San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-1058759 – 11011 Torreyana Road

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: 160 944 0367

How to Speak to a Particular Item or During Non-Agenda Public Comment:

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Development Services Department

11011 Torreyana Road Appeal of the Project

Project No. PRJ-1058759

Item #1
Planning Commission
September 11, 2025

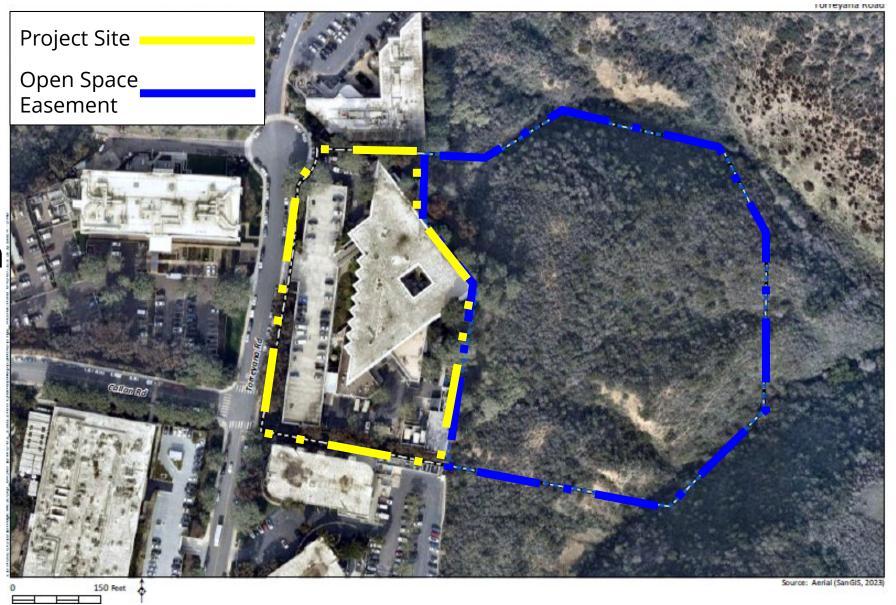




Project Location

11011 Torreyana Road

- University Community Plan Land Use Designation
 - Industrial-Scientific Research
 - Open Space
- IP 1 1 (Industrial-Park) Zone





Project Scope

Parcel Size: 10.2 acres

Development Proposed: Demolish a 76,694-square-foot research and development building and associated infrastructure, and construct a 152,080-square-foot, three-story research and development building

Discretionary Actions: Coastal Development Permit and Site Development Permit



Project Timeline

- June 7, 2022
- Project Deemed Complete in Accela
- December 6, 2024
- The Subsequent Mitigated Negative Declaration (MND) was finalized
- April 9, 2025
- Hearing Officer approved the Coastal Development Permit and Site Development Permit, and adopted the Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- April 16, 2025
- Appeal of the Environmental Determination and Project was filed by SAFER
- · July 14, 2025
- City Council denied the appeal of the Environmental Determination
- July 30, 2025
- California Coastal Commission sent an email to staff raising issues with the project



Process 3 Appeal Grounds for Appeal

- 1. Factual Error
- 2. New Information
- 3. Findings Not Supported; and
- 4. Conflicts



Process 3 Appeal

Power to Act on Appeal

The Planning Commission may:

- Affirm
- Reverse; or
- Modify



Project Appeal

Supporters Alliance for Environmental Responsibility (SAFER) filed an appeal of the Hearing Officer's decision on the following grounds:

- 1.) Factual Error
- 2.) Findings Not Supported; and
- 3.) New Information



- Hearing Officer's decision to approve the project constituted an abuse of discretion.
- The City failed to adequately analyze and mitigate the project's significant environmental impacts under CEQA.
- Project would result in significant adverse impacts to biological resources.
- An EIR should be prepared before approving the project.



- No substantial evidence has been provided that demonstrates a significant impact on biological resources
- Biological resource impacts of the project were adequately analyzed in accordance with City requirements
- Subsequent Mitigated Negative Declaration is the appropriate CEQA determination



There is a fair argument that the Project may have significant adverse impacts on biological resources.



The Appellant's biologist surveyed the incorrect site





 Appeal states the alternate survey site was "intended to be interpreted as a surrogate to the site", which is not a valid survey method

 Information from another site does not constitute substantial evidence that the project may have significant effects on biological resources



The MND did not fully account for the diversity of species present on the Project site, including several special-status species.



Incorrect site was surveyed.

The appeal incorrectly identifies some species as sensitive

 A site-specific biology report was prepared in accordance with the City's Biology Guidelines



The MND relied on an inadequate biological report.



 Site-specific biology report was prepared in accordance with the City's Biology Guidelines

 Literature review and methodologies meet the requirements of the City

Various field surveys conducted



The Project will have a significant impact on reproductive capacity as a result of habitat loss, fragmentation, and alteration.



• The incorrect site surveyed and the data presented does not reflect site conditions

 The proposed development would be located primarily in the 3.6acre existing development footprint

 The project would impact 0.07 acres of southern maritime chaparral, which is less than the City's 0.10 of an acre sensitive uplands significance determination threshold



The project will have significant impacts on wildlife as a result of collisions with additional traffic generated by the project.



- Appeal's biological data does not reflect site conditions
- Appeal's calculation of wildlife collisions is incorrect and unsubstantiated
- Impacts to common species would be less than significant and do not require mitigation
- No substantial evidence was provided that the project may result in significant impacts



The project will have a significant impact on birds as a result of window collisions.



 The project permit condition requires the use of bird-safe glass on exterior windows per USFWS standards to reduce potential window collisions by birds

Window collision impacts would be less than significant



The project is incompatible with the Multiple Species Conservation Program (MSCP) Subarea Plan and Existing Easement Agreement.



- Project is compatible and consistent with the MSCP Subarea Plan
- Project permit conditions include:
 - oMSCP MHPA Land Use Adjacency Guidelines
 - New Covenant of Easement over remaining Environmentally Sensitive Lands
- Project is consistent with the existing easement



CEQA documents, such as the MND, must discuss cumulative biological impacts and mitigate significant cumulative impacts.



No significant cumulative impacts identified

 Biological cumulative impacts are addressed through consistency with the City's MSCP Subarea Plan

The project was found to be consistent with the City's MSCP



The MND proposed mitigation measures are insufficient to reduce the project's biological impacts (deferred mitigation).



- Less than significant impacts to sensitive biological resources
- Restoration or revegetation plans are not required
- Project complies with MSCP MHPA Land Use Adjacency Guidelines
- No deferral of mitigation



California Coastal Commission Issues

On July 30, 2025, the California Coastal Commission raised the following issues:

- 1.) Environmental Review
- 2.) Consistency with University Community Plan Policies
- 3.) Brush Management Impacts



California Coastal Commission Staff Response

- 1.) Appropriate environmental determination was made
- 2.) Consistent with University Community Plan
 - Goals
 - Policies
 - Objectives
- 3.) Consistent with Landscape Regulations
 - Brush Management Zone 1 35-foot or more No Impacts to ESL
 - Brush Management Zone 2 65 feet



Staff Recommendation

DENY the appeal and **AFFIRM** the Hearing Officer's decision to approve the project.

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