



THE CITY OF SAN DIEGO
DATE OF NOTICE: April 22, 2024

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process Four (Planning Commission Decision) Site Development Permit and Neighborhood Development Permit for the development of two (2) Research and Development commercial buildings (Building 1 & 2) over two (2) existing undeveloped legal lots separated by Mira Sorrento Place. Building 1 will consist of seven-stories (7) totaling 251,748 square feet (SF) with four (4) levels of below-grade parking; Building 2 will consist of five-stories (5) totaling 164,955 with five (5) levels of below-grade parking; one (1) on-grade central utility plant; and associated site improvements located at 0 Mira Mesa Boulevard (APN 341-352-2800) and 5031 Wateridge Vista Drive (APN 341-010-2800). The 13.93-acre project site is in the IL-2-1 (Industrial – Light) and OR-1-1 (Open Space – Residential) Base Zone, Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station Miramar (MCAS), Airport Influence Area – Review Area One for MCAS Miramar, Airport Federal Aviation Administration Notification Area for MCAS Miramar, Community Plan Implementation Overlay Zone (A), Prime Industrial land, Parking Standards Transit Priority Area, Transit Priority Area within the Mira Mesa Community Area, Council District 6.

PROJECT NO:	PRJ-1112356
PROJECT NAME:	<u>5031 WATERIDGE VISTA DRIVE</u>
PROJECT TYPE:	SITE DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT PROCESS 4
APPLICANT:	GENSLER
COMMUNITY PLAN AREA:	MIRA MESA
COUNCIL DISTRICT:	6
CITY PROJECT MANAGER:	Jose Bautista, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 557-7983 / JBautista@san Diego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at [Community Planning Groups](#)

[Contact List | City of San Diego Official Website](#) to inquire about Mira Mesa Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 24009862



Development Services Department

Jose Bautista/ Project No. PRJ-1112356

1222 First Avenue, MS 501

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED