

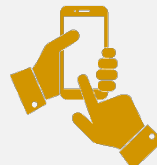
# San Diego Hearing Officer Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR** **PRJ-1131909, 5665 and 5677 Oberlin Drive**

**To call in and make your three minutes of public comment on this item:**



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



When prompted, input Webinar ID: **161 191 4200**



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

When the Hearing Officer introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing **\*9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

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# Development Services Department

## 5665 and 5677 Oberlin Drive Project No. PRJ-1131909

Item # 2

Hearing Officer

January 14, 2026

# Project Scope

**Scope:** Tentative Map for:

- Consolidation of two existing legal lots into one,
- Creation of 26 commercial condominiums for sale from existing commercial tenant spaces,
- Associated site improvements.

**Location:** 5665 and 5677 Oberlin Drive in the IL-2-1 (Industrial Light) zone, Mira Mesa Community Plan Area

**Parcel Size:** 1.35-acre project site

# Required Approval

Process Three - Hearing Officer Decision

- Tentative Map PMT-3388813

## Environmental Determination

- California Environmental Quality Act (CEQA) Exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities)



# Aerial Photograph



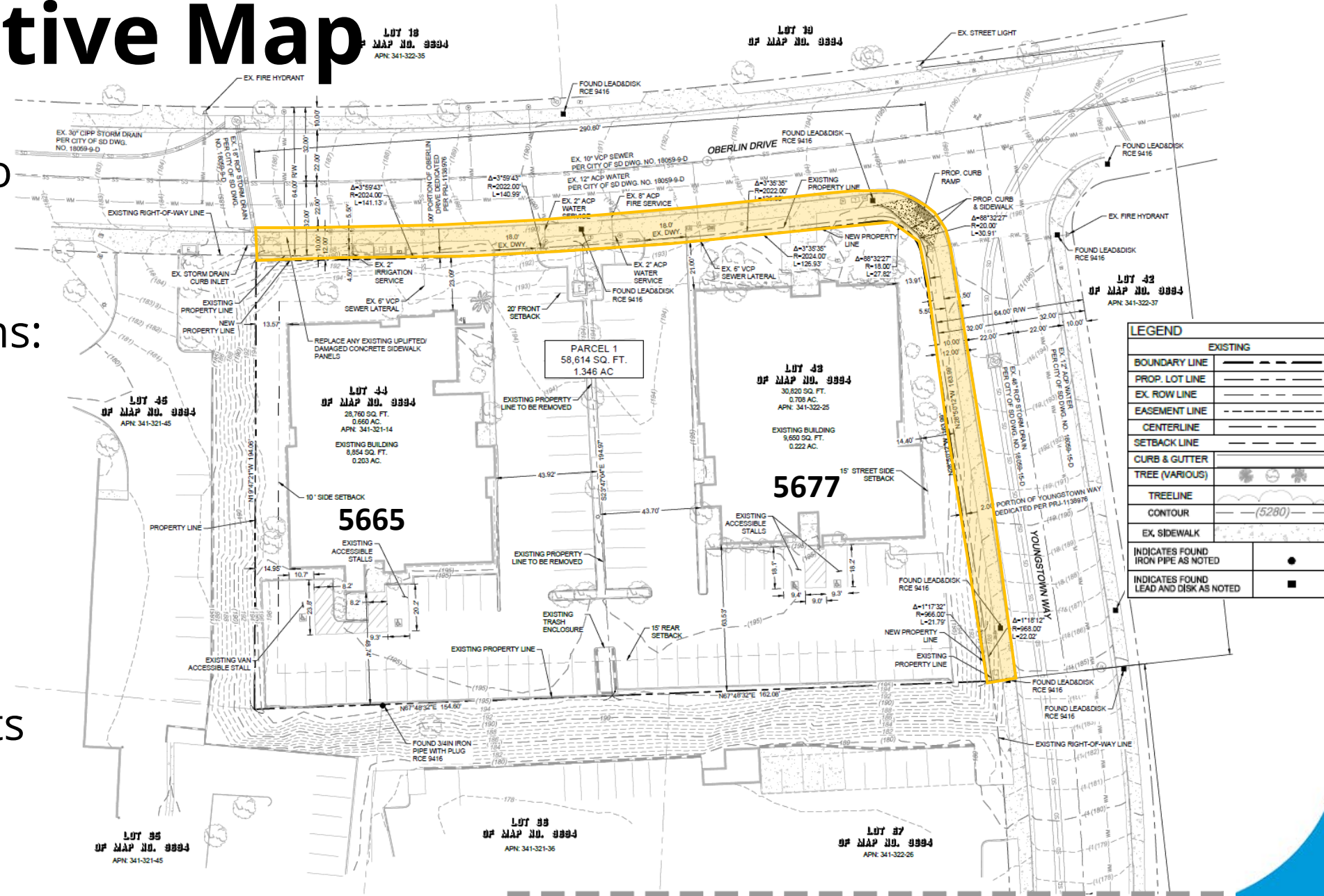


Very Low Res (0-4)	Neighborhood Village (0-44)	Business Park - Res (0-54)
Low Res (5-9)	Urban Employment Village (0-54)	Business Park - Res (0-73)
Low-Medium Res (10-15)	Urban Employment Village (0-109)	Neighborhood Commercial
Medium Res (16-29)	Urban Village (0-54)	Visitor Commercial
Med High Res (30-44)	Urban Village (0-73)	Parks
Residential - High (45-73)	Technology Park	Institutional
Community Commercial	Light Industrial	Open Space
Community Commercial (0-44)	Business Park	Cemetery
Community Commercial (0-73)	Business Park - Res (0-29)	Stone Creek Master Plan
Heavy Commercial	Business Park - Res (0-44)	



# Proposed Tentative Map

- Consolidation of two lots into one
- 26 commercial condominiums:
  - 12 units at 5665 Oberlin Drive,
  - 14 units at 5677 Oberlin Drive,
- Associated site improvements



# Mira Mesa Community Planning Group

- On August 18, 2025 the Group voted 14-0-0 to **recommend approval**





# City Staff Recommendation

**APPROVE** Tentative Map No. PMT-3388813

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