



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 25, 2024

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	July 10, 2024
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	CITY OPERATIONS BUILDING, 1222 FIRST AVENUE, SAN DIEGO, CA 92101
PROJECT NUMBER:	PRJ-1070661
PROJECT NAME:	<u>ENCLAVE PARK</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, CEQA EXEMPTION 15183, PROCESS THREE
APPLICANT:	4174 SORRENTO VALLEY OWNER, LLC
COMMUNITY PLAN AREA:	Torrey Pines
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Christian Hoppe, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5293 / Choppe@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 seven single-story buildings and construct a nine-story, 300,000-square-foot research and development building and seven-story parking structure containing approximately 716 parking spaces. The 5.39-acre site is located at 4202 Sorrento Valley Boulevard in the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar-Review Area 1), Airport Safety Zone (Accidental Potential 2 Portion 7 Transition Zone), Brush Management Zone, Coastal Overlay Zone (Appealable Area), Special Flood Hazard Areas (100-Year Floodway and 100 Year Floodplain), Prime Industrial Lands (PIL), Multiple Habitat Planning Area (MHPA), Parking Impact Overlay Zone, Transit Priority Area (PSTPA), Very High Fire Severity Zone (VHFSOZ), and Transit Priority Area (TPA) within the Torrey Pines Community Plan area.

This development is within the Coastal Overlay zone and the application was filed on September 19, 2022.

APPEAL OF THE ENVIRONMENTAL DOCUMENT: This project was determined to be exempt pursuant to the California Environmental Quality Act, pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and the opportunity to appeal that determination, 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 this Hearing Officer approval.

Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/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 at 202 C Street, San Diego, CA 92101 as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>). Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00 PM on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>). Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00 AM to 5:00 PM Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 PM on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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@sandiego.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) (<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/mail: Send the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00 PM 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 processing of the appeal. Failure to pay the invoice within five (5) business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>) (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 4:00 PM. 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 Information Bulletin 505 in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City

Treasurer." Please include in the memo of the check the invoice number or Project number or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

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/s/1613831565>

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 383 1565.

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 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: 24009365



Development Services Department

Christian Hoppe/ Project No. 1070661
1222 First Avenue, MS 501
San Diego, California 92101-4140

RETURN SERVICE REQUESTED