



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, SEPTEMBER 14, 2026
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: PROJECT APPEAL OF THE DECISION MADE BY THE HEARING
OFFICER ON AN APPLICATION FOR A COASTAL
DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT
PERMIT, SITE DEVELOPMENT PERMIT AND A PUBLIC SERVICE
EASEMENT VACATION

PROJECT NO: PRJ-1062368

PROJECT NAME: 10509 VISTA SORRENTO PARKWAY

APPLICANT: DAVID MANN, WARE MALCOMB

**COMMUNITY
PLAN AREA:** MIRA MESA

COUNCIL DISTRICT: 6

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Martin R. Mendez, Development Project Manager / MRMendez@sandiego.gov /
619-446-5309**

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

A project appeal of the decision made by the Hearing Officer on June 10, 2026, to APPROVE the 10509 Vista Sorrento Parkway Project. The decision by the Hearing Officer is appealable to the City Council pending the filing of an appeal application within the 10-business day appeal period, pursuant to San Diego Municipal Code (SDMC) sections 125.1030(b), 112.0504, and 112.0504(b). An appeal was filed on June 23, 2026.

The 10509 Vista Sorrento Project application is for a Coastal Development Permit, Neighborhood Development Permit, Site Development Permit and a Public Service Easement Vacation for the demolition of an existing four-story building, an existing trash enclosure, an existing telecommunications structure, an existing mechanical equipment enclosure and associated site improvements and the construction of a 112,400-square-foot four-story commercial office building for allowed uses (including Research and Development [R&D], Laboratory and Corporate Headquarters uses), a 189,795-square-foot six-story parking garage, and associated site improvements; and the vacation of an existing easement for a four-foot wide, 4,313.76-square-foot (0.09-acre), Sewer, Water, Drainage and Public Utilities Easement. The 5.58-acre site is located at 10509 Vista Sorrento Parkway in the IL-3-1 (Industrial-Light) Zone, the Coastal Overlay Zone (Non-Appealable Area), the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, the Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for MCAS Miramar (Review Area 1), the MCAS Miramar ALUCP Noise Contours (60~65 dB CNEL), the ALUCP Safety Zone for MCAS Miramar (Accident Potential Zone II [APZ-II]), the Federal Aviation Administration (FAA) Part 77 Noticing Area, the Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone (VHFSZ) within the Mira Mesa Community Plan. This development is within the Coastal Overlay Zone, and the application was filed on July 12, 2022.

This project is within the scope of the 2022 Mira Mesa Community Plan Update Program Environmental Impact Report (PEIR) / State Clearinghouse (SCH) No. 2022090061 (PEIR) certified by the San Diego City Council on December 14, 2022, per Resolution No. R-314479; and would not result in new impacts. The PEIR adequately describes the activity for the purposes of the California Environmental Quality Act (CEQA). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 there is no change in circumstance, additional information, or project changes to warrant additional review for this action.

The City Council will only be taking action on the project appeal. The CEQA Guidelines section 15162 Consistency Determination cannot be appealed.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the September 14, 2026, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/city-clerk/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council 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. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

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, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: August 28, 2026

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**