



THE CITY OF SAN DIEGO

**MAY 6, 2026 at 9:00 A.M.  
HEARING OFFICER AGENDA  
HYBRID MEETING**

**Development Services Department  
Edric Doringo Public Hearing Room  
7650 Mission Valley Road, San Diego, CA 92108**

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**PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS**

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249. The Hearing Officer will be in person, and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Hearing Officer meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comments via telephone, ZOOM, using the Hearing Officer [webform](#), or via U.S. Mail of written materials, as follows:

**The link to join the webinar by computer, tablet, or smartphone is:**

<https://sandiego.zoomgov.com/j/1611914200>

**To join by telephone:**

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

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

***GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND PARTICIPATE IN THE MEETING IS FOUND AT THE END OF THE AGENDA***

**HEARING OFFICER ASSIGNED TO TODAY'S HEARING:** Jeffrey Szymanski and Patricia Bautista

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the

Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard. Comments may be submitted using the [webform](#) checking the appropriate box. All webform comments are limited to 500 words but may include attachments. Comments received after the start of the meeting but before Non-Agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under Announcements/Public Comment.

### **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

### **REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA**

### **AGENDA ITEMS**

#### **ITEM 1: 4575 CAMINO DE LA PLAZA – PROJECT NO. PRJ-1144026**

**Staff:** May Rollin  
**City Council District:** 8  
**Plan Area:** San Ysidro

An application for a Conditional Use Permit amending Conditional Use Permit No. 3236073 for an existing alcoholic beverage outlet within a 1,247-square-foot retail suite within a mixed-use building, located at 4575 Camino De La Plaza. The proposed amendment would allow the sale of larger beverage bottles and extend operating hours. The 0.72-acre site is in the Commercial Regional (CR-2-1) Zone and within the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), Airport Land Use Compatibility Plan Airport Influence Area (Imperial Beach NOLF - Review Area 2), Coastal Height Limit Overlay Zone, and the FAA Part 77 Noticing Area (Brown Field), within the San Ysidro Community Plan.

A CEQA Guidelines Section 15162 Consistency Evaluation was conducted against the previously adopted San Ysidro Community Plan Update Program Environmental Impact Report No. 310690/SCH No. 2015111012, as well as Virginia Avenue Parking Garage Addendum 375960/SCH No. 2015111012, and the evaluation concluded no additional environmental document is required. This activity is within the scope of the program approved earlier, and the program EIR and addendum adequately describes the activity for the purposes of CEQA.

[Report No. HO-26-020.](#)

#### **DEPARTMENT RECOMMENDATION:**

Approve the project.

#### **ITEM 2: 808 DOVER COURT – PROJECT NO. PRJ-1086121**

**Staff:** Daniel Neri  
**City Council District:** 2  
**Plan Area:** Mission Beach

An application for a Coastal Development Permit to convert an existing one-story 808-square-foot single dwelling unit (SDU) into a three-story 2,299-square-foot duplex. The proposed development consists of additions to the existing SDU, including a 95-square-foot entry expansion, a 96-square-foot bedroom expansion, and a new second-floor 463-square-foot master bedroom suite with a terrace; in addition to a new attached 400-square-foot two-car garage with a new 687-square-foot two-bedroom unit with a terrace above the garage, and a third-level rooftop deck with a 197-square-foot fitness/recreation room, bath, and spa. The project proposes the removal of an unpermitted dwelling unit and the existing garage. The 0.05-acre site is located at 808 Dover Court in the MBPD-R-S (Residential-South) zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, an Area of Future Sea Level Rise, the Parking Impact Overlay Zone, and a Transit Priority Area within the Mission Beach Precise Plan. This development is within the Coastal Overlay Zone, and the application was filed on May 10, 2023.

This project was determined to be categorically exempt pursuant to Sections 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

[Report No. HO-26-022.](#)

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM 3: 6021 BUSINESS CENTER COURT – PROJECT NO. PRJ-1123958**

**Staff:** Ollie Shepherd

**City Council District:** 8

**Plan Area:** Otay Mesa

An application for a Conditional Use Permit to demolish an existing building and construct a 3,694-square-foot eating and drinking establishment with a drive-through component and allowable deviations pursuant to the Land Development Code. The project is located at 6021 Business Center Court in the IL -2-1 (Industrial - Light) zone, a Transit Priority Area, Prime Industrial Lands, a Sustainable Development Area in Mobility Zone 2, a Community of Concern, the Airport Land Use Compatibility Overlay Zone for Brown Field, the Community Plan Implementation Overlay Zone, Type A (CPIOZ-A), the Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area Review Area 1 and 2 for Brown Field, ALUCP Safety Zone 6 for Brown Field, and the FAA Part 77 Noticing Area within the Otay Mesa Community Plan.

This project was determined to be categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

[Report No. HO-26-023.](#)

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM 4: 991 SCOTT STREET – PROJECT NO. PRJ-1111697**

**Staff:** Jose Bautista

**City Council District:** 2

**Plan Area:** Peninsula

An application for a Coastal Development Permit for the remodel of an existing 4,005-square-foot (sf) two-story single-dwelling unit to include the addition of a third floor to accommodate a 798-sf accessory dwelling unit (ADU), the remodel of an existing detached garage and associated site improvements. The 0.12-acre project site is located at 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, the Coastal Overlay Zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), the Parking Impact Overlay Zone, a Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the Peninsula Community Plan and Local Coastal Program Land Use Plan. This development is within the Coastal Overlay Zone, and the application was filed on May 9, 2024.

This project was determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(e) Existing Facilities, and Section 15303 New Construction or Conversion of Small Structures.

[Report No. HO-26-025.](#)

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM 5: 10509 VISTA SORRENTO PKWY – PROJECT NO. PRJ-1062368**

**Staff:** Martin Mendez

**City Council District:** 6

**Plan Area:** Mira Mesa

An application for a Coastal Development Permit, Neighborhood Development Permit, Site Development Permit and Public Service Easement Vacation 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, 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.

A California Environmental Quality Act (CEQA) Guideline Section 15162 Consistency Evaluation was conducted against the previously adopted 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 the evaluation concluded no additional environmental document is required. This activity is within the scope of the program approved earlier, and the PEIR adequately describes the activity for the purposes of CEQA.

[Report No. HO-26-031.](#)

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ADJOURNMENT**

## HOW TO PARTICIPATE IN HEARING OFFICER HEARINGS

### **TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:**

**In Person for Agenda Items and Non-Agenda Public Comment:** Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to City staff.

**Via Virtual Platform for Agenda Items and Non-Agenda Public Comment:** When the Hearing Officer introduces the item (or indicates it is time for Non-Agenda Public Comment), 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 raised your hand. You may only speak once on a particular item. When the Hearing Officer indicates it is your turn to speak, unmute your phone by tapping the unmute button on your computer, tablet or Smartphone, or dial \*6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. *Those participating virtually may NOT cede time to others participating in person or virtually.*

### **HOW TO PROVIDE WRITTEN COMMENTS:**

**For Agenda Items and Non-Agenda Public Comment:** Submit using the [webform](#), indicating the comment type and item number (if relevant). Comments must be received by the business day prior for it to be distributed to the Hearing Officer. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item. Please go to the Hearing Officer [website](#) for further instructions.

**Written Materials:** Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Hearing Officer at 7650 Mission Valley Road, MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior for it to be distributed to the Hearing Officer.

### **Late-Arriving Materials:**

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Hearing Officer meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the Development Services Department Building, 7650 Mission Valley Road, 1<sup>st</sup> Floor, San Diego, CA 92108. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Hearing Officer meeting, the documents will be available just outside the Edric Doringo Hearing Room on the 1<sup>st</sup> floor of the Mission Valley Development Services Department Building in a binder labeled “Hearing Officer Binder”. Late arriving materials received during the Hearing Officer meeting are available for review by verbally requesting the materials from Legislative staff.

**HOW TO WATCH THE MEETING:**

The public may view the meetings on their scheduled time-on the [City of San Diego Public Hearings](#) YouTube channel or within 24 to 48 hours of the meeting, depending upon technical streaming issues.

**GENERAL INFORMATION:**

**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, may be made by calling 619-321-3208 or emailing [hearing\\_officer@sanidiego.gov](mailto:hearing_officer@sanidiego.gov) at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

**Items Marked with Asterisks:** Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see [California Environmental Quality Act \(CEQA\) Notices and Documents](#) at: <https://www.sandiego.gov/ceqa>.

**Consent Agenda:** The Hearing Officer may vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to the Hearing Officer, and which Staff may modify prior to the vote by informing the Hearing Officer verbally or in writing.

The Consent Agenda may be voted on quickly. If you wish to be heard, please submit your [webform](#), the business day prior for it to be distributed to the Hearing Officer. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.