
Re: [EXTERNAL] Request for information on 9160 and 9280 Gramercy Dr

From Valk, Michaela <MValk@sandiego.gov>

Date Fri 9/11/2026 10:06 AM

To Serra Mesa Planning Group <smpg@serramesa.org>

Cc CouncilMember Raul Campillo <RaulCampillo@sandiego.gov>; Noel, Miles <MNoel@sandiego.gov>

Dear Chair Rosemond and Members of the Serra Mesa Planning Group:

Thank you for your August 20 letter regarding the properties at 9280 and 9160 Gramercy Drive, including the former Mission Village Shopping Center and Guild Mortgage sites. Mayor Gloria has asked me to respond on his behalf. Please note I am including members of the board into bcc to comply with the Brown Act.

We appreciate the Planning Group's continued engagement and recognize the community's longstanding interest in the future of these properties. Based on the information available at this time, I am providing the following information regarding the previous approvals, the current application and the development review process.

Previous Mission Village Project

The Planning Group raised several questions regarding PCD Permit 57551, the previous Mission Village development proposal, Parcel Map 19768 and the associated community benefits.

The previous Mission Village project was not developed. The conditional \$500,000 security associated with that project was never collected by the City because the project did not proceed through the development process. The community benefits associated with the previous project, including the community room and conditional \$500,000 security, do not apply to the current project. The current project is subject to the policies and regulations in effect when its application was deemed complete in June 2025.

The Planning Group also referenced historical permits, parcel maps and Development Services Department correspondence associated with previous proposals for the property. Additional historical records regarding PCD Permit 57551, Parcel Map 19768 and the 2007 Development Services Department correspondence referenced in your letter can be obtained through the Department's records request process provided below.

Previous Preliminary Review – PRJ-1131973

The Planning Group also asked about PRJ-1131973 and its relationship to the current proposal.

PRJ-1131973 was a preliminary review associated with 9280 Gramercy Drive for a proposal consisting of 199 for-sale dwelling units, eight of which were proposed as shopkeeper units. The preliminary review was opened on February 26, 2025, and closed on October 8, 2025.

PRJ-1131973 was a preliminary review and is separate from the current project application. The proposal now under City review is PRJ-1136506.

Current Proposal – PRJ-1136506

The current application, PRJ-1136506, is a proposed Tentative Map Exemption to consolidate two existing parcels into one parcel for the future development of 199 for-sale dwelling units, eight of which would be shopkeeper units.

The project encompasses approximately 9.05 acres at 9160, 9190 and 9280 Gramercy Drive. City records identify the APNs as 429-010-3300 and 429-010-3500. Accordingly, the current proposal encompasses both properties and is not limited to Lot 1.

The proposal currently identifies 398 parking spaces, with the eight proposed shopkeeper units located along the Gramercy Drive frontage. The project also identifies public improvements, dedications and roadway restriping along Gramercy Drive and Ruffin Road.

The Tentative Map Exhibit identifies the property owners as 9160, LLC; 9160 GC, LLC; 9160 Three, LLC; MVP TWO, LP; MVP Three, LP; and Mission Village Properties, LP. KB Home is identified as the developer for the project.

Development Review Process

The Planning Group raised questions regarding the Process 1 review and the current status of the application.

The proposed Tentative Map Exemption is being reviewed and processed in accordance with the requirements of San Diego Municipal Code §125.0410. The Tentative Map Exemption is a Process 1 approval in accordance with §112.0502. Process 1 approvals are administrative actions reviewed and approved by City staff and are not subject to a public hearing or appeal.

The project has not yet received approval. Its current status is **“Recheck Required,”** meaning the applicant will need to resubmit the project and address staff comments before approvals can be issued.

Information regarding project applications and their status can be accessed through the Development Services Department Citizen Access Portal:

<https://aca-prod.accela.com/sandiego/Default.aspx>

Requests to review additional project records, including available plans, historical permits and other project documents, can be made through the Development Services Department:

<https://www.sandiego.gov/development-services/records>

9160 Gramercy Drive – Former Guild Mortgage Building

The Planning Group also asked about the fire-damaged former Guild Mortgage building at 9160 Gramercy Drive.

Following the July 5 fire, the building was determined to be a total loss. There is an active Code Enforcement case associated with the property, CE-0542361, and City staff are coordinating on a Notice of Abatement. Fire-Rescue and Code Enforcement staff are also assessing the property to determine next steps.

We understand the future of these properties is of significant interest to Serra Mesa, particularly given their central location within the community and the length of time the former Mission Village Shopping Center site has remained undeveloped. While the current application must be reviewed in accordance with the City's established development regulations and processes, we appreciate the Planning Group's continued engagement as the project proceeds.

Thank you again for reaching out and for your continued service to the Serra Mesa community. Please note I will be at a leadership conference next week so I will not be able to attend the Serra Mesa Planning Group meeting but wanted to ensure you received this information as requested by September's meeting. I will continue working with the appropriate City departments and Council District 7 to help keep the community informed as additional information becomes available.

Kindest Regards,
Michaela Valk (*she/her/hers*)
Director of Community Engagement
Office of Mayor Todd Gloria
City of San Diego
C: [619-549-5299](tel:619-549-5299)
Mvalk@sandiego.gov

San Diego Mayor
TODD
GLORIA
www.sandiego.gov/mayor

DISCLOSURE:

This email is public information. Correspondence to and from this email address is recorded and may be viewed by third parties and the public upon request.

****Please note, the use of Mayor Gloria's name/image is not permitted on any promotional materials****

Stay Ready, San Diego! El Niño is coming, and it's time to prepare. Learn more [here](#).