

# San Diego Hearing Officer Meeting

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR**  
**(13985 TORREY DEL MAR DRIVE – PROJECT NO. PRJ-1131871)**

**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.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial **\*6** on your phone.



# Development Services Department

**13985 TORREY DEL MAR DRIVE**  
**Project No. PRJ-1131871**

**Item 1**

**Hearing Officer**

**March 1, 2026**

# Project Scope

<b>Location:</b>	13985 Torrey Del Mar Drive, Torrey Highlands Subarea Plan, Commercial—Neighborhood (CN-1-2) Zone
<b>Parcel Size:</b>	4.88-acre
<b>Approvals:</b>	Process Level Three Conditional Use Permit CEQA exempt

# Project Scope

- Conditional Use Permit to upgrade from a Type 20 to a Type 21 Alcoholic Beverage Control license.

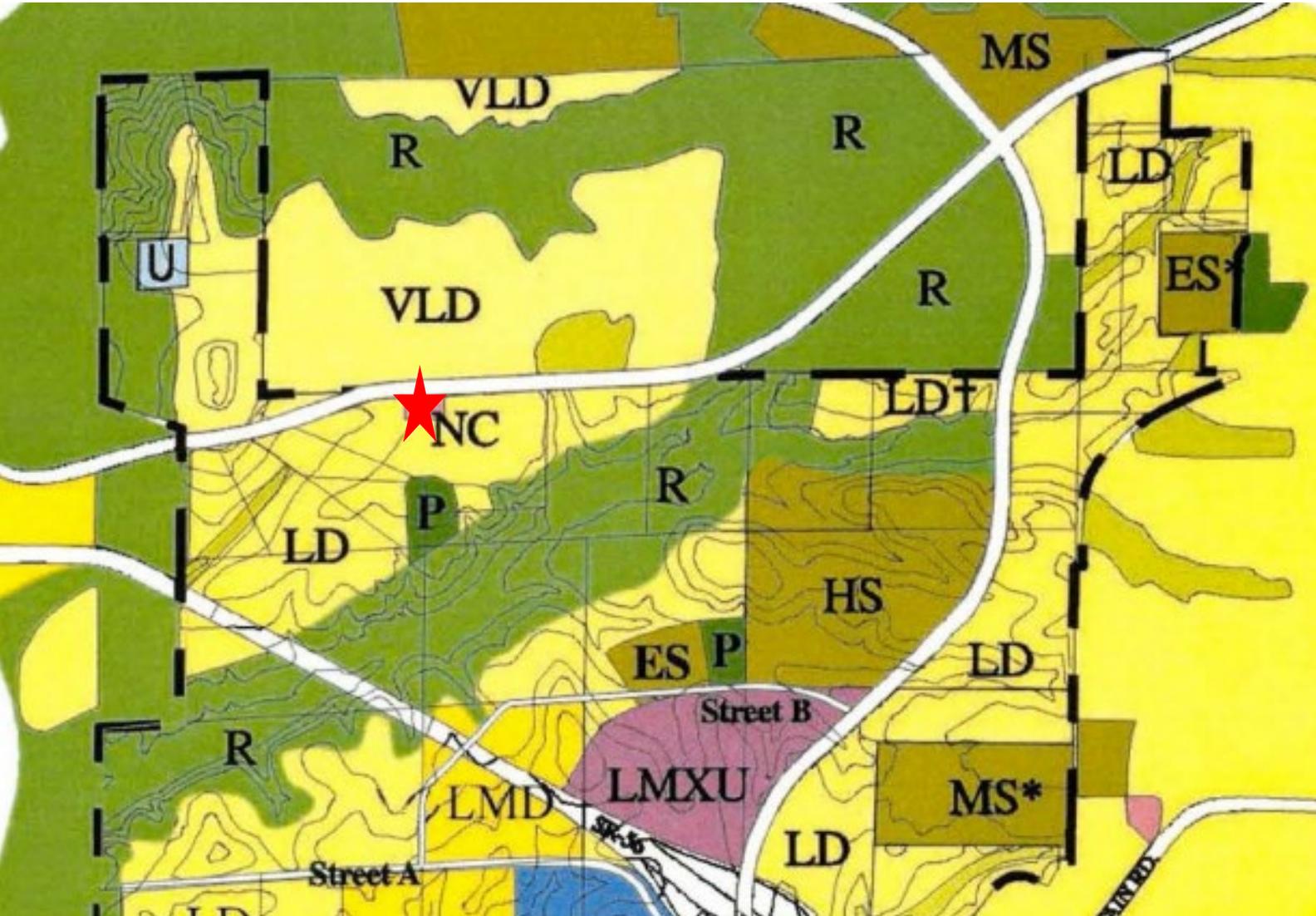
# Aerial Photograph



• Project Location



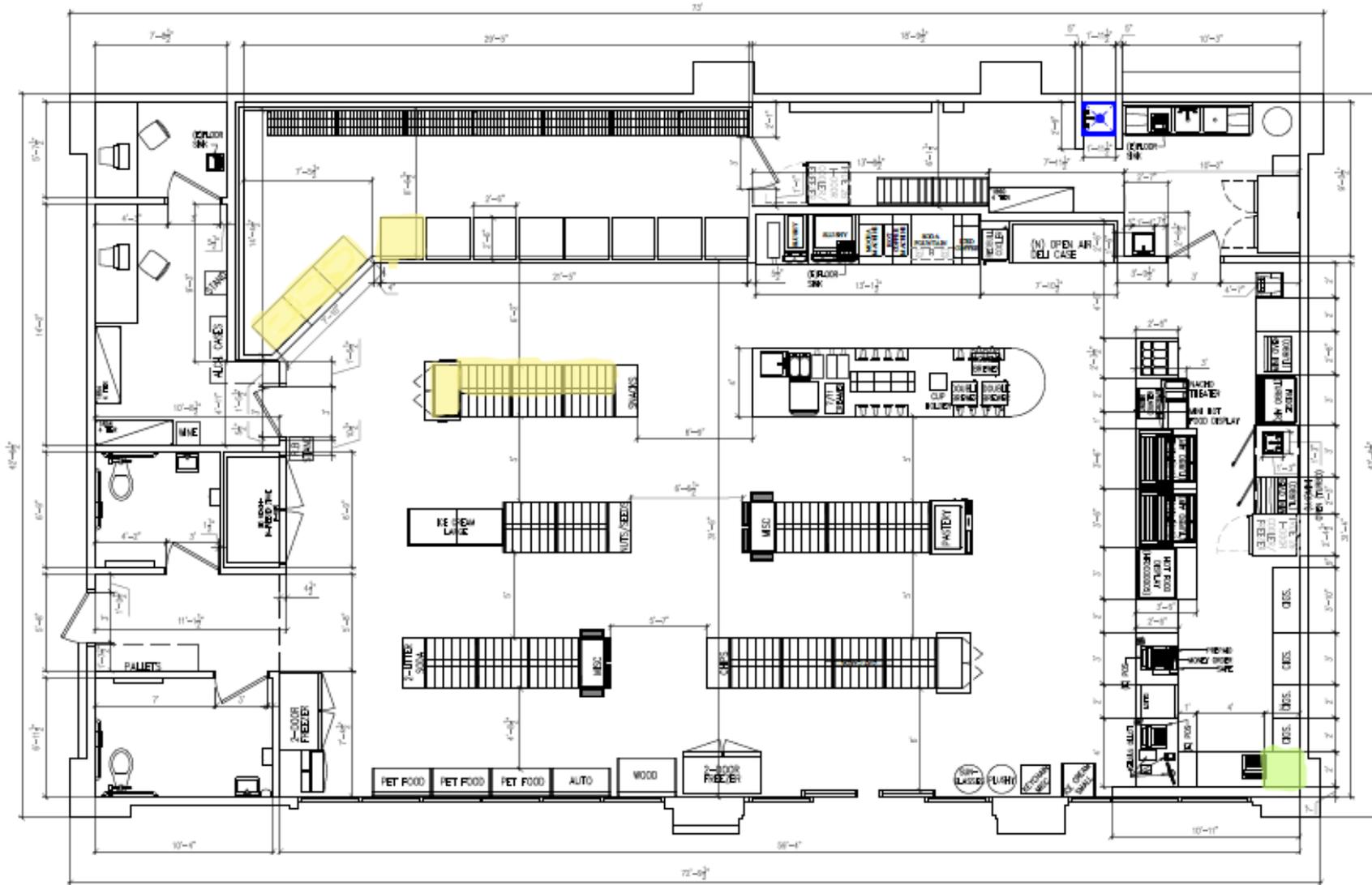
# Land Use Plan



- VLD Very Low-Density (Less than 1 D.U./Gross Acre)
- LD Low-Density (2.5 D.U./Gross Acre)
- / / / / Future Low-Density
- LMD Low Medium-Density (5-10 D.U./Gross Acre)
- MHD Medium High-Density (20-40 D.U./Gross Acre)
- LMXU Local Mixed Use
- NC Commercial Neighborhood
- CR Commercial Regional
- CL Commercial Limited
- U Utilities
- EC/TC Employment Center/Transit Center
- HS High School\*



# Floor Plan



Proposed liquor sales



Existing beer and wine

01 EXISTING FLOOR PLAN  
SCALE 1/4"=1'-0"



# Community Planning Group

**Date:** November 05, 2025

Rancho Peñasquitos Planning Board (acting as the representative planning group for the Torrey Highlands Subarea Plan.

Approve: 10-1-1 Conditional Use Permit



# Staff Recommendation

**APPROVE** Conditional Use Permit No. PMT-3361540