



THE CITY OF SAN DIEGO

DATE OF NOTICE: APRIL 22, 2026

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

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**DATE OF HEARING:** MAY 6, 2026  
**TIME OF HEARING:** 9:00 AM  
**LOCATION OF HEARING:** DEVELOPMENT SERVICES DEPARTMENT,  
7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108

**PROJECT NUMBER:** PRJ-1062368  
**PROJECT NAME:** 10509 VISTA SORRENTO PARKWAY  
**PROJECT TYPE:** COASTAL DEVELOPMENT PERMIT (CDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), SITE DEVELOPMENT PERMIT (SDP), AND PUBLIC SERVICE EASEMENT VACATION, CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CONSISTENCY DETERMINATION, PROCESS THREE

**APPLICANT:** DAVID MANN, WARE MALCOMB  
**COMMUNITY PLAN AREA:** MIRA MESA  
**COUNCIL DISTRICT:** 6  
**CITY PROJECT MANAGER:** Martin R. Mendez, Development Project Manager  
**PHONE NUMBER/E-MAIL:** (619) 446-5309 / [mrmendez@saniego.gov](mailto:mrmendez@saniego.gov)

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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 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 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 original Mira Mesa Community Plan Update Program Environmental Impact Report / 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. This Program Environmental Impact Report adequately describes the activity for the purposes of 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.

**APPEAL OF THE HEARING OFFICER DECISION:** The decision of the Hearing Officer is final unless appealed to the City Council. The decision made by the City Council 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@san diego.gov](mailto:HearingOfficer@san diego.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 City Council can be filed by email/mail or in person:

### 1. Appeals filed via email

Send an appeal application via email to [Hearings1@san diego.gov](mailto:Hearings1@san diego.gov). The application must be sent by 5:00 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](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>) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf). Please include a full copy of the appeal submitted by email with your check.

### 2. Appeals filed in person

Submit the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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 p.m. on the last day of the appeal period. City Clerk staff is available from 9:00 a.m. to 5:00 p.m. and payments are processed the following business day.

- The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee in the form of a check payable to the **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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf).

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/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](mailto:HearingOfficer@sandiego.gov) and it will be distributed to the Hearing Officer.

The public is encouraged to [subscribe](#) to the City's notification service to receive the latest news, updates, meeting agendas and public notices (<https://visitor.r20.constantcontact.com/manage/optin?v=001L8yzO-DYgLyogX8cwfGReoCytPqndbbduQxrJk7sqduDznp93MyOgbbKDwSVN9VFYXcnyGqkynWNaHidIctd8lvFnpT1gKv0iA994juCAGM%3D>).

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](mailto: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: 24009283



**Development Services Department**

Martin R. Mendez / Project No. PRJ-1062368  
7650 Mission Valley Road, MS DSD-1A  
San Diego, CA 92108-4423

**RETURN SERVICE REQUESTED**