

CITY OF SAN DIEGO | PLANNING COMMISSION HEARING



September 11, 2025

An aerial rendering of a proposed multi-story building with a light-colored roof and glass facade, situated on a hillside. The building is surrounded by a parking lot and landscaped areas. A dashed white line outlines the property boundary. In the background, there are other buildings and dense vegetation. A circular icon with a white 'L' shape and a green arrow is in the top left corner.

1101 TORREYANA PROPOSED

PROPERTY LINE

11011 TORREYANA NOW

1 30% Occupied due to lack of natural light and dated facility.

2 Eye sore, lack of views & curb appeal.

3 The existing elevated parking garage pushed the existing building closure to the open space. Proposed project undergrounds the parking, allowing the building to pull back off the

Key Facts on the Project's Environmental Analysis ...

- ✓ Completed by a local, highly qualified and reputable firm (HELIX Environmental Planning, Inc.)
- ✓ Found to be in conformance with CEQA, City Land Development Code Guidelines, MSCP, and others
- ✓ Project is an underutilized infill project that has incorporated a reduced footprint and avoidance in the design
- ✓ Project overlap with existing easement is allowable
- ✓ Project impacts restricted to developed/landscaped areas with no suitable habitat for species (no suitable habitat for Crotch's bumble bee); impacts to less than 0.1-acre (0.07acre) of upland Tier habitat less than significant
- ✓ Appellant's assessment completed on entirely different/incorrect property and is misrepresented and flawed
- ✓ Project approved by City Council on July 21, 2025

Project achieved full environmental compliance.

- ✓ CEQA
- ✓ City Guidelines
- ✓ MSCP
- ✓ Other local, regional, and state regulations
- ✓ Community Plan consistent
- ✓ **City Council approval July 21, 2025**



San Diego Municipal Code Land Development Code

Biology Guidelines

Adopted September 28, 1999
Amended June 6, 2000 by Resolution No. R-293254-1
Amended May 19, 2001 by Resolution No. R-294943
Amended April 23, 2012 by Resolution No. R-307376
Amended February 1, 2018 by Resolution No. [R-311507]

This information, document, or portions thereof, will be made available in alternative formats upon request.



2025 CEQA

California Environmental Quality Act

Statute & Guidelines

Association of Environmental Professionals

Multiple Species
Conservation Program

City of San Diego MSCP Subarea Plan

March 1997

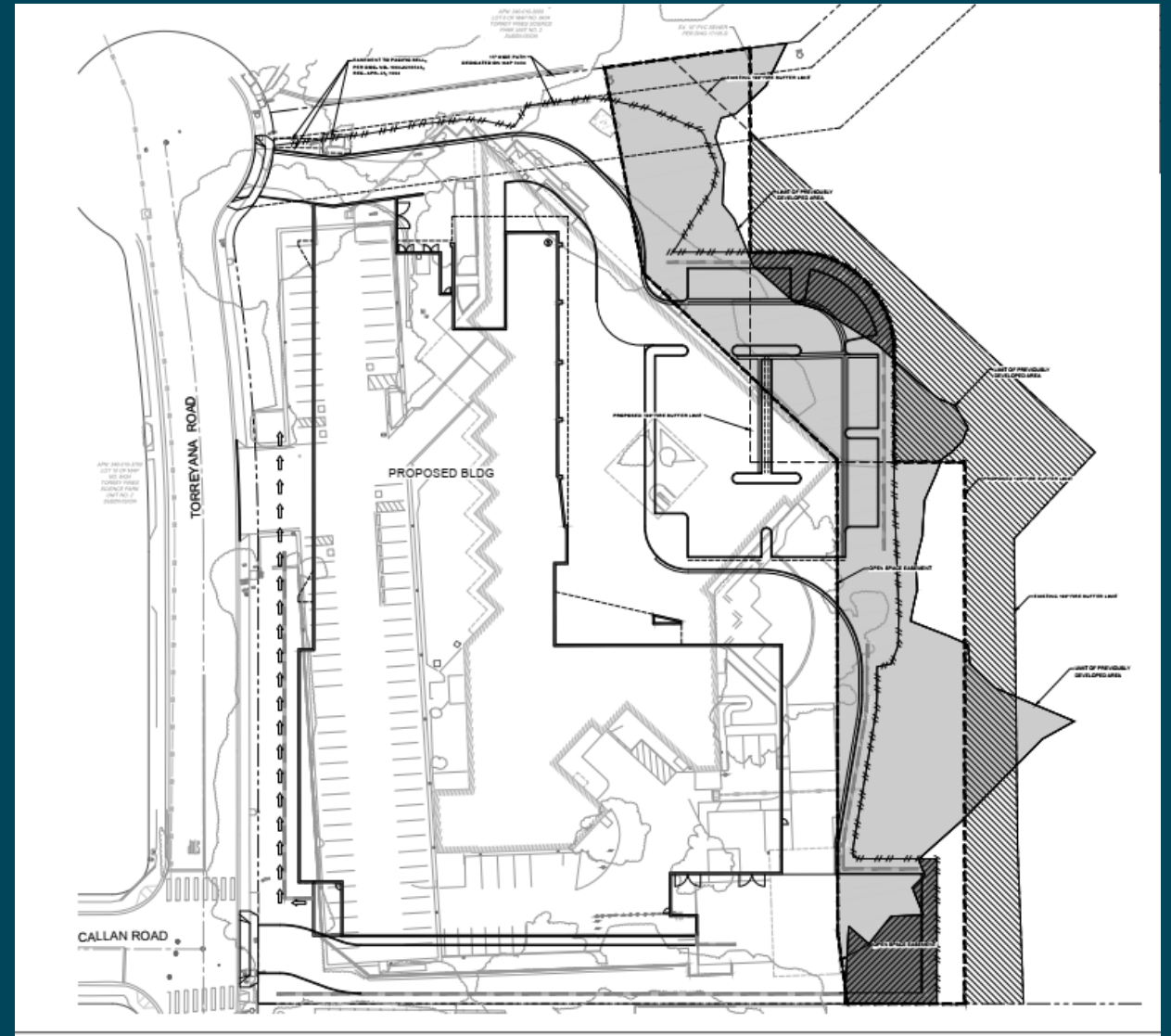


Prepared by the City of San Diego
Community and Economic Development Department

HELIX
Environmental Planning

Project is an underutilized infill project.

- ✓ Proposed building footprint is reduced compared to existing and retreats from adjacent slope
- ✓ Existing open space easement allows project's limited parking, landscaping, walls and other uses
- ✓ Proposed impacts within open space easement are decreased from existing condition from 1.27 acres down to 0.87 acre
- ✓ BMZ overlap with open space easement is reduced by 0.26 acre
- ✓ Covenant of Easement will be recorded over avoided open space





Project is designed to avoid Biological Resources.

- ✓ Impacts restricted to existing developed and actively maintained landscaped areas
- ✓ 0.07-acre impact on upland Tier 1 habitat (Southern Maritime Chaparral) is less than significant per City Biology Guidelines
- ✓ No suitable habitat for sensitive species, including the Crotch's bumble bee



Appellant analyzed and commented with extraneous information based on the incorrect property.

- Incorrect property that informed the Appellant's comments is reported as being located approximately 250 meters (825 feet) east of the project site.
- Appellant's claim that the observations were made "at or adjacent to the project site" is false and unprofessional.
- Appellant's comments on an account of diversity of species on the project site and other items are misrepresented and flawed.

We are available for questions and recommend Planning Commission approval.

- ✓ The applicant team and its environmental consultant recommend Planning Commission approval of the project.
- ✓ We are available for questions and happy to help.