

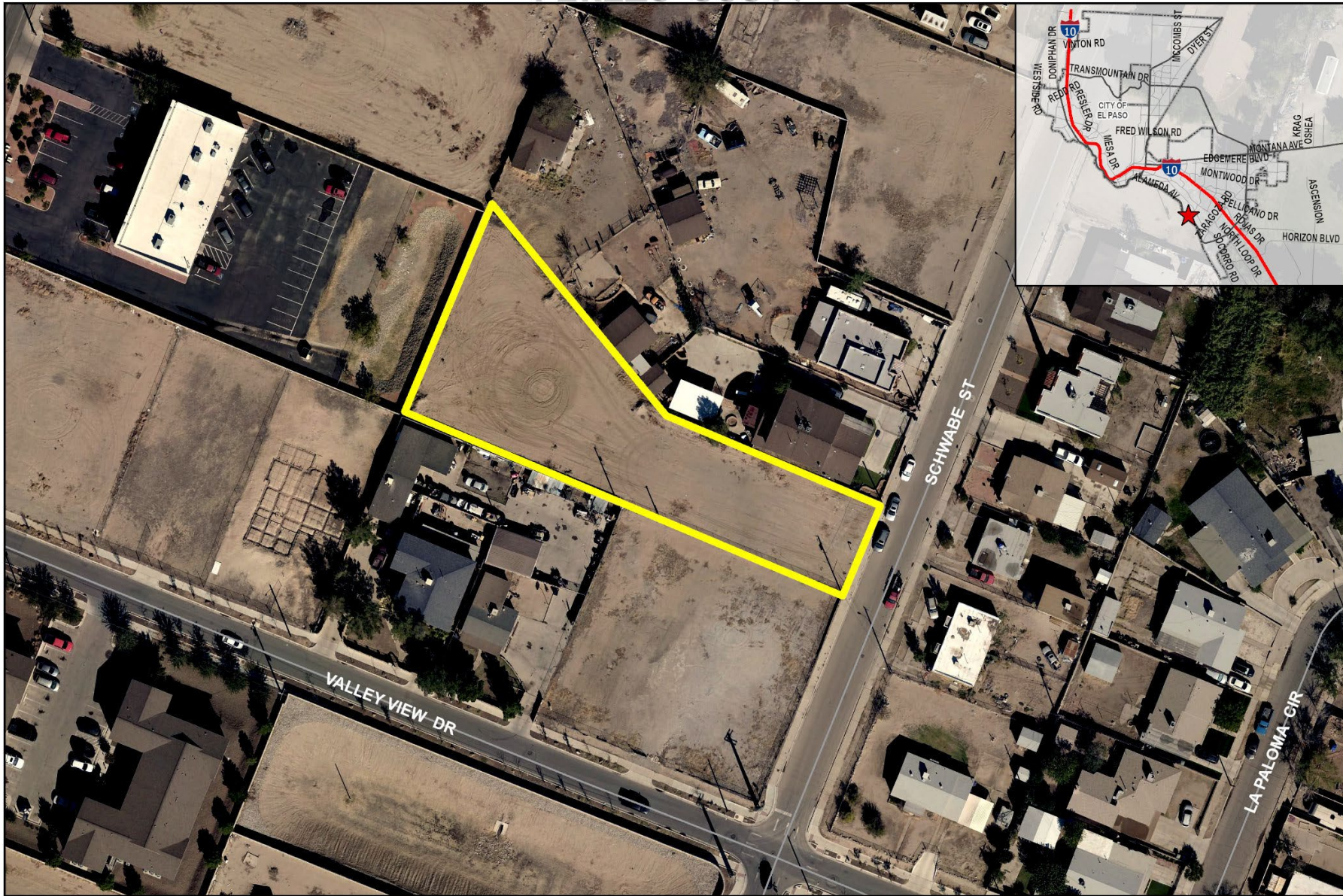


ITEM 26

529 Schwabe Rezoning

PZRZ25-00019



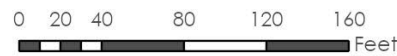


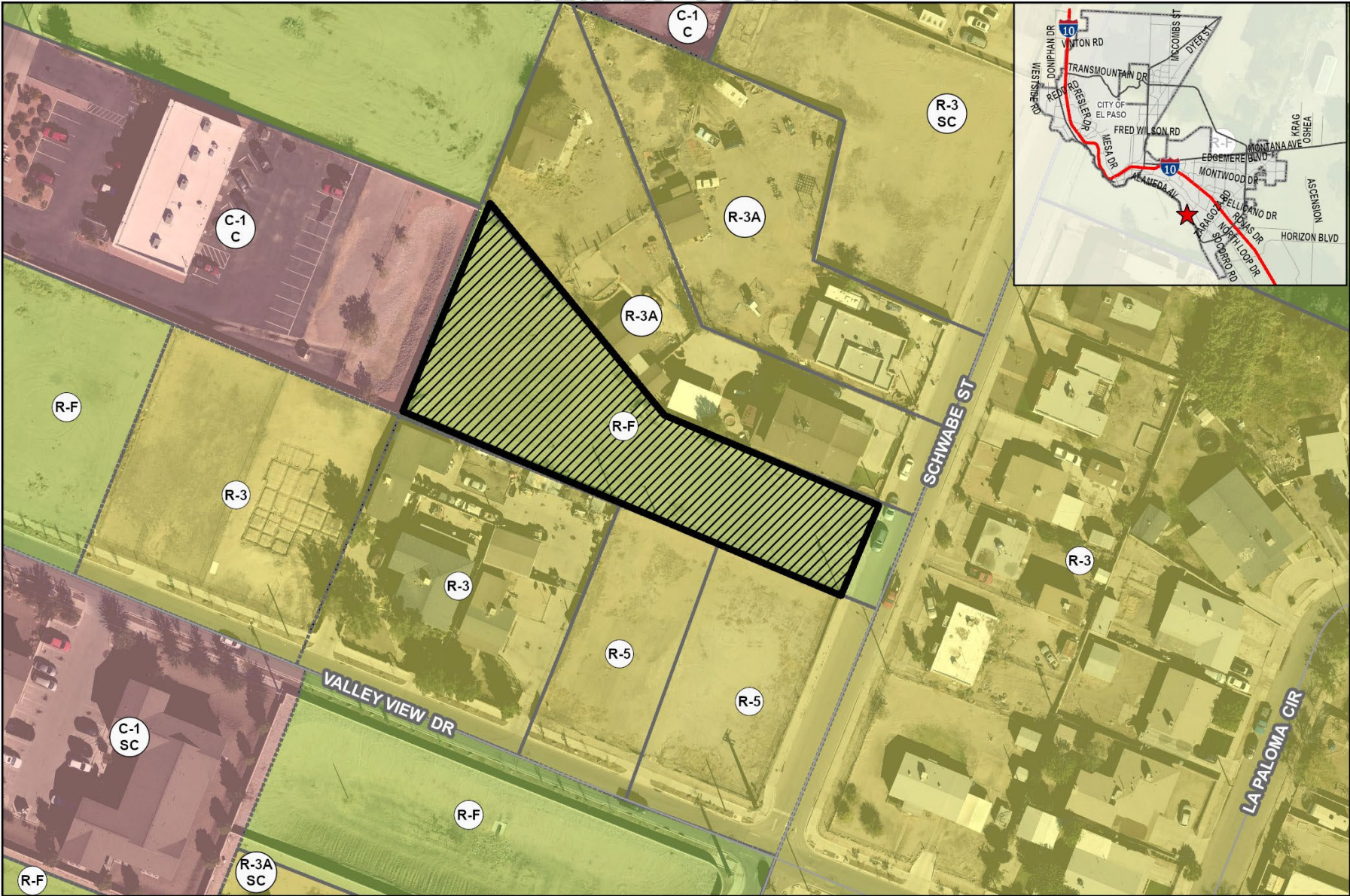
Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





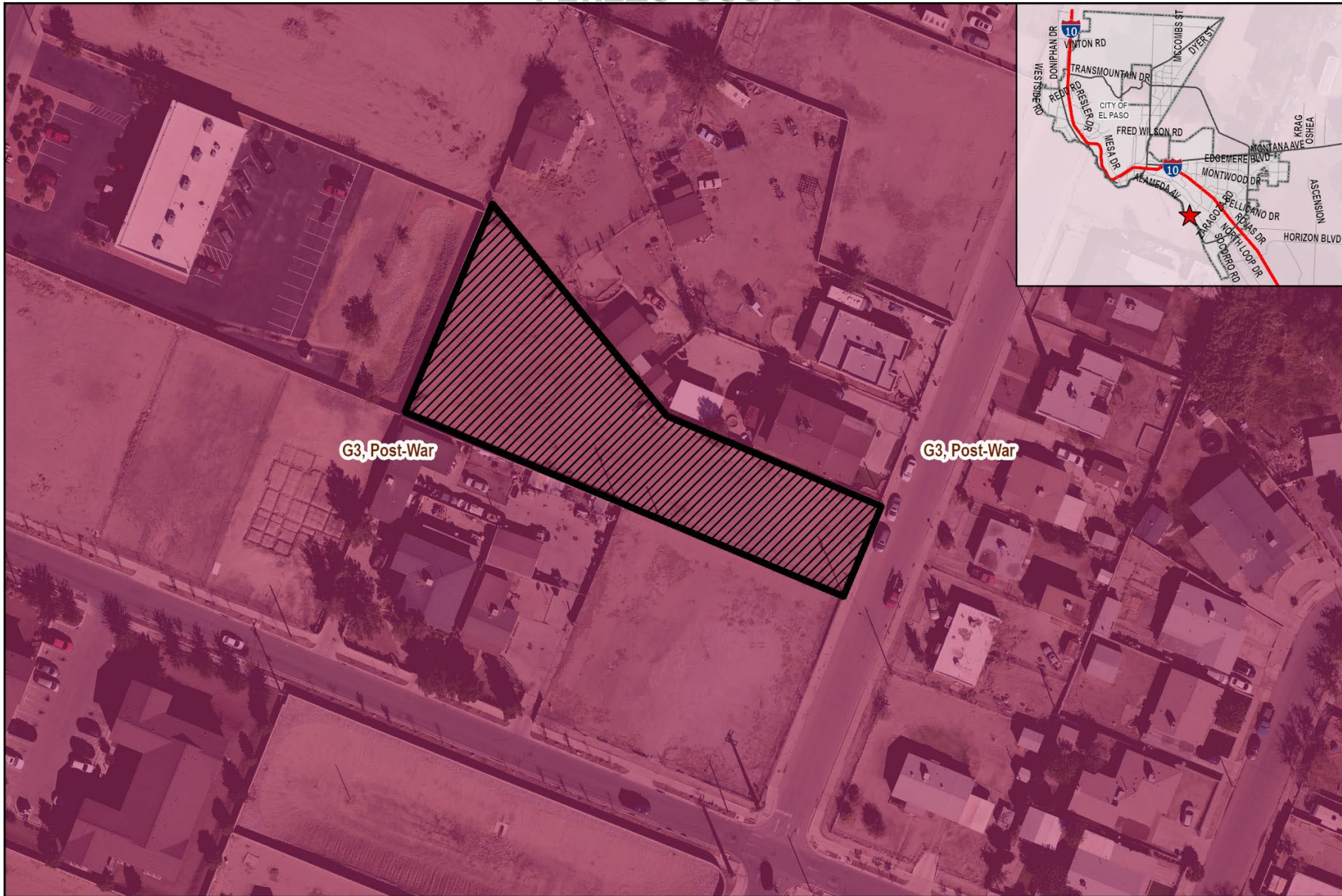
Existing Zoning

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Subject Property





Future Land Use Map

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Subject Property





Subject Property

Surrounding Development



N



W

S

E



Public Input

- The applicant notified the Mission Valley Civic Association, Corridor 20 Civic Association, and Save the Valley 21 neighborhood associations.
- Notices were mailed to property owners within 300 feet on September 10, 2025 and on January 15, 2026.
- As of January 22 2026, the Planning Division has received an email in support from Mission Valley Civic Association





Recommendation

- Staff recommends **approval** of the rezoning request



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People