

# San Diego Hearing Officer Meeting

(3377 Sandrock Road - Project No. PRJ-1135063)

## PHONE-IN TESTIMONY INFORMATION

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

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# Development Services Department

3377 Sandrock Road  
Project No. PRJ-1135063

Item 1

Hearing Officer

May 20, 2026

# Project Scope

- Location:** 3377 Sandrock Road, Serra Mesa Community Plan Area, Commercial—Community (CC-1-3) Zone
- Parcel Size:** 0.33-acre
- Approvals:** Process Level Three  
Conditional Use Permit  
CEQA Consistency Evaluation

# Project Scope

- Conditional Use Permit to request a License Type 21 to allow the sale of off-site consumption of alcoholic beverages at an existing 1,531 square-foot market and gas station.

# Aerial Photograph



• Project Location



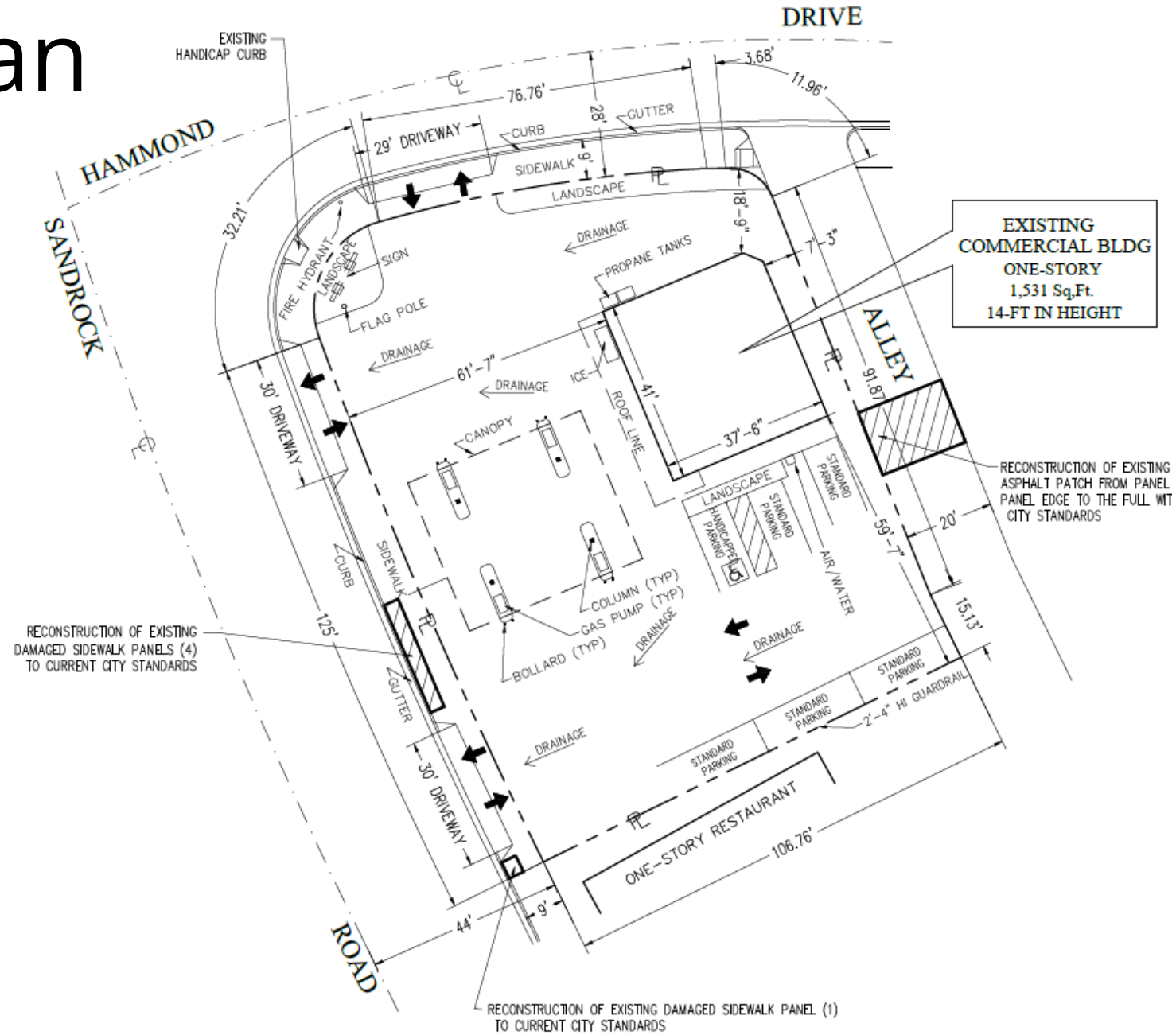
# Land Use Plan



- |                            |                    |                      |
|----------------------------|--------------------|----------------------|
| <b>RESIDENTIAL</b>         |                    |                      |
|                            | VERY LOW           | 2-4 UNITS NET ACRE   |
|                            | LOW                | 5-9 UNITS NET ACRE   |
|                            | LOW-MEDIUM         | 10-14 UNITS NET ACRE |
|                            | MEDIUM             | 15-29 UNITS NET ACRE |
|                            | MEDIUM (EXISTING)  | 15-43 UNITS NET ACRE |
| <b>COMMERCIAL</b>          |                    |                      |
|                            | CONVENIENCE        |                      |
|                            | NEIGHBORHOOD       |                      |
|                            | OFFICE             |                      |
| <b>PARK AND RECREATION</b> |                    |                      |
|                            | NEIGHBORHOOD       |                      |
|                            | COMMUNITY          |                      |
|                            | OPEN SPACE         |                      |
| <b>INSTITUTIONAL</b>       |                    |                      |
|                            | ELEMENTARY SCHOOL  |                      |
|                            | JUNIOR HIGH SCHOOL |                      |
|                            | OTHER INSTITUTIONS |                      |
|                            | LIBRARY            |                      |
|                            | UTILITY            |                      |
| ----- COMMUNITY BOUNDARY   |                    |                      |



# Floor Plan





# Community Planning Group

**Date:** July 17, 2025  
Serra Mesa Community Plan Area  
Approve: 5-2-0 Conditional Use Permit



# Staff Recommendation

**APPROVE** Conditional Use Permit No. PMT-3360272.