



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 26, 2025

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	March 12, 2025
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NUMBER:	PRJ-1058759
PROJECT NAME:	<u>11011 TORREYANA ROAD</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION, PROCESS THREE
APPLICANT:	BRIDGEWEST GROUP
COMMUNITY PLAN AREA:	UNIVERSITY
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Hector Rios, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 533 -6733 / hrrios@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 Site Development Permit to demolish an existing 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces. The 10.2-acre site is located at 11011 Torreyana Road in the IP-1-1 zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (MCAS Miramar-Review Area 1), Airport Safety Zone MCAS Miramar (Accident Potential Zone 2), Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable-1), Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Transit Priority Area (TPA), Multiple Habitat Planning Area (MHPA), Very High Fire Severity Zone, Parking Impact Overlay Zone (Coastal), Coastal Overlay Zone First Public Roadway (COZFPR), Prime Industrial Lands and within the University Community Planning Area.

This development is within the Coastal Overlay zone, and the application was filed on June 7, 2022.

Subsequent Mitigated Negative Declaration (MND) No. PRJ-1058759/SCH No. 2019060003 was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. The City determined the proposed project is within the scope of the previous analysis for Program Environmental Impact Report (PEIR) for Complete

Communities: Housing Solutions and Mobility Choices SCH No. 2019060003 certified November 17, 2020 via Resolution Number R-313279 and would not result in new or substantially increased transportation/circulation impacts beyond those previously identified. Mitigation will be carried forward consistent with the PEIR Findings and Statement of Overriding Considerations to reduce transportation impacts to the extent feasible. A Mitigation Monitoring and Reporting Program (MMRP) for Biological Resources, Historical/Archaeological/Tribal Cultural Resources, and Transportation will be implemented to reduce impacts. The Hearing Officer is considering the adoption of the Subsequent MND and associated MMRP.

APPEAL OF THE ENVIRONMENTAL DOCUMENT: The adoption of a 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 certification/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 p.m. 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 p.m. on the last day of the appeal period. City Clerk staff is available from 9:00am to 5:00pm 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](#) (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 per this bulletin. 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

Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless payment drop-off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue, San Diego, CA 92101 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 safe 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](#).

The final decision by the City of San Diego is not appealable to the California Coastal Commission. 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/join/1613102034>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 310 2034.

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@sanidiego.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 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 insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24009237



Development Services Department

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RETURN SERVICE REQUESTED