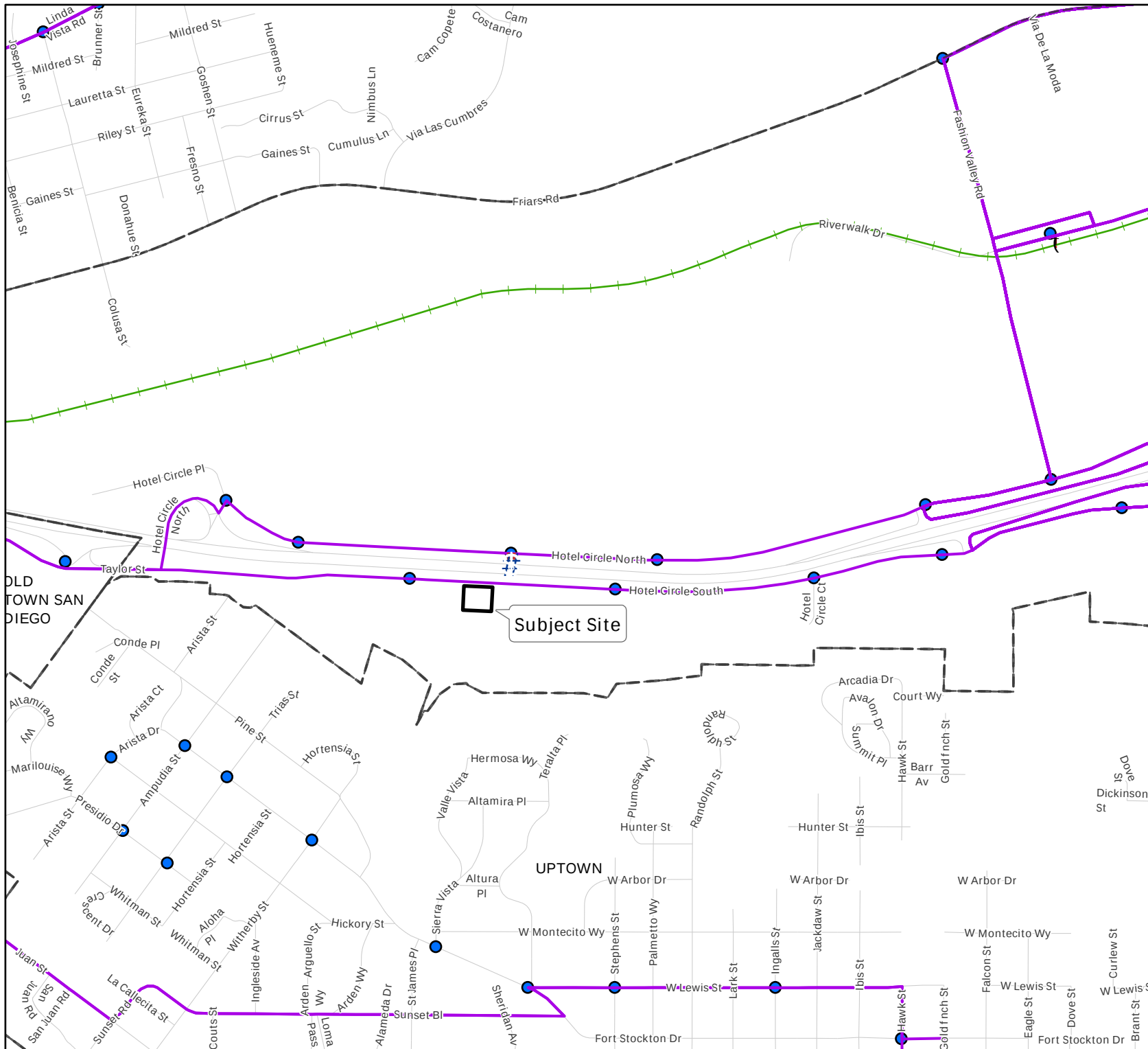
-  Transit Station
-  Bus Stop

Bus Routes

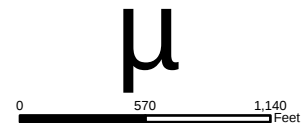
-  Bus

Light Rail Routes

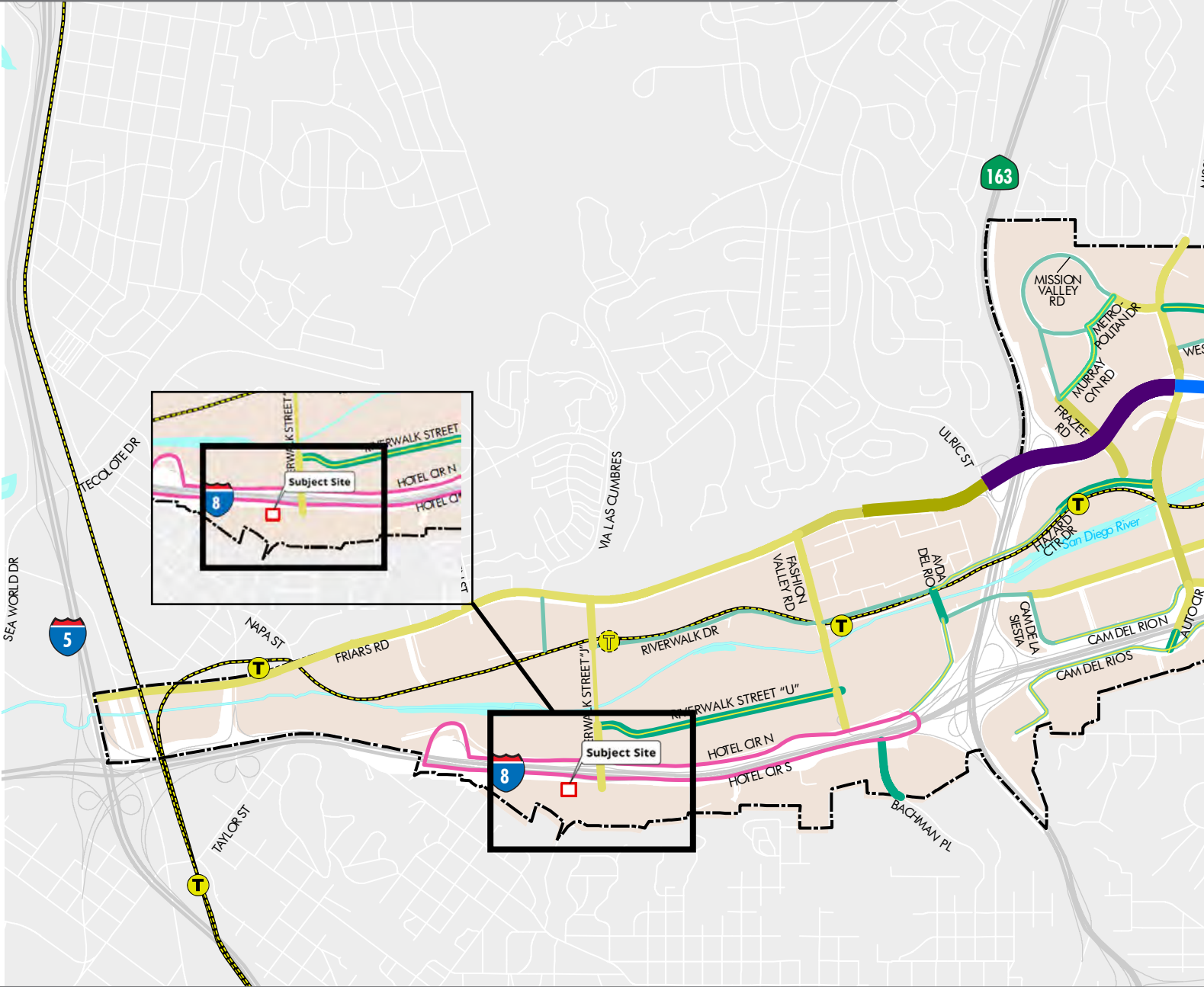
-  Green Line
-  Planning Areas
-  Subject Site



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Roadway Network Classifications



General Information

- Freeways
- Ramps
- Trolley Stops
- Planned/Proposed Trolley Stops
- San Diego Trolley Purple Line (Planned)

- San Diego River
- Mission Valley Community Boundary

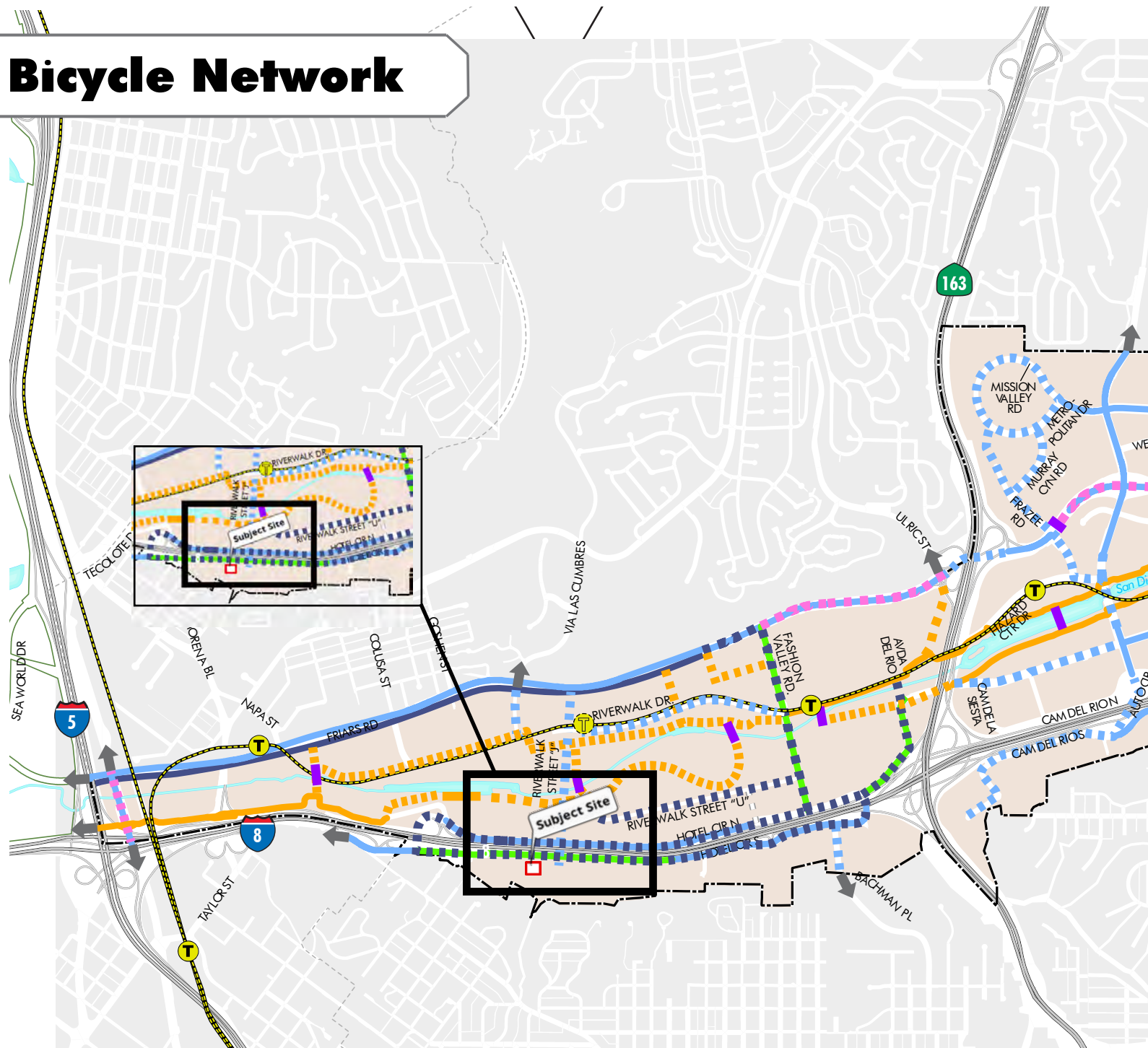
Roadway Classifications

- 8-Ln Prime Arterial
- 7-Ln Prime Arterial
- 6-Ln Prime Arterial
- 6-Ln Major Arterial

*Additional infrastructure will be recommended through the specific plan.

Figure 9

Bicycle Network



General Information

- | | | | | | |
|--|---|--|-----------------|--|--|
| | Trolley Stops | | Light Rail | | San Diego River |
| | Planned/Proposed Trolley Stops | | Freeways | | Mission Valley Community Plan Boundary |
| | San Diego Trolley Purple Line (Planned) | | Ramps | | Community Planning Areas |
| | | | Planned Roadway | | Pedestrian/Bicycle Bridge |

*Additional infrastructure will be recommended through the specific plan.



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January 7, 2026

Heidi Vonblum
Planning Director
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 San Diego, California 92123

RE: REQUEST FOR COMMUNITY PLAN/GENERAL PLAN AMENDMENT INITIATION FOR **2285 HOTEL CIRCLE SOUTH** IN THE MISSION VALLEY COMMUNITY

APN: 443-040-3400

APPROXIMATELY 0.70 ACRE

Dear Ms. Vonblum:

On behalf of Steve Abbo (the applicant), we are pleased to submit this request for initiation of an Amendment to the Mission Valley Community Plan for the **2285 Hotel Circle South** in the City of San Diego (City). Encompassing approximately 0.70 acre along Hotel Circle South between Taylor Street and the Interstate 8 (I-8) off-ramp (see Attachment A – Aerial Photograph), the project site is located in the Mission Valley Community Plan area and within the Atlas Specific Plan. The project site is currently occupied by a vacant commercial building. The applicant would like to develop the vacant, disturbed site with a use allowed in the existing underlying zone and compatible with existing adjacent commercial uses.

The project site is designated as Commercial Employment, Retail, & Services on the City of San Diego General Plan Land Use and Street System Map (General Plan Figure LU-2; see Attachment B) and is currently zoned Commercial Office (CO-2-2) (see Attachment C). However, the property has no land use designation on the Mission Valley Community Plan Planned Land Use Map (Mission Valley Community Plan Figure 4; see Attachment D), which has effectively precluded any development from occurring. The project proposes an amendment to the Mission Valley Community Plan to redesignate the project site as Office and Visitor Commercial (Residential Prohibited) (see Figure E). 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, we understand that 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 Atlas Specific Plan identifies the project site as located within Evelyn Terrace. The 3.7-acre Evelyn Terrace site was reserved for irrevocable dedication to the City for the right-of-way for the proposed future interchange at I-8 prior to the issuance of building permits for the Hanalei Tower site (which has since been fully developed). With the exception of the Mission Valley Inn, no development was proposed for Evelyn Terrace in the Atlas Specific Plan. If the interchange was not constructed within ten years of adoption of the Atlas Specific Plan (adopted in 1988), then the Specific Plan provided that the City shall allow Atlas to

proceed with the redevelopment of the Mission Valley Inn site as provided in the Specific Plan as if the interchange was in place.

The applicant is requesting an amendment to the Atlas Specific Plan to remove the project site from the Specific Plan area. Per the Mission Valley Community Plan, any amendment to an adopted specific plan will be consistent with Chapter 12, Article 2, Division 1 of the Land Development Code. The Mission Valley Community Plan created a Specific Plan Subdistrict Community Plan implementation Overlay Zone (CPIOZ) for all the existing Specific Plans in Mission Valley at the time the Community Plan was adopted in 2019. However, the Community Plan anticipated the potential rescinding of those Specific Plans or removal of properties from the 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 Community 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.” Thus, this Letter of Request also includes removal of the Specific Plan Overlay from the property (Figure 39) and application of the Office and Visitor Commercial (Residential Prohibited) land use designation. Chapter 13 Article 2, Division 14 (Community Plan Implementation Overlay Zone) of the Land Development Code would also replace Diagram 132-14R to reflect the amendment to the Community Plan.

The following section addresses the criteria associated with the plan amendment process, as outlined in General Plan Land Use Policy LU-D.10:

LU-D.10. Require that the recommendation of approval or denial to the Planning Commission be based upon compliance with all of the three initiation criteria as follows: a) the amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria; b) the proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and c) public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

We believe that all three criteria can be met for the reasons stated below:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.***

General Plan Consistency

The proposed Community Plan land use designation is consistent with the existing General Plan land use designation: Commercial Employment, Retail, & Services. The General Plan does not have any relevant goals or policies to the application. However, the proposed Community Plan Amendment would allow for development on a site that is currently precluded from redevelopment, realizing the General Plan vision for this site as embodied in the General Plan land use designation and zone.

Community Plan Consistency

The proposed Community Plan land use designation is consistent with the underlying zone and the land use designation of adjacent properties. This land use designation would allow for development consistent with the underlying zone and Community Plan; specifically, the applicant is exploring redevelopment of the project site as a services station, with application of a Conditional Use Permit, and opportunity for electric vehicle charging stations.

b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The project site currently has no designated land use. As such, the property currently has no potential public benefit. As redevelopment of the project site has been precluded, the community and City has been denied the potential benefit of redevelopment in this location that would bring activity to the community in a manner that serves and supports adjacent and nearby uses.

The land use designation would allow for public benefit in the form of realized development on the site. In its current state, devoid of development, the pedestrian experience along the project site is not conducive for foot-travel. With redevelopment, the site would have activity, as well as landscaping improvements, which would in turn create a more pleasant pedestrian environment. The proposed plan amendment would allow for development of a community-serving project that would serve surrounding developments and nearby uses, as well as nearby residential, employment, and retail uses. These features would contribute positively to the completing the community on the south side of I-8, providing a public benefit.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The proposed amendment would activate a vacant site within an urbanized community. Public facilities, services, and utilities exist to serve the uses on-site today. As a component of the amendment process, the environmental document required by the California Environmental Quality Act (CEQA) would provide an in-depth analysis of potential impacts on a number of issue areas, including public facilities, services, and utilities.

We respectfully request that the City's Planning Department process this land use plan amendment initiation request to allow the subject property to be redeveloped consistent with the requested land use and underlying zone. Future redevelopment allowed by the land use designation would provide support for existing and evolving mobility options, while expanding employment opportunities. We urge staff to schedule our request for a Planning Commission hearing at the earliest possible opportunity.

Thank you for your attention to this project. If you have any questions, please feel free to contact me at 619.204.9757 or brittany@klrplanning.com.

Sincerely,



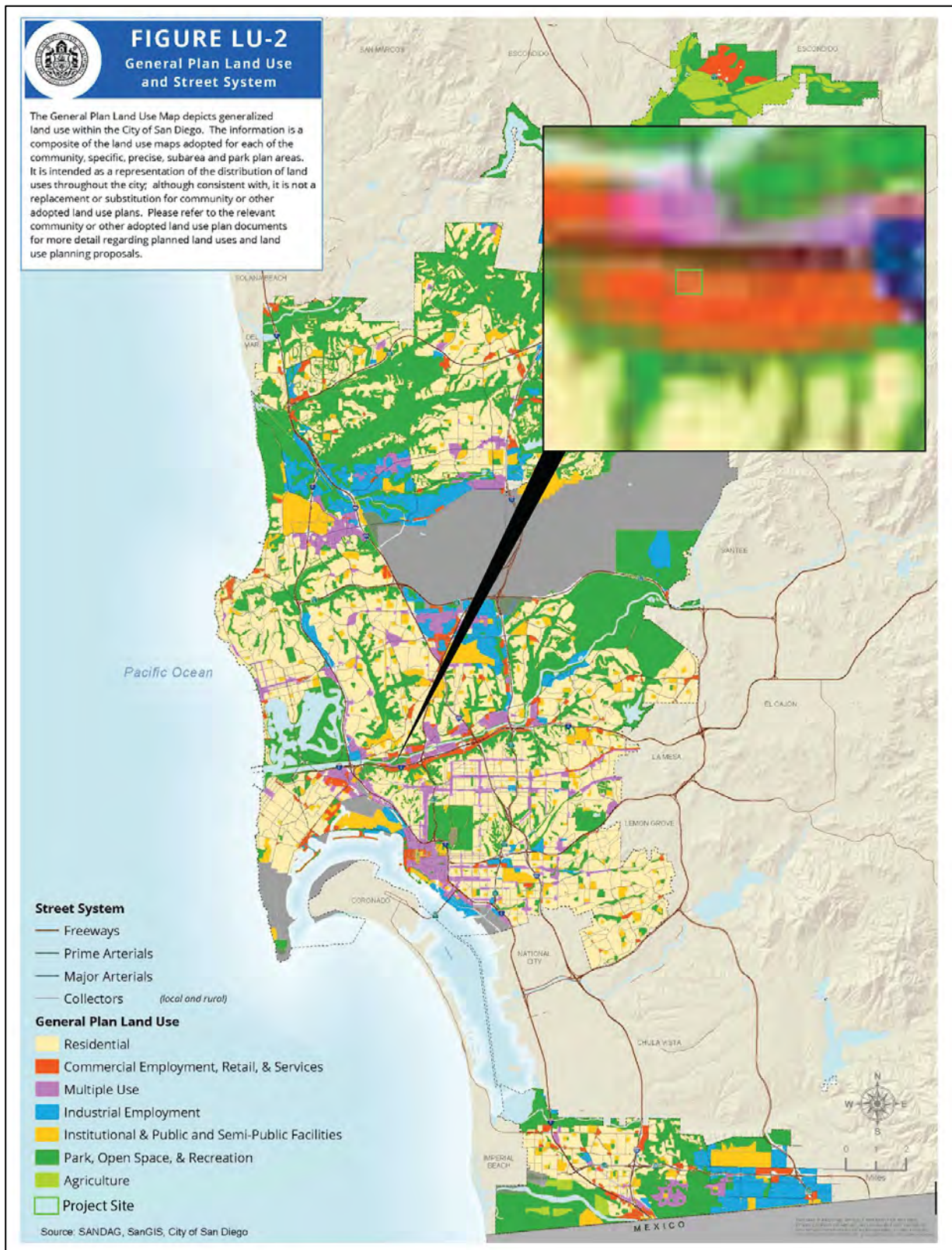
Brittany Ruggels Wallace, Esq.
Director of Policy and Planning

Cc: Steve Abbo

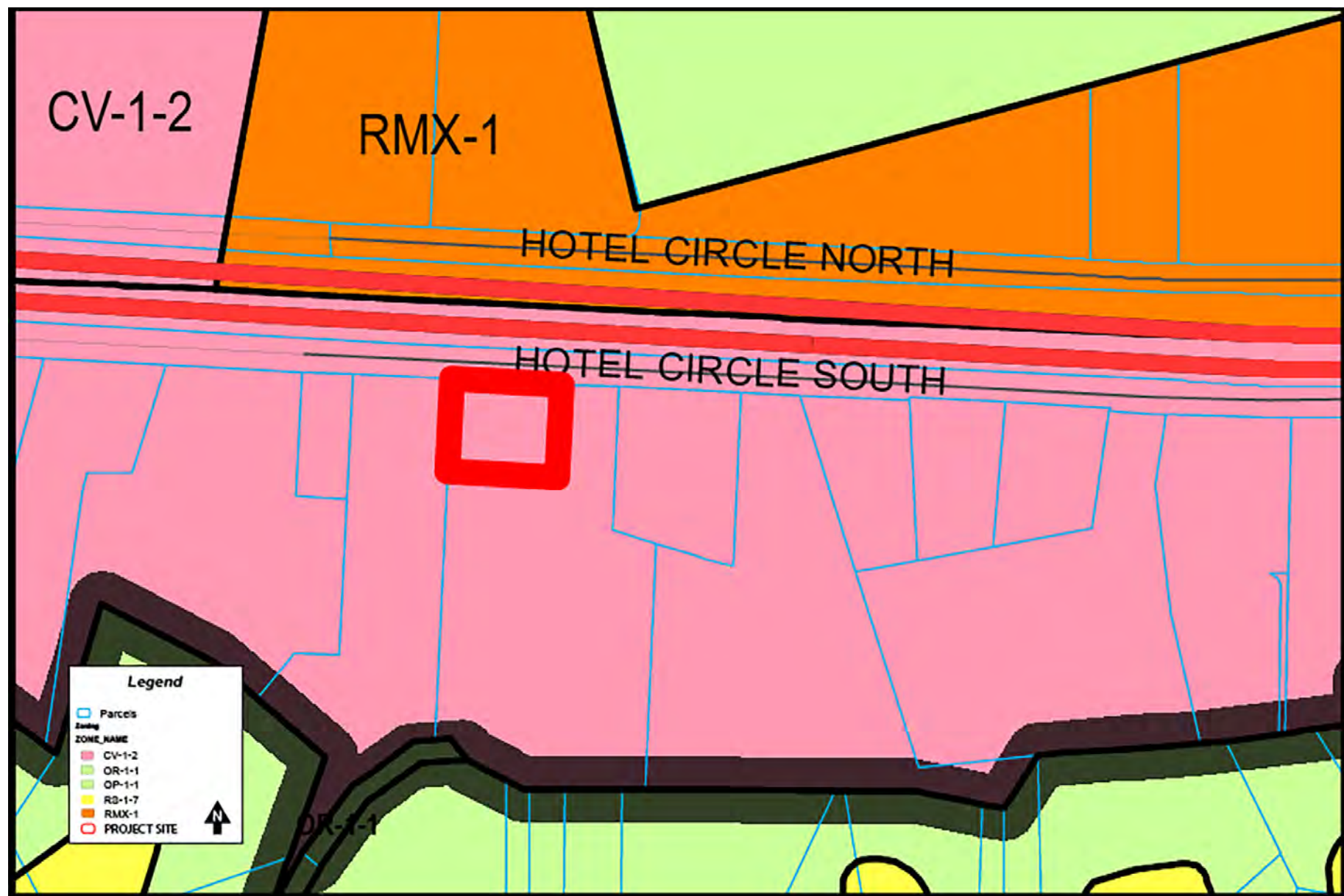
Attachments: A – Aerial Photograph
B – City of San Diego General Plan Land Use and Street System Map
C – Existing Zone
D – Mission Valley Community Plan Community Plan Planned Land Use Map
E – Proposed Land Use
F – City of San Diego General Plan Village Propensity

This aerial map of San Diego illustrates the project site's location. The San Diego River flows through the center of the image. Major roads shown include Friars Road, Fashion Valley Road, Riverwalk Drive, and Highway 8. A red box and arrow point to the 'PROJECT SITE' located near the intersection of Friars Road and Highway 8. Other labeled streets include Torero Way, Linda Vista Rd, Lauretta St, Riley St, Camino Degrazia, and Hotel Cir. N. Highway shields for 163 and 8 are also visible.

Attachment B – City of San Diego General Plan Land Use and Street System Map



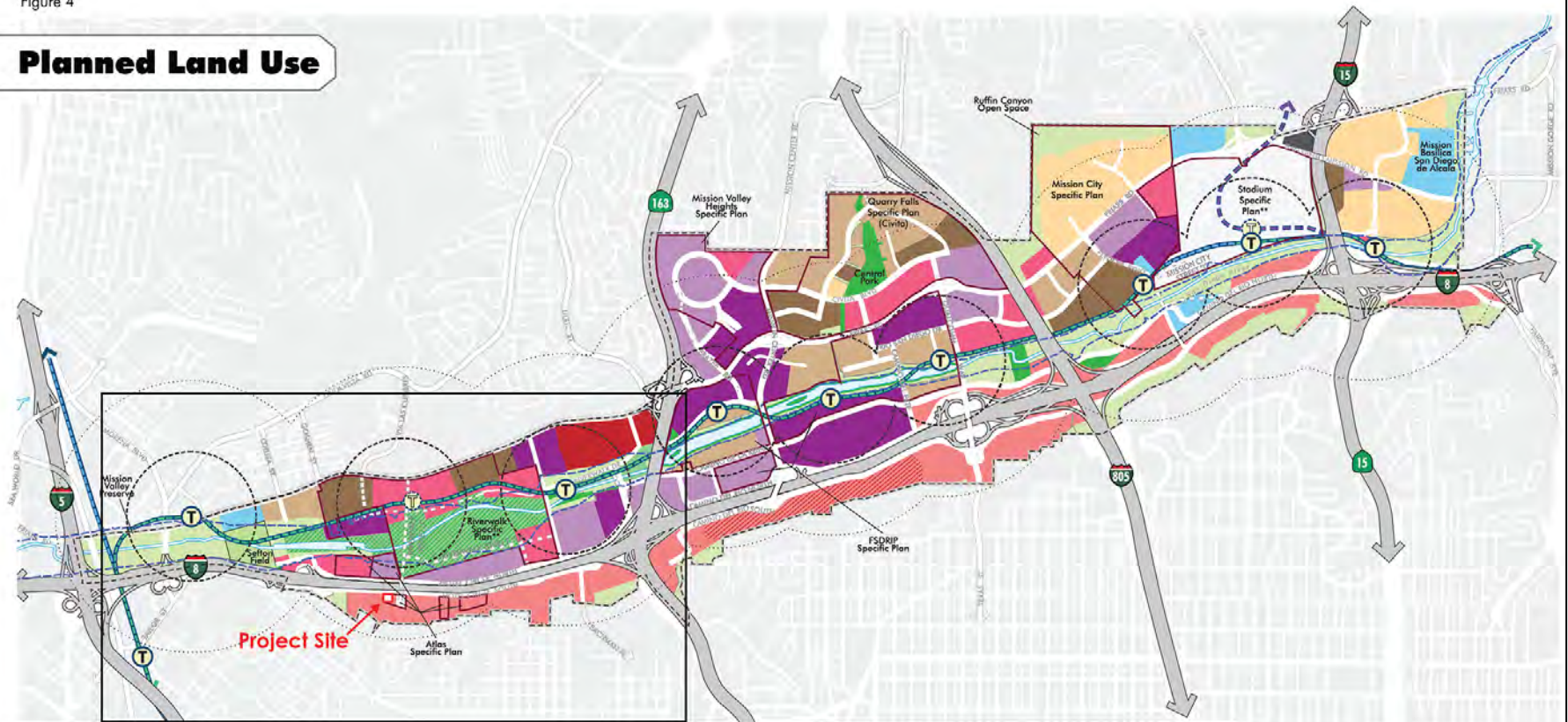
Attachment C – Existing Zone



Attachment D – Mission Valley Community Plan Planned Land Use Map

Figure 4

Planned Land Use



General Information

- Mission Valley Community Plan Area
- 100 Year Floodway
- Specific Plan
- Parcels
- Planned Roadway
- San Diego River
- Project Site

Transit

- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)
- Trolley Station Design District (1/4 mile)
- Transit Priority Area (1/2 mile)

Land Use

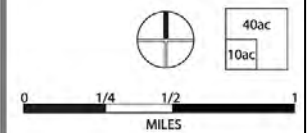
- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Public/Institutional

- Office and Visitor Commercial
 - Office and Visitor Commercial*
 - Regional Commercial*
 - Regional Office and Visitor Commercial*
 - Industrial
- *Residential Prohibited

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space
- Potential Park/Open Space

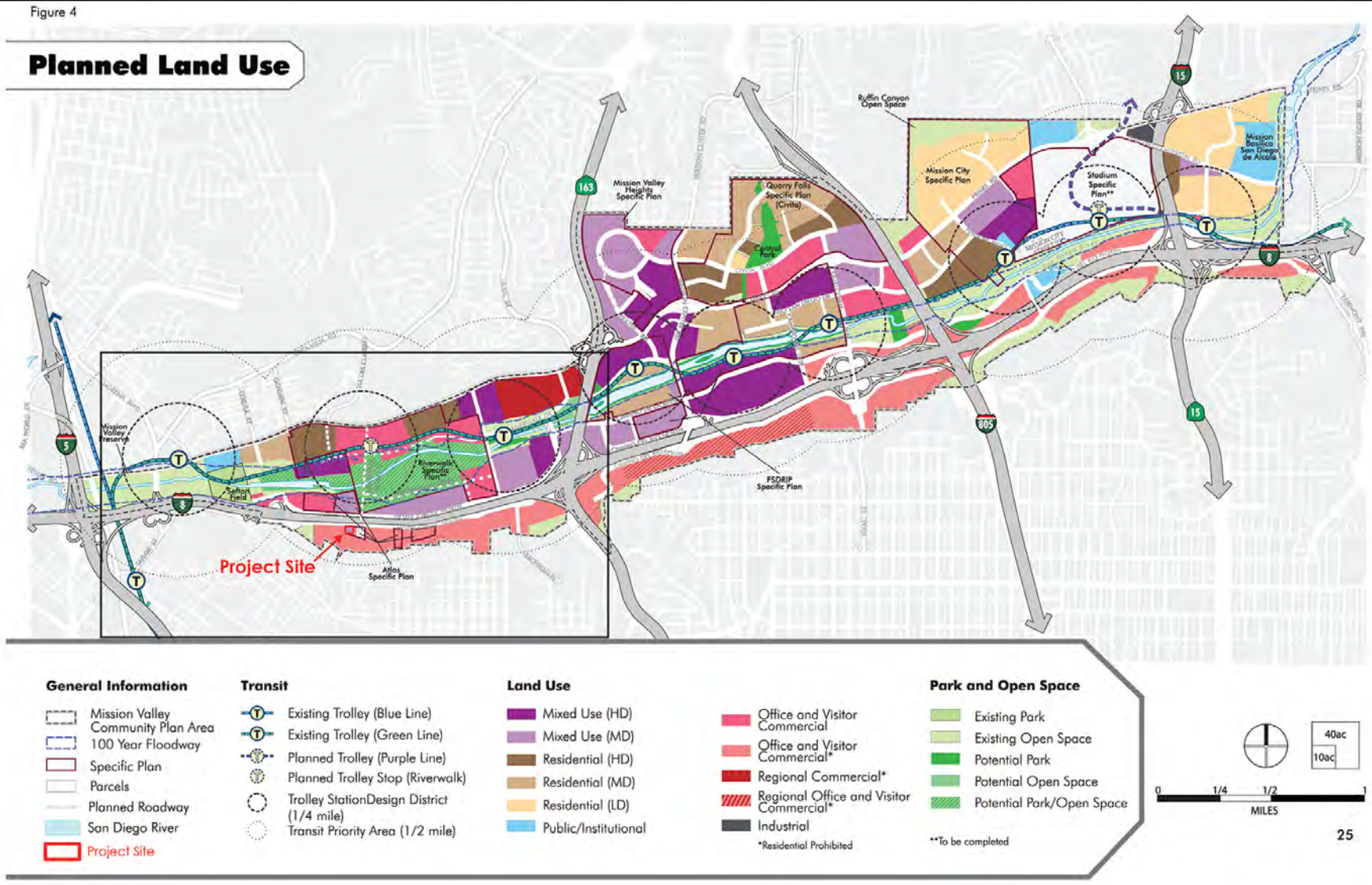
**To be completed



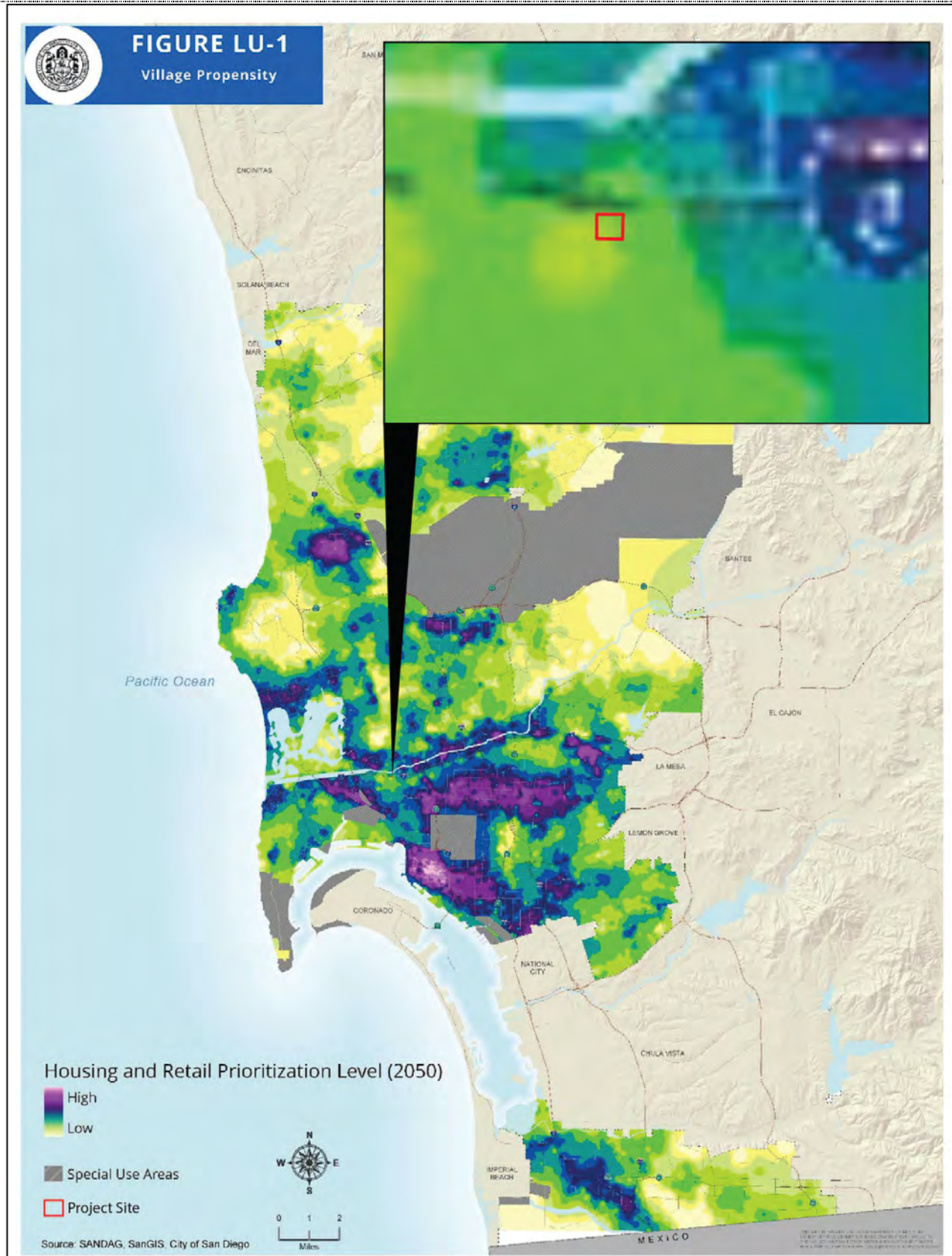
Attachment E – Proposed Land Use

Figure 4

Planned Land Use



Attachment F – City of San Diego General Plan Village Propensity



(R-89-943 REV. 1)

RESOLUTION NUMBER R-272571

ADOPTED ON DECEMBER 13, 1988

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on June 9, 1988, to consider the proposed ATLAS SPECIFIC PLAN; and

WHEREAS, the Planning Commission approved and recommended adoption by the City Council of said plan subject to the modifications identified at the Planning Commission hearing; and

WHEREAS, the Council of The City of San Diego held a public hearing to consider said plan and, by majority vote, approved said plan; NOW, THEREFORE,

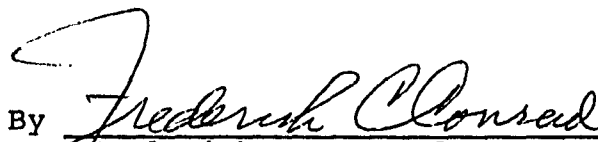
BE IT RESOLVED, by the Council of The City of San Diego, that this Council hereby approves the ATLAS SPECIFIC PLAN, a copy of which is on file in the office of the City Clerk as Document No. RR- ~~272571~~, with the following additions:

1. That all references to the Evellyn Terrace site be revised to indicate that this 3.7 acre site will be irrevocably dedicated to the City for the right-of-way for the proposed future interchange at Interstate 8 prior to the issuance of building permits for the Hanalei Tower site.

2. That all references to assurance for funding the equivalent at-grade light rail transit (LRT) facilities and the floodway at the Town and Country Hotel site be revised to indicate that funding will be assured prior to the issuance of building permits for any development on Atlas property.

3. That all references to the mechanism for assurance of funding for the equivalent at-grade LRT facilities and the floodway be revised to state that these improvements will be assured by bonding prior to the issuance of building permits for any development on Atlas property, and, if the improvements have not been funded on or before June 30, 1995, said funding shall then be assured by letter of credit to be filed by Atlas with the City, or, in the alternative by the formation of a special assessment district with Atlas as the sole participant.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:hbq:tmv
10/28/88
12/29/88 REV. 1
Or.Dept:Plan.
R-89-943
Form=r.none

R 272571

DEC 13 1988

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	☒	☐	☐	☐
Ron Roberts	☐	☐	☒	☐
Gloria McColl	☒	☐	☐	☐
H. Wes Pratt	☐	☐	☒	☐
Ed Struiksma	☒	☐	☐	☐
J. Bruce Henderson	☐	☐	☒	☐
Judy McCarty	☒	☐	☐	☐
Bob Filner	☒	☐	☐	☐
Mayor Maureen O'Connor	☒	☐	☐	☐

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Ellen Boward*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-272571** Adopted **DEC 13 1988**

(R-91-1731)

RESOLUTION NUMBER R- 277799

ADOPTED ON APR 29 1991

APPROVING PARCEL MAP W.O. NO. 880948.

BE IT RESOLVED, by the Council of The City of San Diego, that said Council hereby finds that certain map surveyed by Robert G. Schoettmer, Licensed Land Surveyor, entitled "PARCEL MAP W.O. NO. 880948 being a division of Lot 3 and a portion of Lot 2 of Evelyn Terrace Subdivision, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 5500, filed in the office of the County Recorder of San Diego County, December 24, 1964," is made in the manner and form prescribed by law and conforms to the surrounding surveys; that said map is in substantial conformance with the approved tentative map; that said map and the subdivision of land shown thereon is hereby approved and accepted.

BE IT FURTHER RESOLVED, that said Council hereby rejects as a dedication Parcels 1 and 3 and those portions of Parcels 2 and 4, marked "Reserved for Future Streets," as shown on the map, under the provisions of Government Code section 66440.

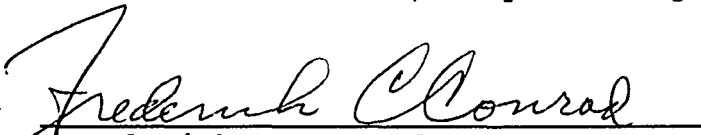
BE IT FURTHER RESOLVED, that said Council hereby accepts on behalf of The City of San Diego, the open space easement over, upon or across those portions of Parcels 2 and 4 as granted and shown on the map and subject to the conditions set forth thereon.

BE IT FURTHER RESOLVED, that the Clerk of said City is hereby authorized and directed to endorse upon said map, as and

for the act of the Council, that said Council has approved said subdivision map heretofore stated; that said Council has rejected Parcels 1 and 3 and those portions of Parcels 2 and 4 marked "Reserved for Future Street"; as well as the open space easement, all as granted and shown on the map within this subdivision are accepted on behalf of The City of San Diego, a municipal corporation, as above stated.

BE IT FURTHER RESOLVED, that the Clerk of said City is hereby directed to transmit said map to the Clerk of the Board of Supervisors of the County of San Diego, California.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
04/16/91
T.M.89-1373
W.O.880948
Or.Dept:E&D
R-91-1731
Form=r.mapea

Passed and adopted by the Council of The City of San Diego on..... **APR 29 1991** ,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	☒	☐	☐	☐
Ron Roberts	☒	☐	☐	☐
John Hartley	☒	☐	☐	☐
H. Wes Pratt	☒	☐	☐	☐
Tom Behr	☒	☐	☐	☐
J. Bruce Henderson	☒	☐	☐	☐
Judy McCarty	☒	☐	☐	☐
Bob Filner	☒	☐	☐	☐
Mayor Maureen O'Connor	☒	☐	☐	☐

AUTHENTICATED BY:

..... **MAUREEN O'CONNOR** ,
Mayor of The City of San Diego, California.

(Seal)

..... **CHARLES G. ABDELNOUR** ,
City Clerk of The City of San Diego, California.

By *Guido Luzano* , Deputy.

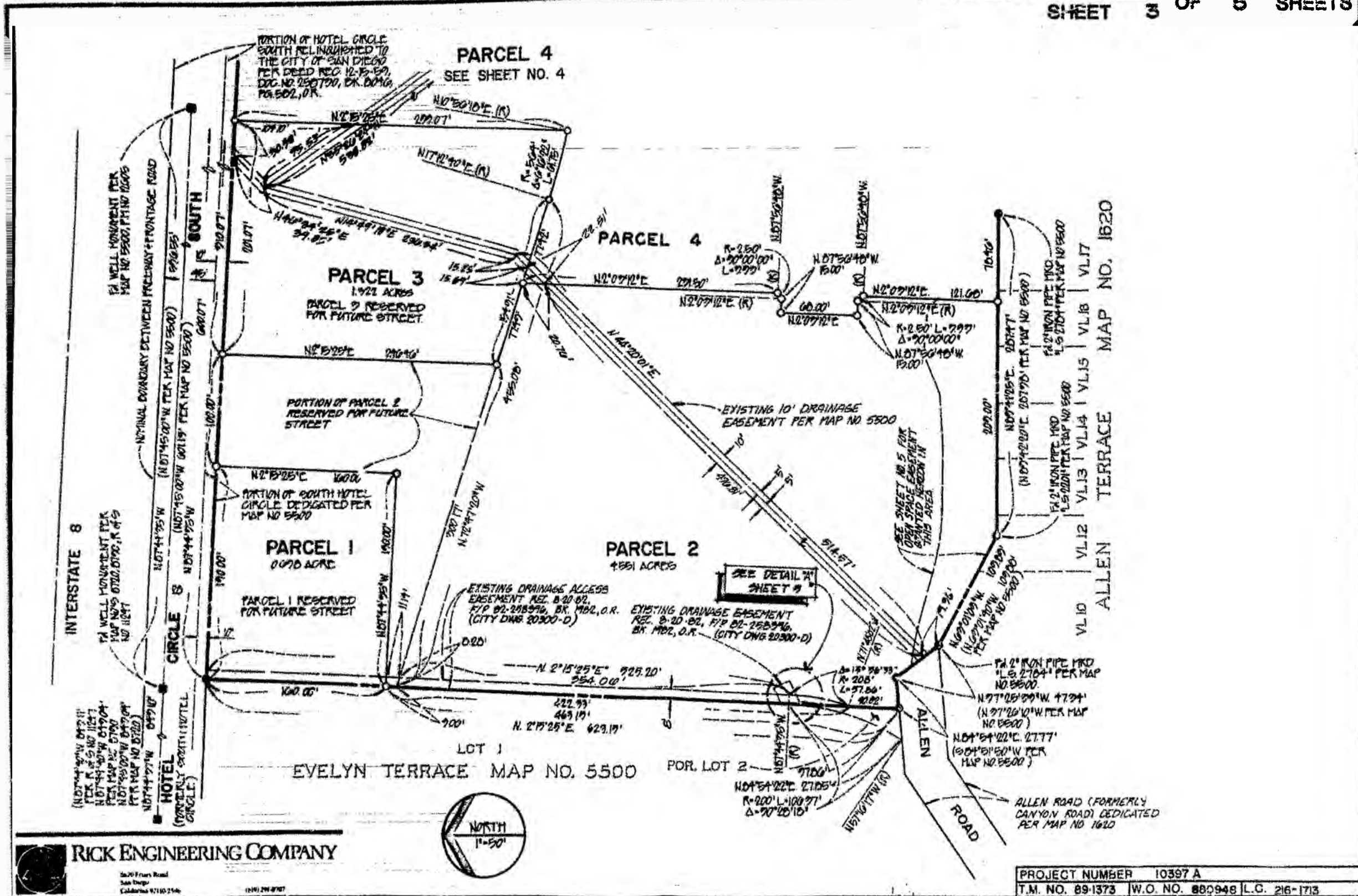
Office of the City Clerk, San Diego, California

Resolution *R-277799* **APR 29 1991**
Number Adopted.....

16469

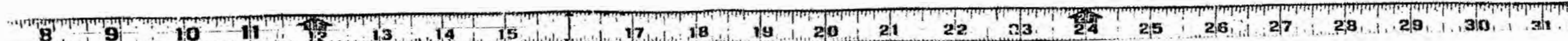
PARCEL MAP NO.

SHEET 3 OF 5 SHEETS



RICK ENGINEERING COMPANY
3620 Friar Road
San Diego, California 92108-2146
(619) 291-8707

PROJECT NUMBER 10397 A
T.M. NO. 89-1373 | W.O. NO. 880948 | L.C. 216-1713





Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☐ Development Permit: _____

☐ Subdivision Approval: _____

☒ Policy Approval: Community Plan Amendment Initiation

Project Title: 2285 Hotel Circle South **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:
2285 Hotel Circle South/443-040-3400

Specify Form of Ownership/Legal Status (please check):

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? _____

Corporate Identification No.: 39-4382594 ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent(Per *SDG 17.1.2(1)(2)*)

- ☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual:

Steve Abbo

On behalf of:

Street Address:

City:

San Diego

State:

CA

Zip:

92108

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent(Per *SDG 17.1.2(1)(2)*)

- ☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☒ Check if N/A**

- ☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ Novisit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)