

San Diego Planning Commission Meeting

Item 4: Mission Valley Community Plan and General Plan Amendment Initiation

PHONE-IN TESTIMONY INFORMATION

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City Planning Department

Mission Valley Community Plan and General Plan Amendment Initiation

Item #4
July 16, 2026

Mission Valley Community Plan and General Plan Amendment Initiation:

- **Redesignate the 0.7-acre subject site:**
 - From: Community Plan Land Use from Right-of-Way
 - To: Office and Visitor Commercial (Residential Prohibited)
- **Removal from the Community Plan Implementation Overlay Zone (CPIOZ) Specific Plan Subdistrict**
- **Removal from the Atlas Specific Plan**

Subject Site:

- Along Hotel Circle South

Applicant:

- Steve Abbo



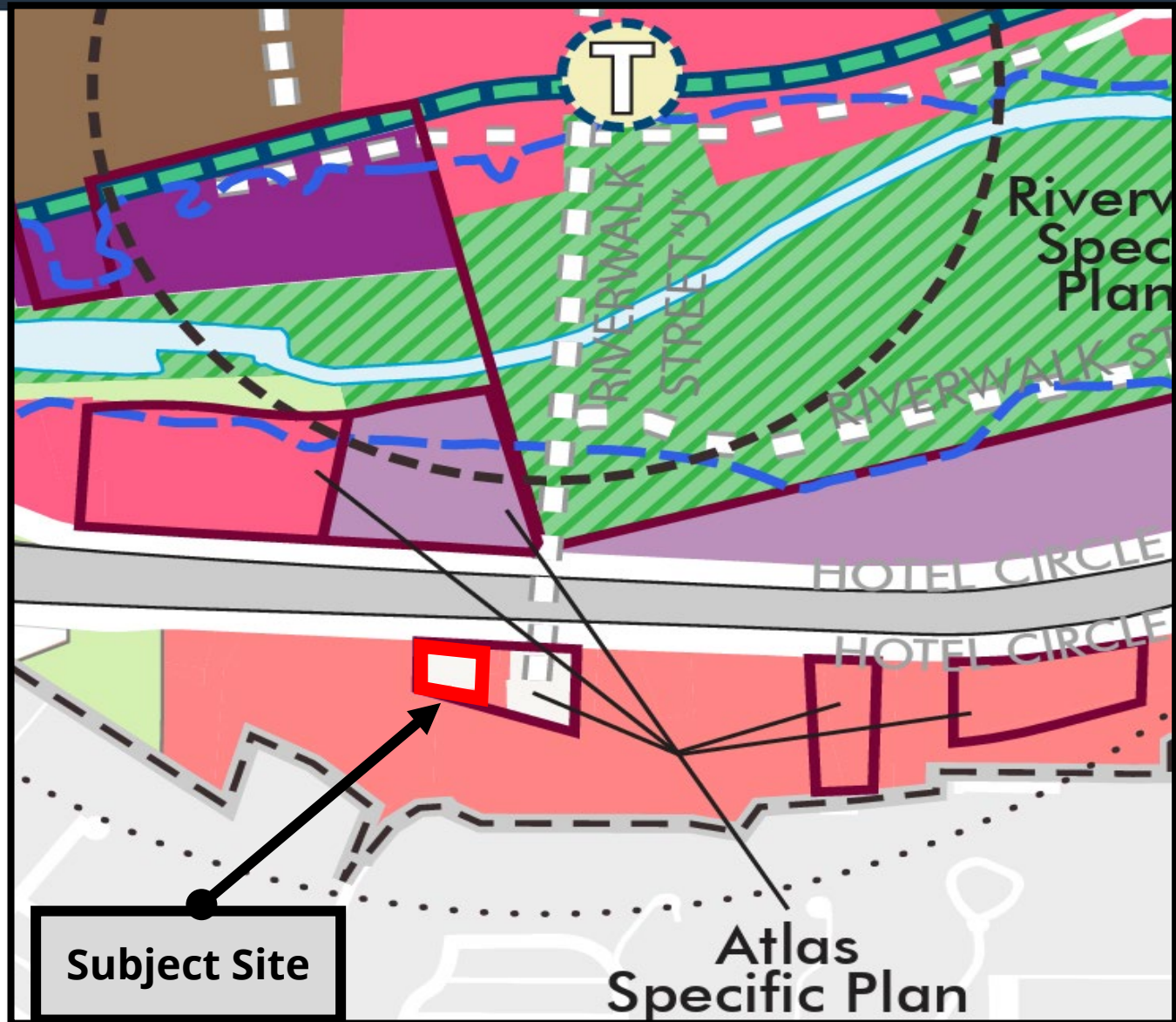




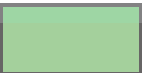
Land Use

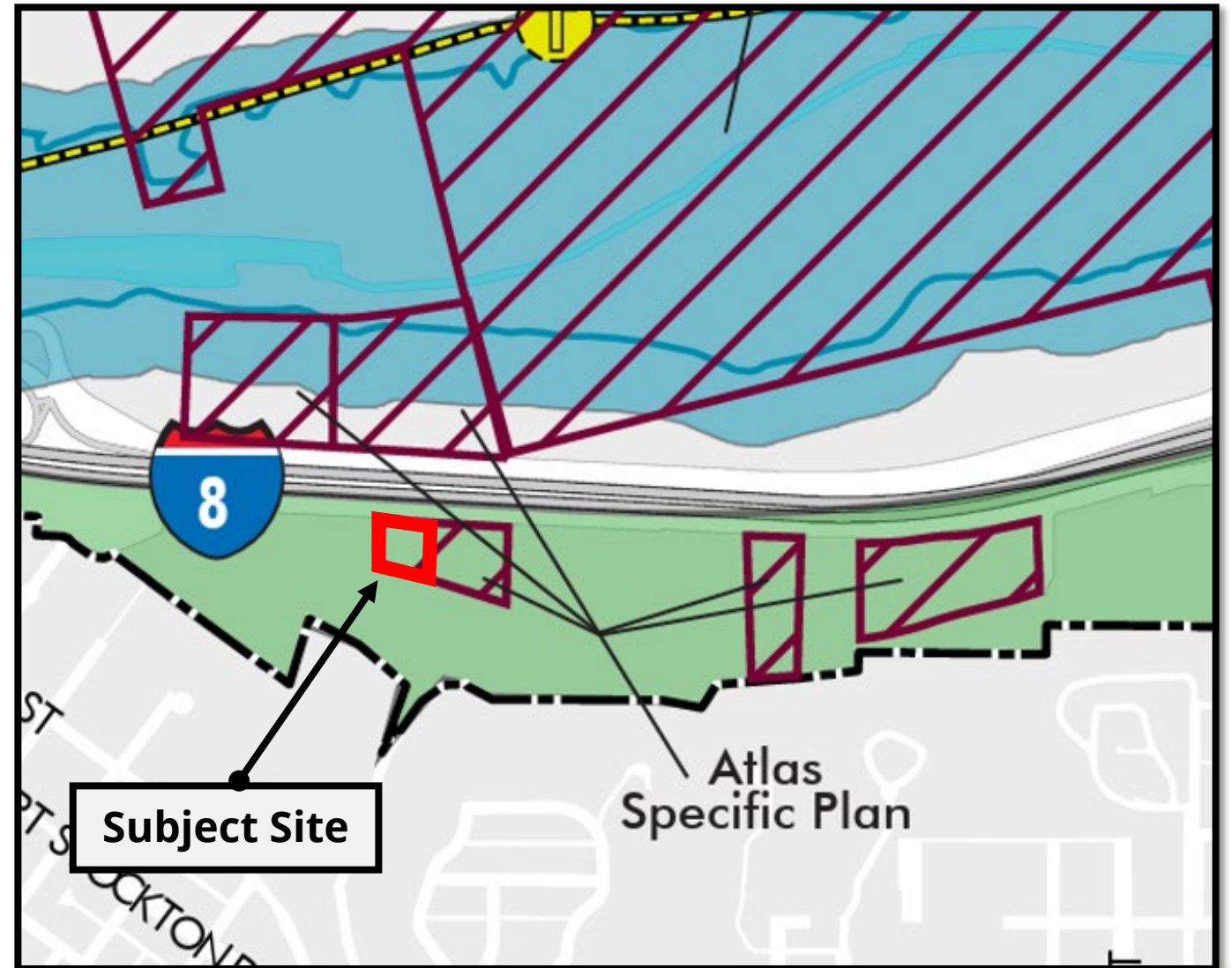
-  Mixed Use (HD)
-  Mixed Use (MD)
-  Residential (HD)
-  Residential (MD)
-  Residential (LD)
-  Public/Institutional
-  Office and Visitor Commercial
-  Office and Visitor Commercial*
-  Regional Commercial*
-  Regional Office and Visitor Commercial*
-  Industrial

*Residential Prohibited



Community Plan Implementation Overlay Zone - Subdistricts

-  San Diego River Subdistrict
-  Hillside Subdistrict
-  Specific Plan Subdistrict



Mission Valley Community Plan Area

Year	Homes	Population
2010	11,233	19,357
2024	15,622	27,008
Change between 2010-2024 (%)	4,389 (39%)	7,651 (40%)

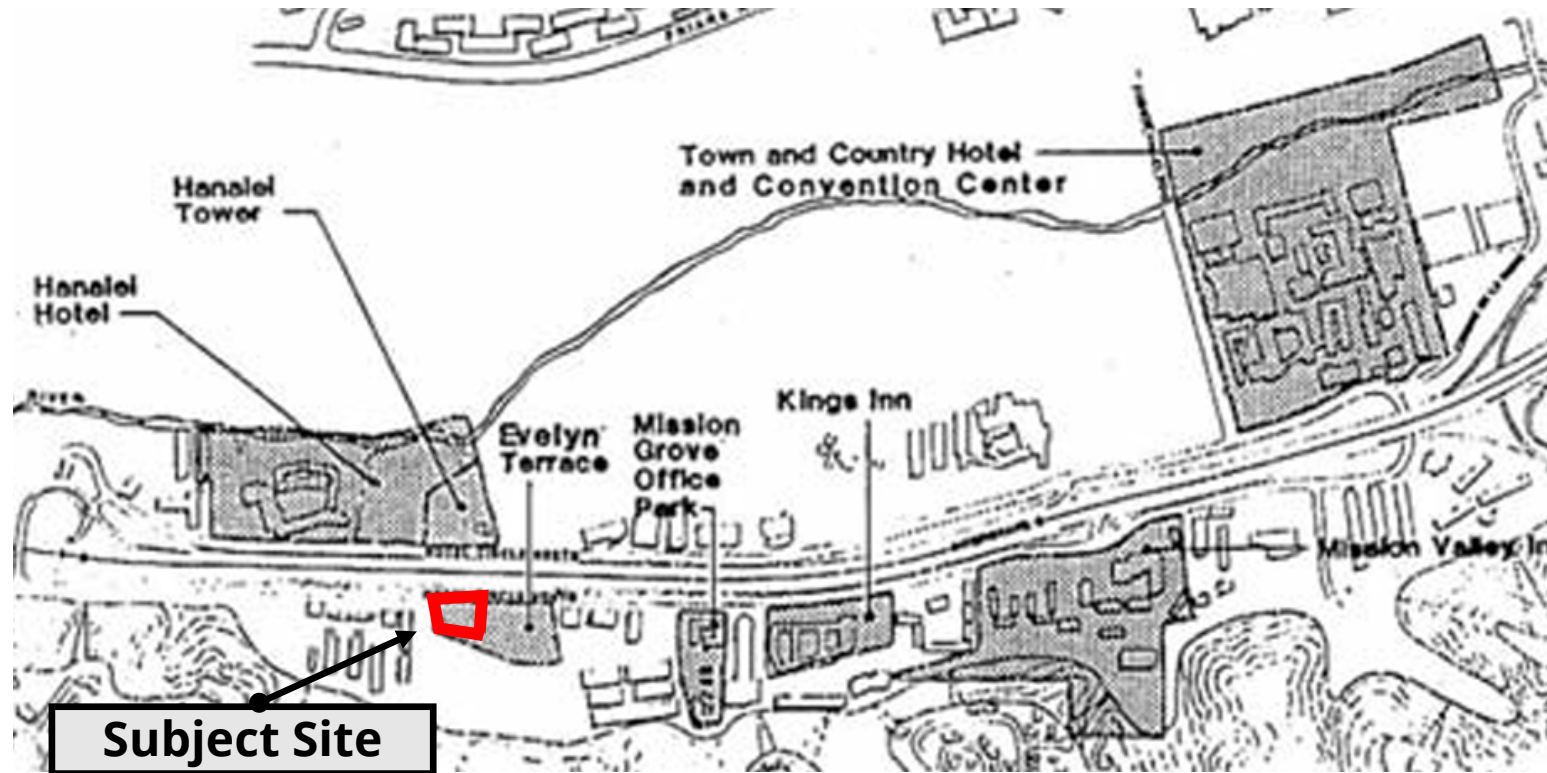
SANDAG Data

Deed Restricted Affordable Homes

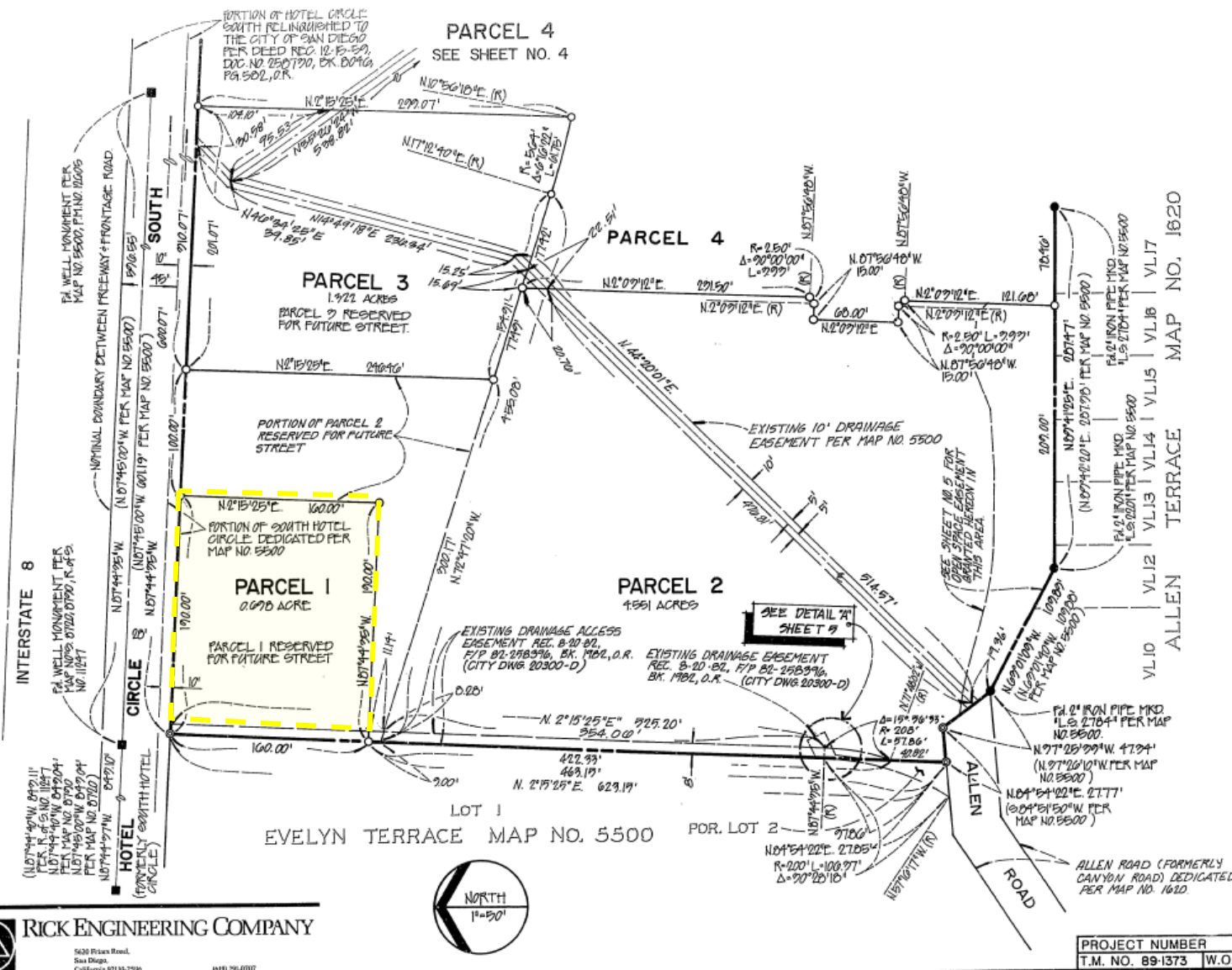
- 731 Deed-Restricted Homes
- 5 percent of Total Homes in Mission Valley
- Compared to 5 percent Citywide

Source: San Diego Housing Commission, June 2026

- **Evelyn Terrace Area**
 - No Development
 - Future I-8/Via Las Cumbres interchange
 - Riverwalk Street "J" in the Community Plan

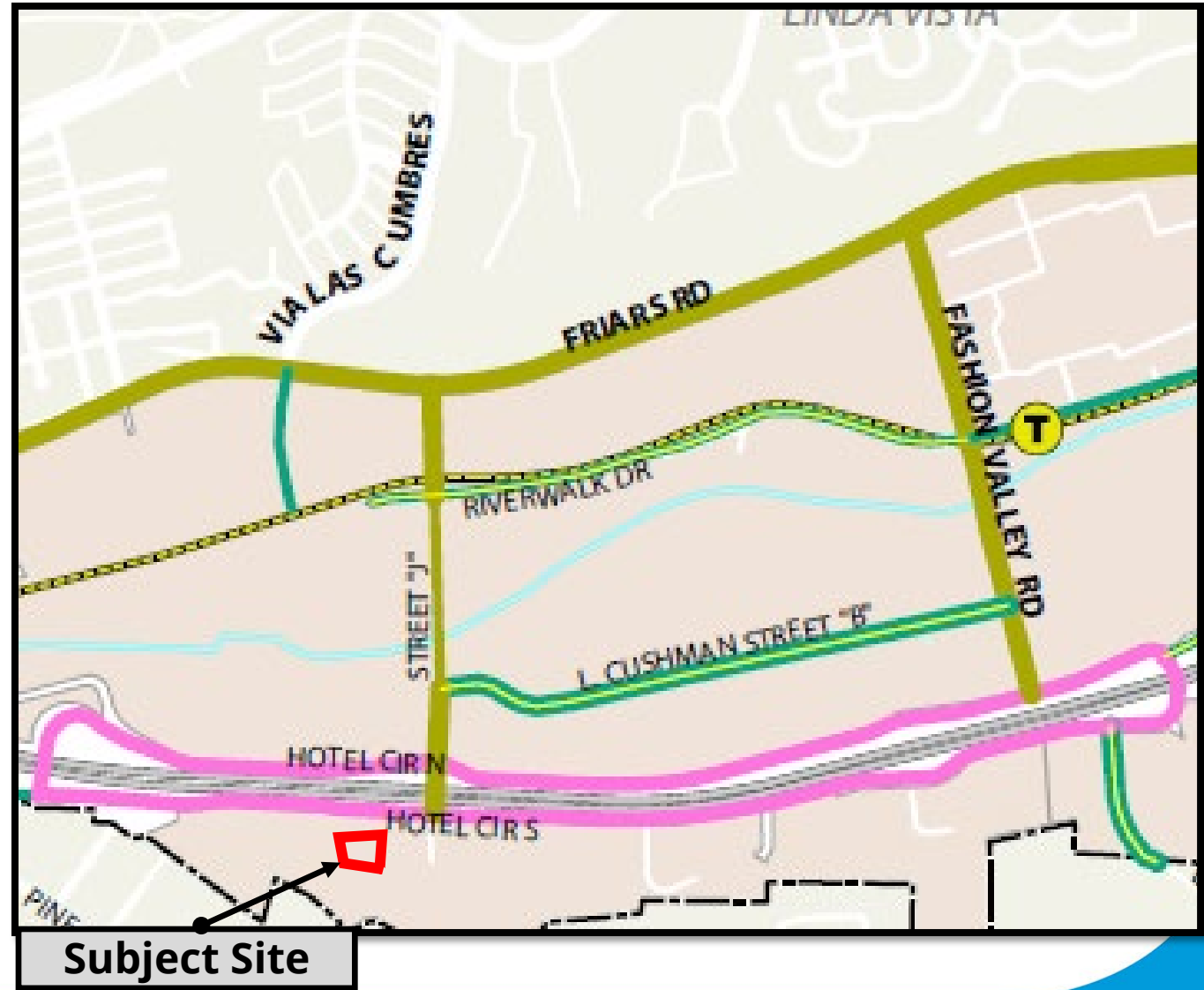
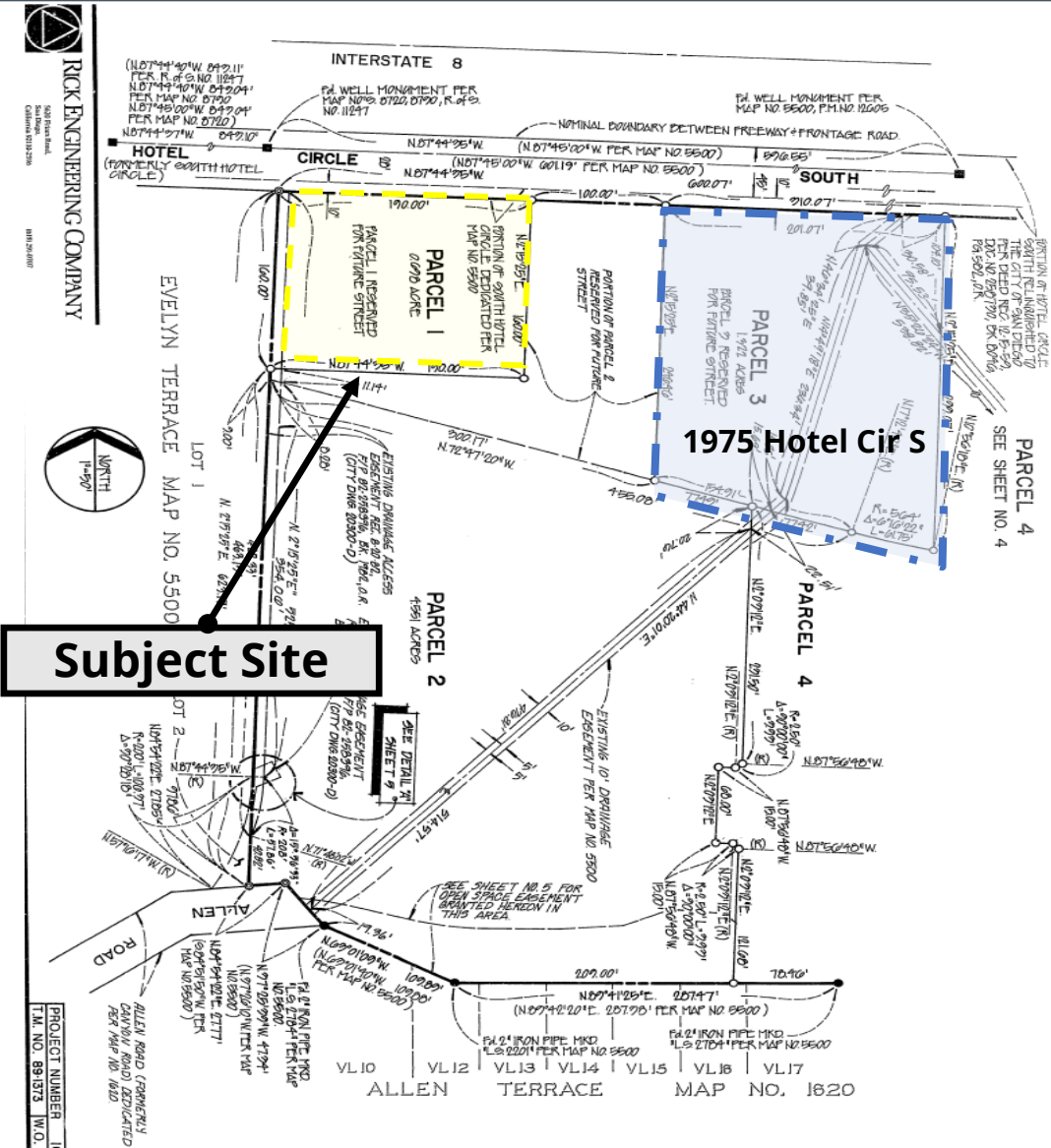


- **1988 Resolution**
 - Irrevocable Offer of Dedication
 - Future I-8 interchange
- **1991 Resolution**
 - Rejected Parcels 1, 2, 3 & 4
 - Reserved for future streets
- **25 Years to Accept**



- **Riverwalk Street “J”**
 - Future 4 lane major
 - Friars Road to Hotel Circle South
 - Bridge over San Diego River
 - Bridge over I-8
- **New I-8 Interchange**
 - At Hotel Circle South/Riverwalk Street “J”
- **Hotel Circle North & South**
 - Cycle Tracks
 - One-way Couplets
- **Work with property owners**





1. Consistency with goals and policies of the General Plan and Community Plan

- Encourages further intensification of employment uses
- Supports business development and employment opportunities

2. Additional public benefit

- Allow for the City to work with the property owner to identify the improvements to implement the Community Plan's mobility network
- Implementation of Mission Valley Community Plan Implementation Actions (IAs) IA-21 and IA-23 related to Mobility, which identify the need to work with property owners to implement the planned street network extension
- Implementation of the Riverwalk Street "J" and interchange with I-8 improvements identified in the Community Plan

3. Availability of public facilities

- All necessary public services appear available
- Further analysis would be conducted as part of the Community Plan Amendment Process, including but not limited to the planned street over I-8 and the interchange that are identified in the Community Plan and Specific Plan

Mission Valley Planning Group

On May 6, 2026, voted:

19-0-0 to recommend approval of the initiation.

Mobility

- Evaluation of whether the plan amendment could incorporate the mobility improvements identified in the Community Plan:
- Evaluation of how the plan amendment would affect the mobility network
- Evaluation of any additional environmental analysis to address changes to the mobility network
- Determine whether a broader mobility study is necessary for the community plan area if the community plan amendment could affect the mobility network

Staff Recommendation

INITIATE the plan amendment process to the Mission Valley Community Plan and the Atlas Specific Plan

City Planning Department

Public Comment

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