

# San Diego Hearing Officer Meeting

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR  
6021 BUSINESS CENTER COURT - PRJ-1123958**

**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**

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# Development Services Department

## 6021 Business Center Court Project No. PRJ-1123958

Item # 3

Hearing Officer

May 6, 2026

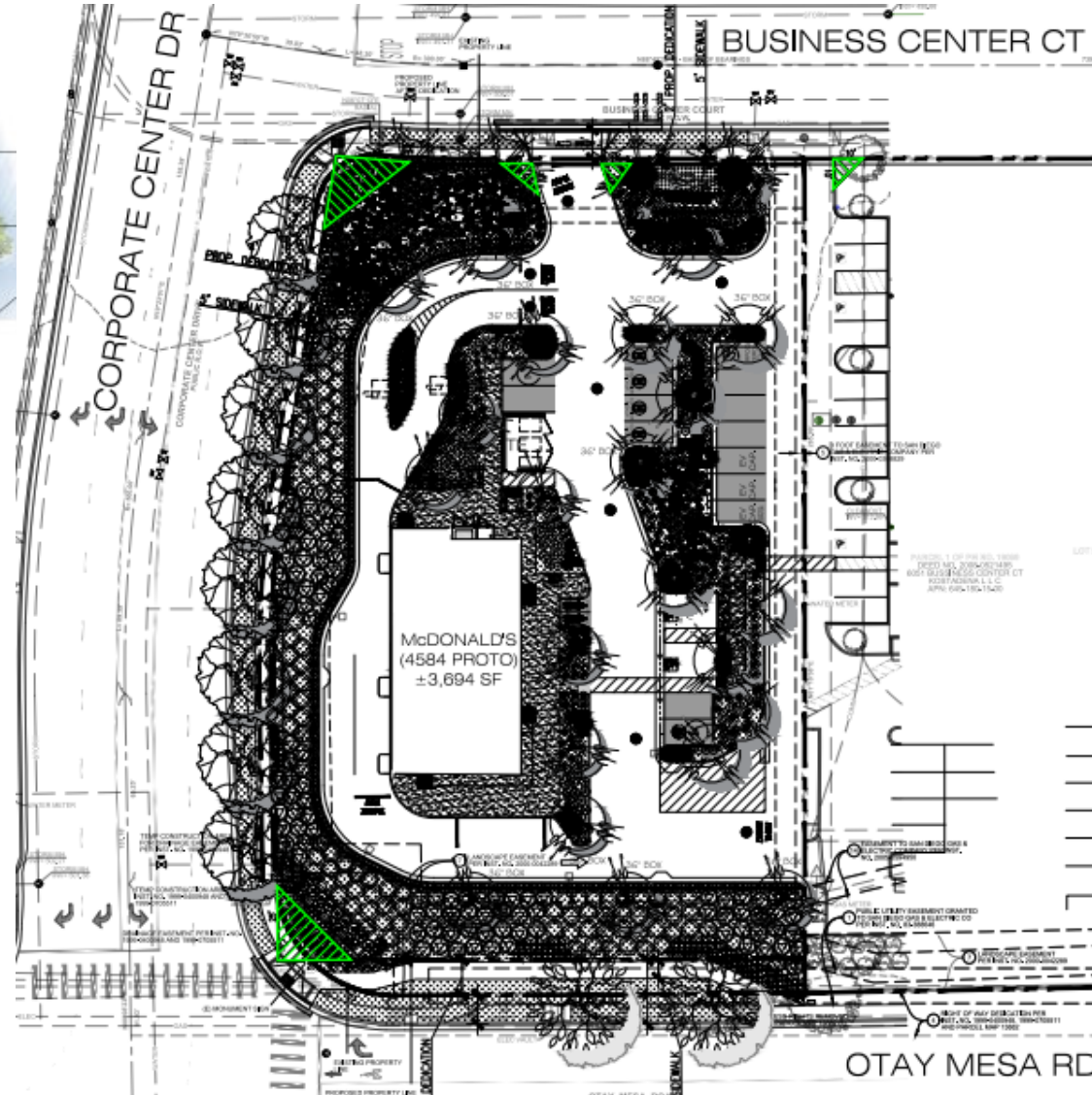
# Project Scope

<b>Scope:</b>		Demolish commercial retail building, parking lot, construct a 3,694-square-foot eating and drinking establishment with drive-thru.
<b>Location:</b>	Plan	6021 Business Center Court, IL-2-1 zone, Otay Mesa Community
<b>Parcel Size:</b>		1.18 acres
<b>Approvals:</b>		Process Level Three, Conditional Use Permit
<b>Environmental Determination</b>		Exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) Section 15332 (In-Fill Development Project)
<b>:</b>		

# Aerial Photograph



# Elevations and Landscape Plan



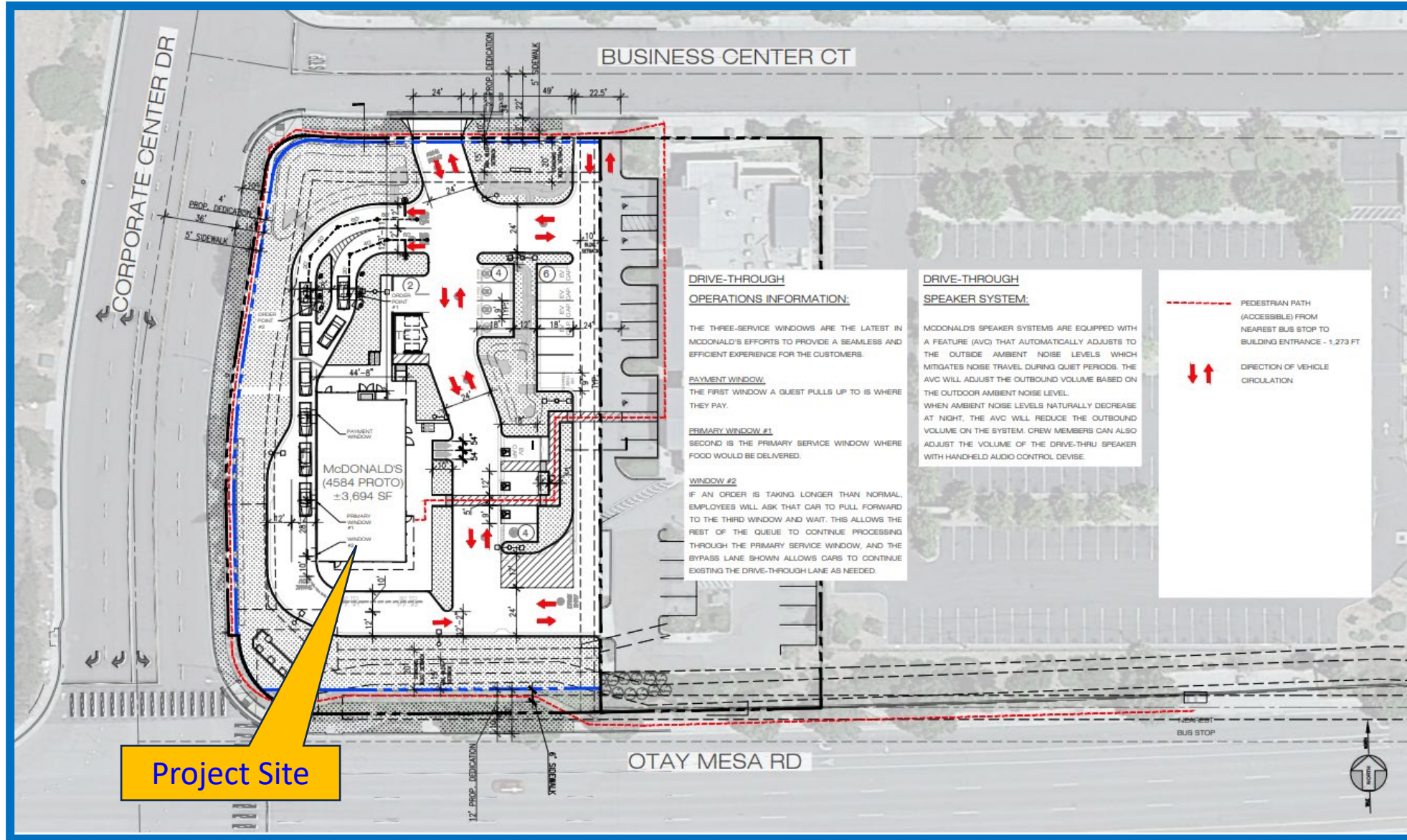
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR
<b>TREES</b>				
	FRAXINUS DESERTI MUSEUM	PLUM YUCCA	30" BOX MULCH	LOW
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX STYROD	LOW
	BIJULI LANCEA	AFRICAN SUMAC	24" x 36" BOX STYROD	LOW
	CHILIPSONI LAMARCI TURKUNDI	DESERT WILLOW	24" x 36" BOX STYROD	LOW
	PODOCARPUS GRACILIOR	YEW PINE	24" BOX STYROD	MED
<b>SHRUBS</b>				
	OLEA EUROPAEA LITTLE OLIVE	DWARF OLIVE SHRUB	5 GAL	LOW
	AGAVE BLUE FOUNTAIN	BLUE PLUME AGAVE	5 GAL	LOW
	BOUGAINVILLEA DAPHNODORIS	VARIEGATED BOUGAINVILLEA	5 GAL	LOW
	MULLEBERGIA CAPILLARIS	PINK SILVER CHENOPODIUM	5 GAL	LOW
	DIWELLA REVOLUTA LITTLE RED	LITTLE RED FLAME TREE	5 GAL	LOW
	CALLISTEMON LITTLE JOHN	DWARF BUTTERFLY BUSH	5 GAL	LOW
	DIWELLA TORBANSKA VARIEGATA	VARIEGATED FLAME TREE	5 GAL	LOW
	LEUCOPHYLLUM SILVER CLOVER	YEW KNOX	5 GAL	LOW
	LANTANA CAMARA YELLOW	LANTANA	1 GAL	LOW
	PESTICIA OLIVACEA YELLOW BLUE	BLUE PENCILE	1 GAL	LOW
	RHAPHIOLEPTIS INDICA SPRINGTIME	SEA HAWTHORN	5 GAL	LOW
	LOMBARDIA LONGIFOLIA BREEZE	DWARF MINT BUSH	5 GAL	LOW
	LANTANA MONTENEGRO WHITE	TRAILING LANTANA	1 GAL	LOW
	BOUGAINVILLEA LA JOLLA	BOUGAINVILLEA	5 GAL	LOW
	CAREX EUCHEMARI RED ROOSTER	LEATHERLEAF SEDGE	1 GAL	LOW
<b>GROUNDCOVER</b>				
	ROSEMARY O. YEMME	ROSEMARY	1 GALLON @ 8" O.C.	
	PESTICIA TURK BLUE	BLUE PENCILE	1 GALLON @ 1' O.C.	
	CAREX PRACENSIS	CA. FELD SEDGE	1 GALLON @ 8" O.C.	



# Site Photographs



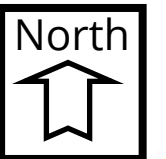
# Site Plan



# Otay Mesa Community Planning Group

April 16, 2026

- Approved: 8-0-0
- No conditions



# Staff Recommendation



- **APPROVE Conditional Use Permit No. PMT-3319528**

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