



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 1, 2026

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: July 16, 2026
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NUMBER: PRJ-0646353
PROJECT TYPE: SEAWORLD MASTER PLAN UPDATE, GENERAL PLAN AMENDMENT, MISSION BAY PARK MASTER PLAN AMENDMENT, ADDENDUM, PROCESS FIVE
PROJECT NAME: 2020 SEAWORLD MASTER PLAN UPDATE
APPLICANT: ASHA BLEIER/DUDEK
COMMUNITY PLAN AREA: MISSION BAY PARK
COUNCIL DISTRICT: 2
CITY PROJECT MANAGER: Sara Osborn, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5381 / sosborn@sandiego.gov

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to **recommend** approval, conditional approval, or denial to the City Council of an application for an amendment to the General Plan and the Mission Bay Park Master Plan and Local Coastal Land Use Plan to include the updated 2020 SeaWorld Master Plan by reference, an update to the SeaWorld Master Plan to include future site enhancements with design guidelines and an Addendum to the Program Environmental Impact Report No. 99-0618/SCH No. 1984030708. Future site enhancements include redevelopment, renovation, and expansion opportunities across all five planning areas within the park, such as updated attractions, improved visitor facilities, and long-range conceptual projects. These enhancements are guided by design guidelines that ensure cohesive architecture, landscaping, lighting, and development. The 189.4-acre site is located at 500 Sea World Drive in the RS-1-7 zone and the Coastal Overlay Zone (State Jurisdiction) in the Mission Bay Park Master Plan area. This project is within the Coastal Overlay Zone and the application was filed on October 14, 2019.

The decision to approve, conditionally approve, modify or deny the 2020 SeaWorld Master Plan update, amendment to the General Plan, amendment to the Mission Bay Park Master Plan and Local Coastal Program Land Use Plan, and Addendum and will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

Notice of Availability of Local Coastal Program Amendment:

The Project as described above is located in the Coastal Zone, therefore the City Council's decision requires amending the City's Local Coastal Program. The final decision by the City Council will occur no sooner than 6 weeks after the date of mailing of this notice. The final decision on this Project as described above will be with the California Coastal Commission. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: Sara Osborn, Development Project Manager, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108 before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project includes an Addendum to the Program Environmental Impact Report No. 99-0618/SCH No. 1984030708, Certified by the San Diego City Council on June 5, 2001, via Resolution No. R-295138 with reference to the Program Environmental Impact Report SCH No. 2019060003, Certified by the San Diego City Council on November 9, 2020, via Resolution No. R-313279. The Addendum to the Program Environmental Impact Report adequately describes the activity for the purposes of CEQA.

COMMUNICATIONS:

In lieu of in-person attendance, members of the public may participate virtually:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/j/1604075570>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 160 407 5570.

The public is encouraged to [subscribe](#) to receive meeting agendas via Constant Contact notification.

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes. Public comments can be in person, via the webform, written testimony or through teleconference and video conference options.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission webform, or via U.S. Mail of written materials, as follows:

Comments may be submitted electronically using the Planning Commission webform, <https://www.sandiego.gov/planning-commission/agenda-comment-form> and indicate the agenda item number for your comment. Comments submitted using this form will be distributed to the Planning Commission and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed.

Additionally, you can submit comments via U.S. Mail to the Planning Commission's attention at 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](https://www.sandiego.gov/planning-commission) (<https://www.sandiego.gov/planning-commission>) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above. This information will be made available in alternative formats upon request.

To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to planningcommission@sandiego.gov at least five (5) business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No.: 24008274



Development Services Department

Sara Osborn / Project No. PRJ-0646353

7650 Mission Valley Road, MS DSD-1A,

San Diego, CA 92108

RETURN SERVICE REQUESTED