



THE CITY OF SAN DIEGO

DATE OF NOTICE: JULY 8, 2026

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	JULY 22, 2026
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NUMBER:	PRJ-1056938
PROJECT NAME:	<u>11085 TORREYANA ROAD</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT (CDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), AND SUBSEQUENT MITIGATED NEGATIVE DECLARATION (MND), PROCESS THREE
APPLICANT:	STEFANIE DEAL, FERGUSON PAPE BALDWIN ARCHITECTS
COMMUNITY PLAN AREA:	UNIVERSITY
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Martin R. Mendez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 619-446-5309 / mrmendez@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 Hearing Officer to consider an application for a Coastal Development Permit and Neighborhood Development Permit for the demolition of two existing structures and the construction of a Scientific R&D Facility totaling up to 122,980 square feet of building area. Various site improvements are proposed, including an extended fire access lane, hardscape, landscape and improvements within the public right of way. A Multiple Habitat Planning Area (MHPA) Boundary Line Correction would remove a 0.13-acre portion of the site that was legally permitted and developed prior to adoption of the Multiple Species Conservation Plan Subarea Plan.

The 6.15-acre site is located at 11085 and 11095 Torreyana Road within the University Community Plan and Local Coastal Program (UCP). The site is also in in the IP-1-1 (Industrial Park) zone, the Coastal Overlay Zone (Appealable Area, First Public Roadway), the Coastal Height Limitation Overlay Zone, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) and Airport Land Use Compatibility Plan (ALUCP) area for Marine Corps Air Station (MCAS) Miramar, the ALUCP Airport Influence Area (AIA) for MCAS Miramar (Review Area 1), the Accident Potential Zone II (APZ-II) for MCAS Miramar, the Coastal Parking Impact Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, a Transit Priority Area, a Very High Fire Hazard Severity Zone (VHFSZ), Prime Industrial Lands, and the Community

Plan Implementation Overlay Zone Type B (CPIOZ-B). This development is within the Coastal Overlay Zone and the application was filed on May 3, 2022.

The project is being processed as an Expedite Program project for Sustainable Buildings and is eligible based on Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915 for Non-Residential projects that incorporate the Mandatory and Voluntary Tier I and Tier II measures of Title 24, Part 11 California Green Building Standards Code (CGBSC).

APPEAL OF THE ENVIRONMENTAL DOCUMENT: The adoption of a Subsequent Mitigated Negative Declaration may be appealed to the City Council. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Development Services Department adoption of the environmental document. Appeal procedures are described in Information Bulletin 505 (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the City Clerk must be filed by email or in person as follows:

1. Appeals filed via email

The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send an appeal application via email to Hearings1@sandiego.gov. The application must be sent by 5:00 PM on the last day of the appeal period; the email will be acknowledged within 24 hours. An application requires a complete form [DS-3031](#) and, as attachments to the form, supporting documentation, if any, and a copy of the front of the check by which the appeal filing fee is being paid. The documents must be sent via email as a single pdf-formatted file.

- Submit the appeal filing fee by check mailed to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.
- The fee must be postmarked by the United States Postal Service (USPS) before or on the last day of the appeal period.
- Make the check payable to City Treasurer.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form [DS-3031](#). Please include a full copy of the appeal submitted by email with your check.

Timely submittal of both the application and the fee in accordance with these instructions is required for a valid appeal.

2. Appeals filed in person

The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Submit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the front counter of the City Administration Building—Office of the City Clerk Public Information Counter, 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. City Clerk staff is available from 9:00 AM to 5:00 PM and payments are processed the following business day.

- The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form [DS-3031](#).

APPEAL OF THE HEARING OFFICER DECISION: The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sanidiego.gov before the close of the public hearing. Appeal procedures are described in Information Bulletin 505 (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the Planning Commission can be filed by email/mail or in person:

1. Appeals filed via email

Send the fully completed appeal application [DS-3031](#) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>) including grounds for appeal and supporting documentation in pdf format to PlanningCommission@sanidiego.gov by 4 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required appeal fee. Timely payment of this invoice is required to complete the processing of the appeal. Failure to pay the invoice within five business days of invoice issuance will invalidate the appeal application.

2. Appeals filed in person

Place the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in the drop box in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 by 4 p.m. on the last day of the appeal period.

- The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This drop box is checked daily, and payments are processed the following business day.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form [DS-3031](#).
- Cash payments are only [accepted by appointment](#) (<https://www.sandiego.gov/development-services/virtual-appointments>).

APPEALS TO THE COASTAL COMMISSION: Must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within ten (10) business days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

COMMUNICATIONS:

To join using the Zoom platform use this link:

<https://sandiego.zoomgov.com/j/1611914200>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 191 4200

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Hearing Officer webpage: (<https://www.sandiego.gov/development->

[services/hearing-officer/agenda-comment-form](#)). If you have an attachment to your comment, you may send it to HearingOfficer@sandiego.gov and it will be distributed to the Hearing Officer.

The public is encouraged to [subscribe](#) to receive meeting agendas.

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 an 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 hearingofficer@sandiego.gov at least five (5) business days prior to the meeting to ensure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24009218



Development Services Department

Martin R. Mendez / Project No. PRJ-1056938
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED