

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1062368 – 10509 VISTA SORRENTO PKWY

To call in and make your public comment on this item:



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



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



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Development Services Department

10509 Vista Sorrento Pkwy
Project No. PRJ-1062368

Item #5

Hearing Officer

May 6, 2026



Project Information

Location: 10509 Vista Sorrento Pkwy, Mira Mesa,
IL-3-1 (Industrial-Light) zone

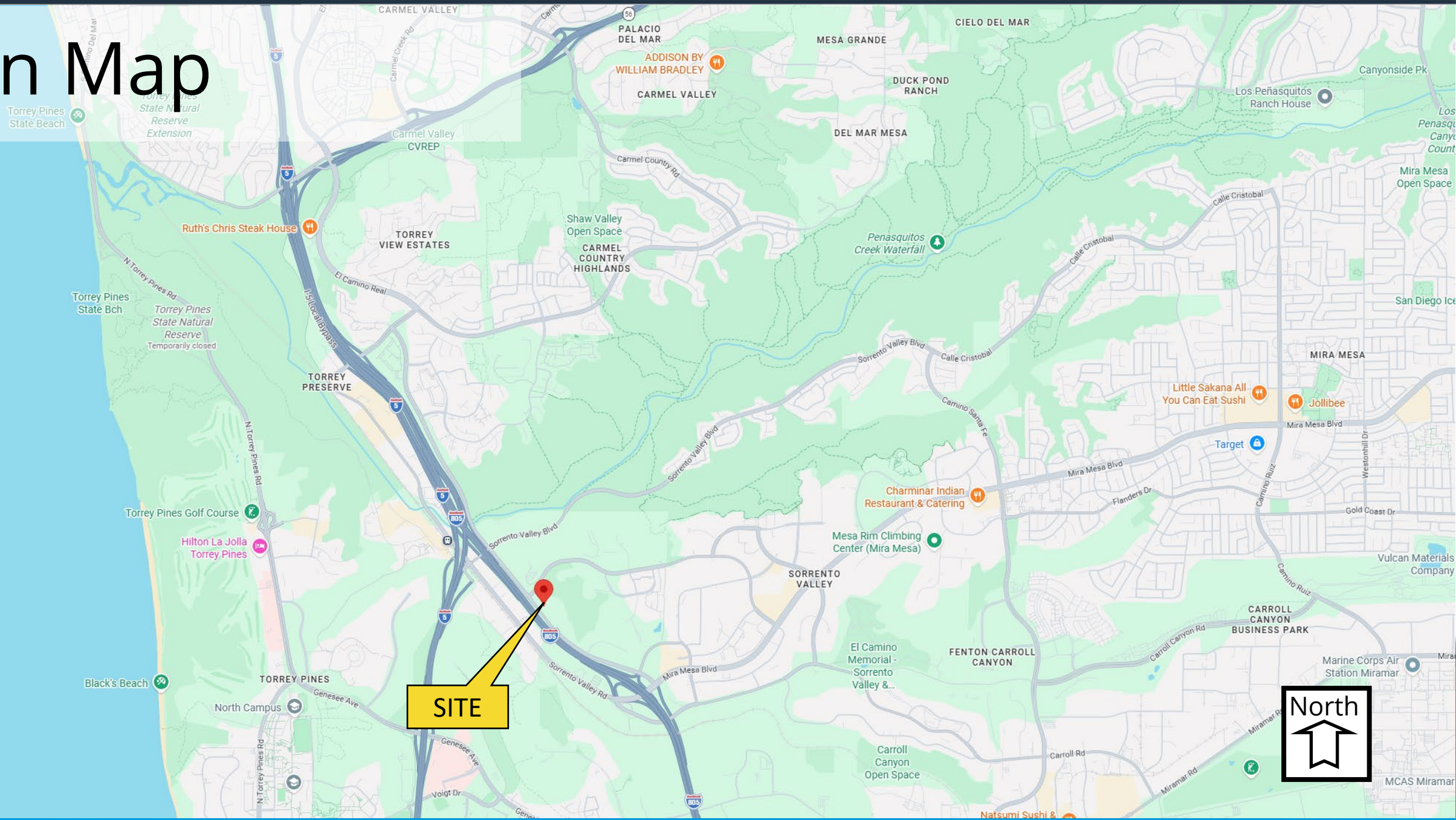
Parcel Size: 5.58 acres

- Approvals:**
- Process 3**
- Coastal Development Permit
 - Neighborhood Development Permit
 - Site Development Permit
 - Public Service Easement Vacation

Project Scope

- Demolition of an existing four-story building and associated site improvements
- Construction of a 112,400 SF four-story commercial office building and 189,795 SF six-story parking garage
- Vacation of an existing four-foot-wide easement that was never utilized for its intended purpose
- Associated site improvements

Location Map



Aerial Photograph



Community Plan Land Use

Land Use Designation:

- Technology Park

Zoning:

- IL-3-1(Industrial-Light)

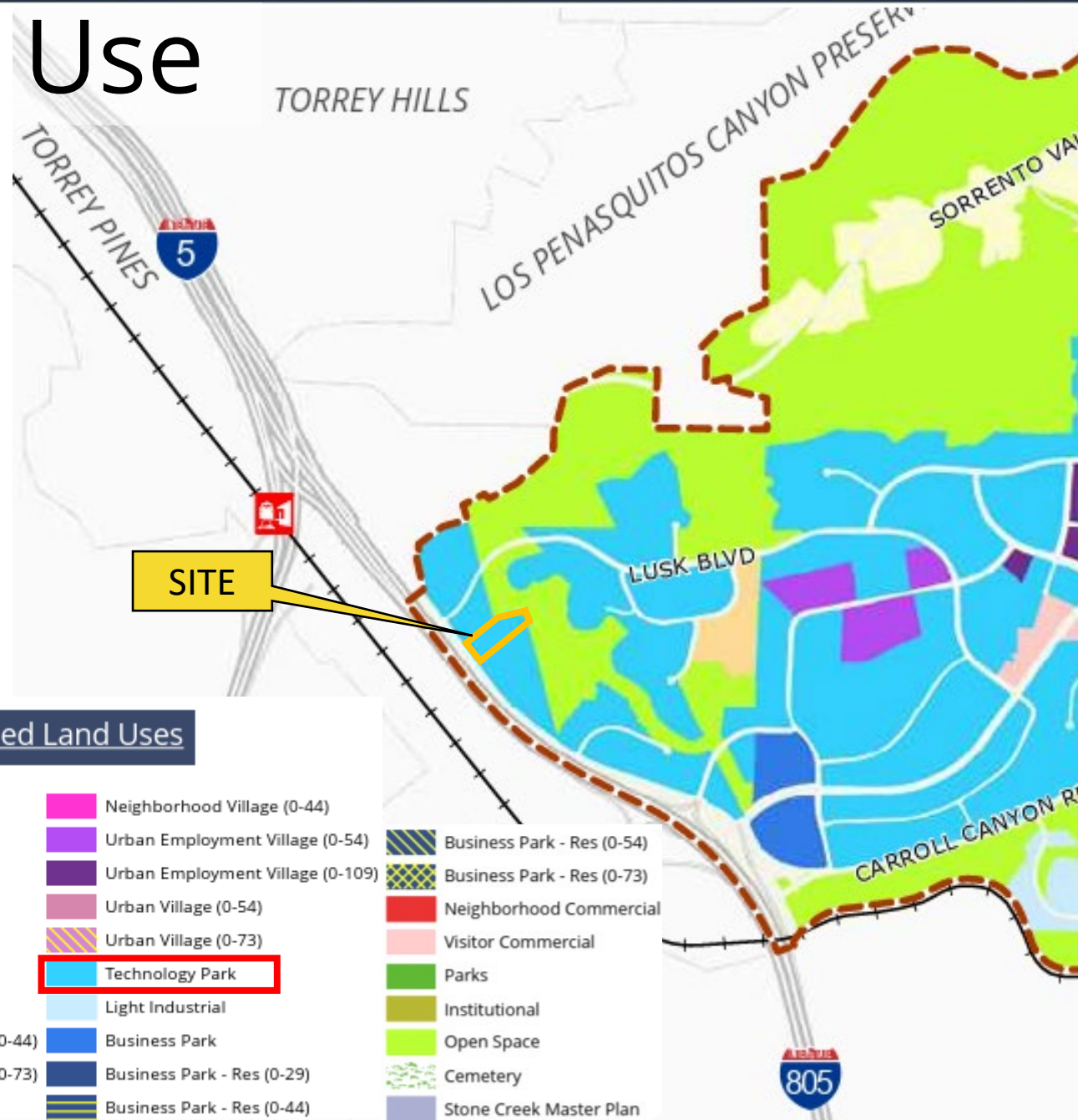
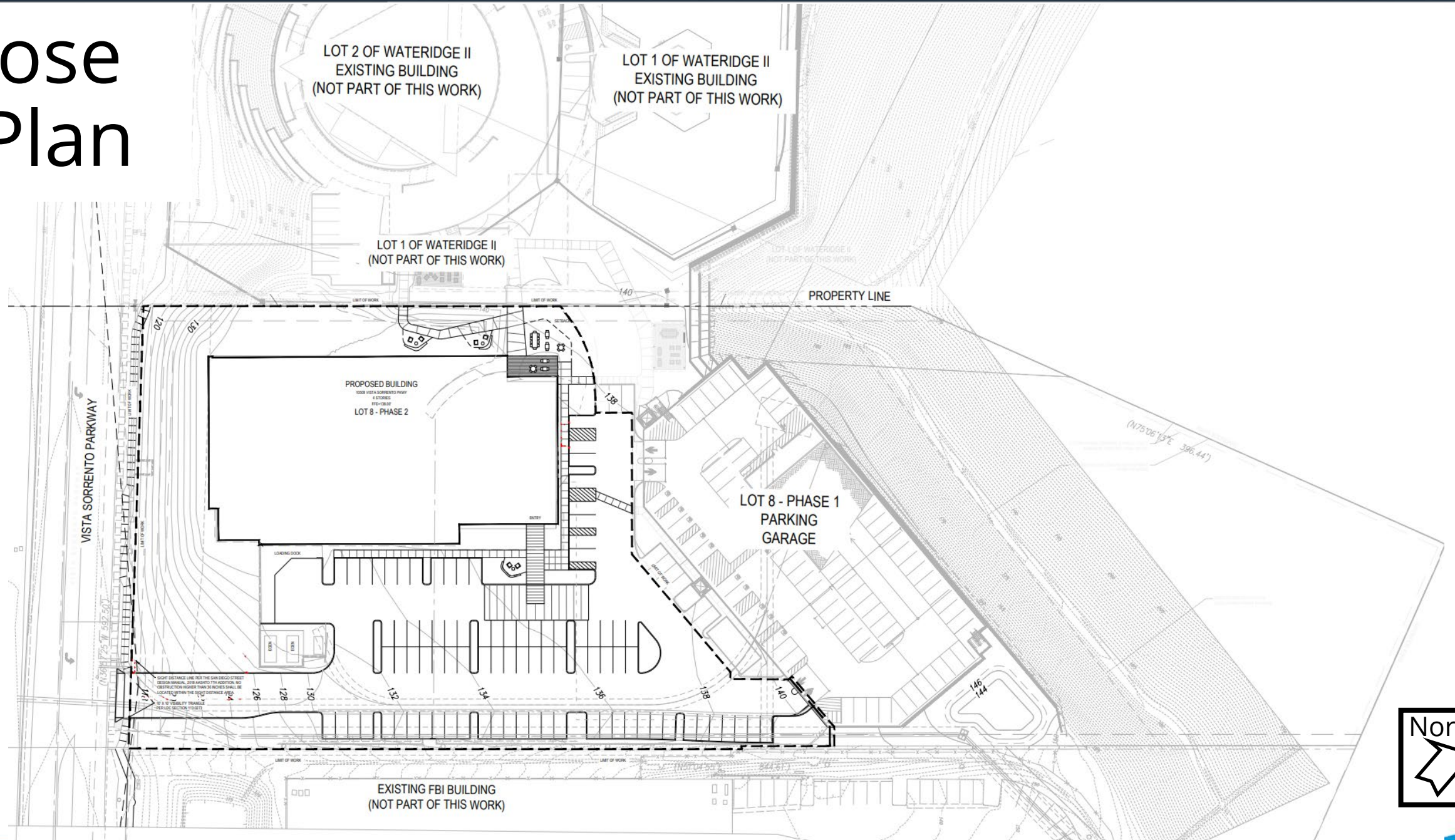


Figure 2-2. Planned Land Uses

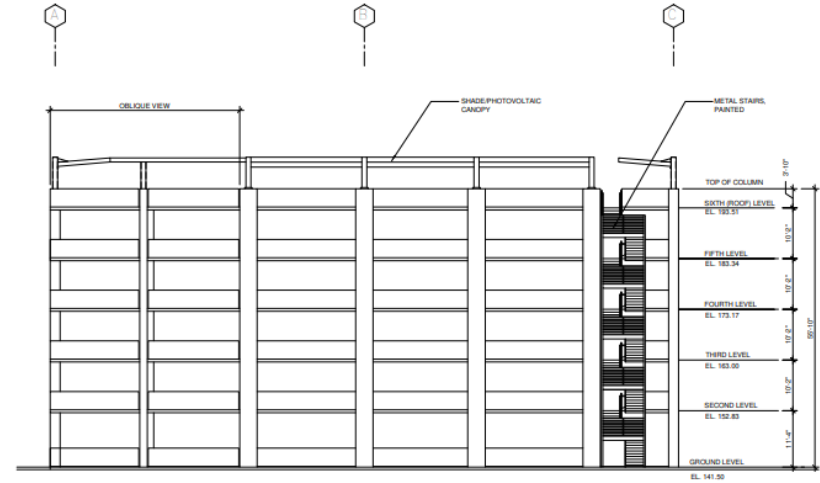
	Very Low Res (0-4)		Neighborhood Village (0-44)		Business Park - Res (0-54)
	Low Res (5-9)		Urban Employment Village (0-54)		Business Park - Res (0-73)
	Low-Medium Res (10-15)		Urban Employment Village (0-109)		Neighborhood Commercial
	Medium Res (16-29)		Urban Village (0-54)		Visitor Commercial
	Med 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)		



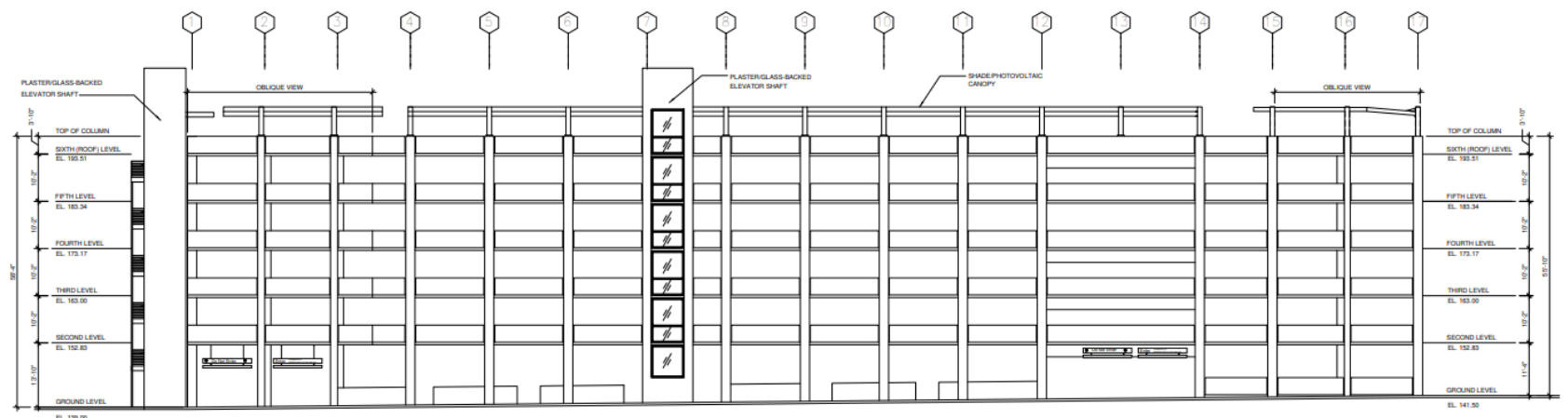
Propose Site Plan



Parking Garage Elevations (Six Story Building)

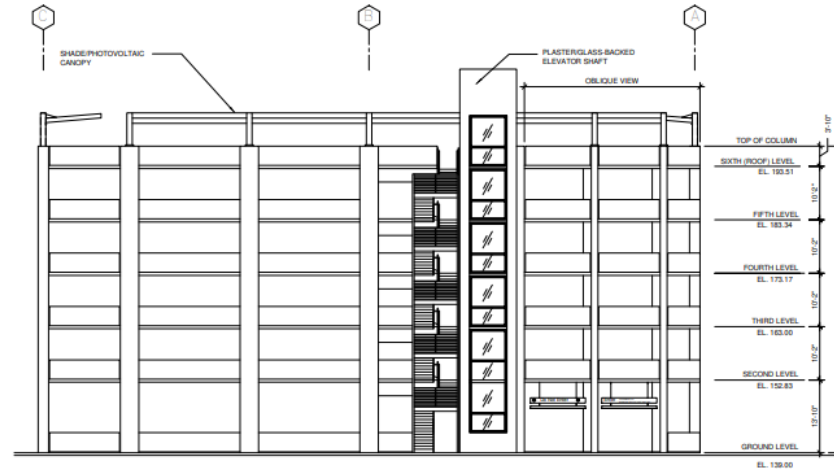


EAST ELEVATION ②
SCALE: 3/32" = 1'-0"

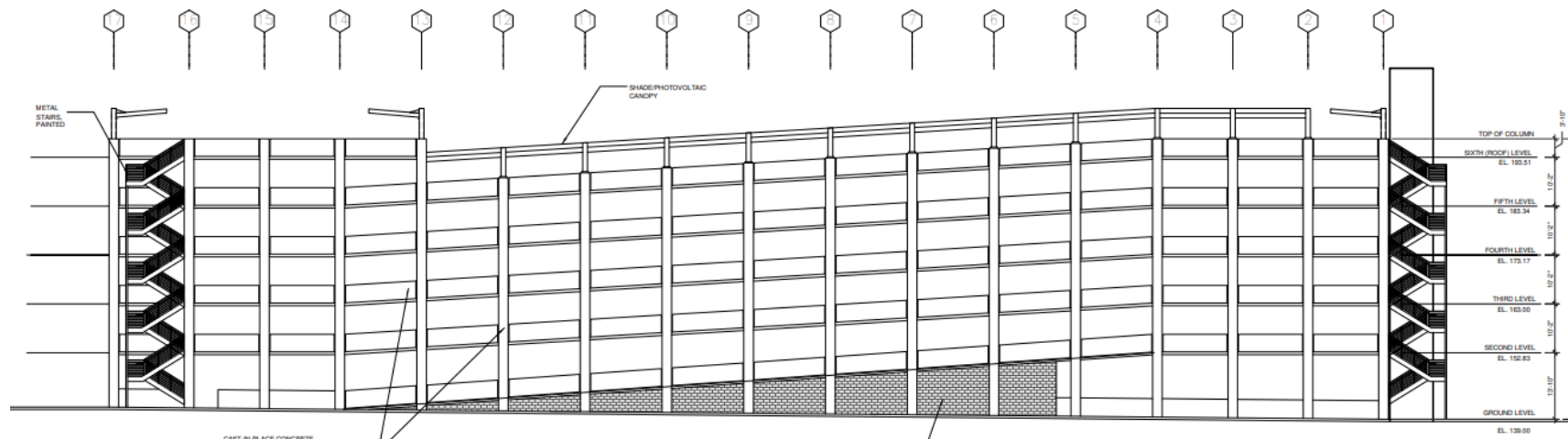


SOUTH ELEVATION ①
SCALE: 3/32" = 1'-0"

Parking Garage Elevations (Six Story Building)



WEST ELEVATION
SCALE: 3/32" = 1'-0" ②



NORTH ELEVATION
SCALE: 3/32" = 1'-0" ①

Conceptual Rendering (Four Story Office Building)



Community Planning Group

On **April 17, 2023**, the Mira Mesa Community Planning Group **Voted 11-1-1** to recommend **APPROVAL**

- **Condition:**

Project to be consistent with Mira Mesa Community Plan.

Staff Recommendation

APPROVE

- Coastal Development Permit No. PMT-3164687
- Neighborhood Development Permit No. PMT-3164688
- Site Development Permit No. PMT-3407775
- Public Service Easement Vacation No. PMT-3351728

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