

# San Diego Hearing Officer Meeting

**PRJ-1062368 – 10509 VISTA SORRENTO PKWY**

## **PHONE-IN TESTIMONY INFORMATION**

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

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### **How to Speak to a Particular Item or During Non-Agenda Public Comment:**

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# Development Services Department

10509 Vista Sorrento Pkwy  
Project No. PRJ-1062368

Item #1

Hearing Officer

June 10, 2026



# Project Information

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

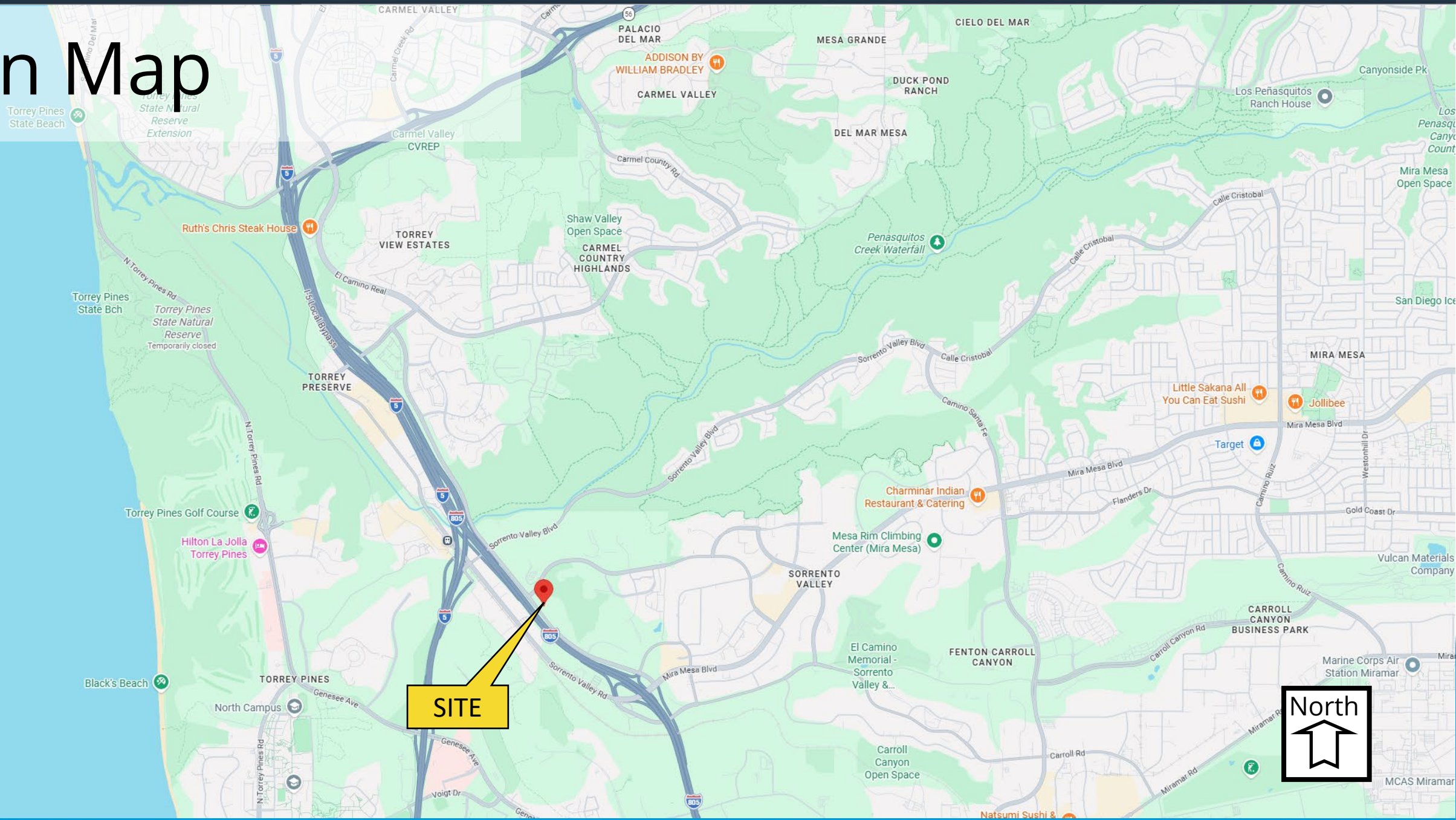
**Parcel Size:** 5.58 acres

- 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

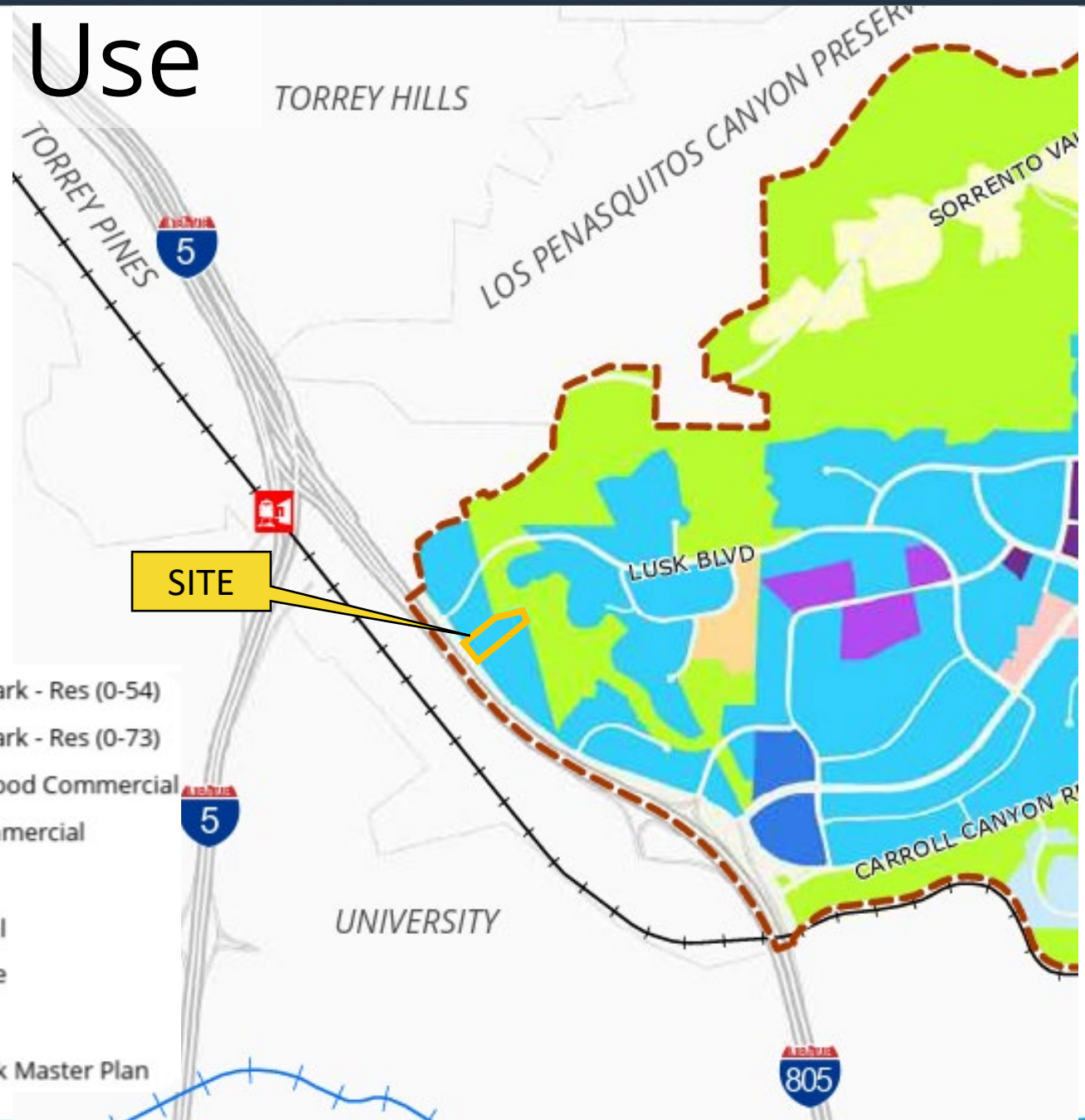


# Community Plan Land Use

## Land Use Designation:

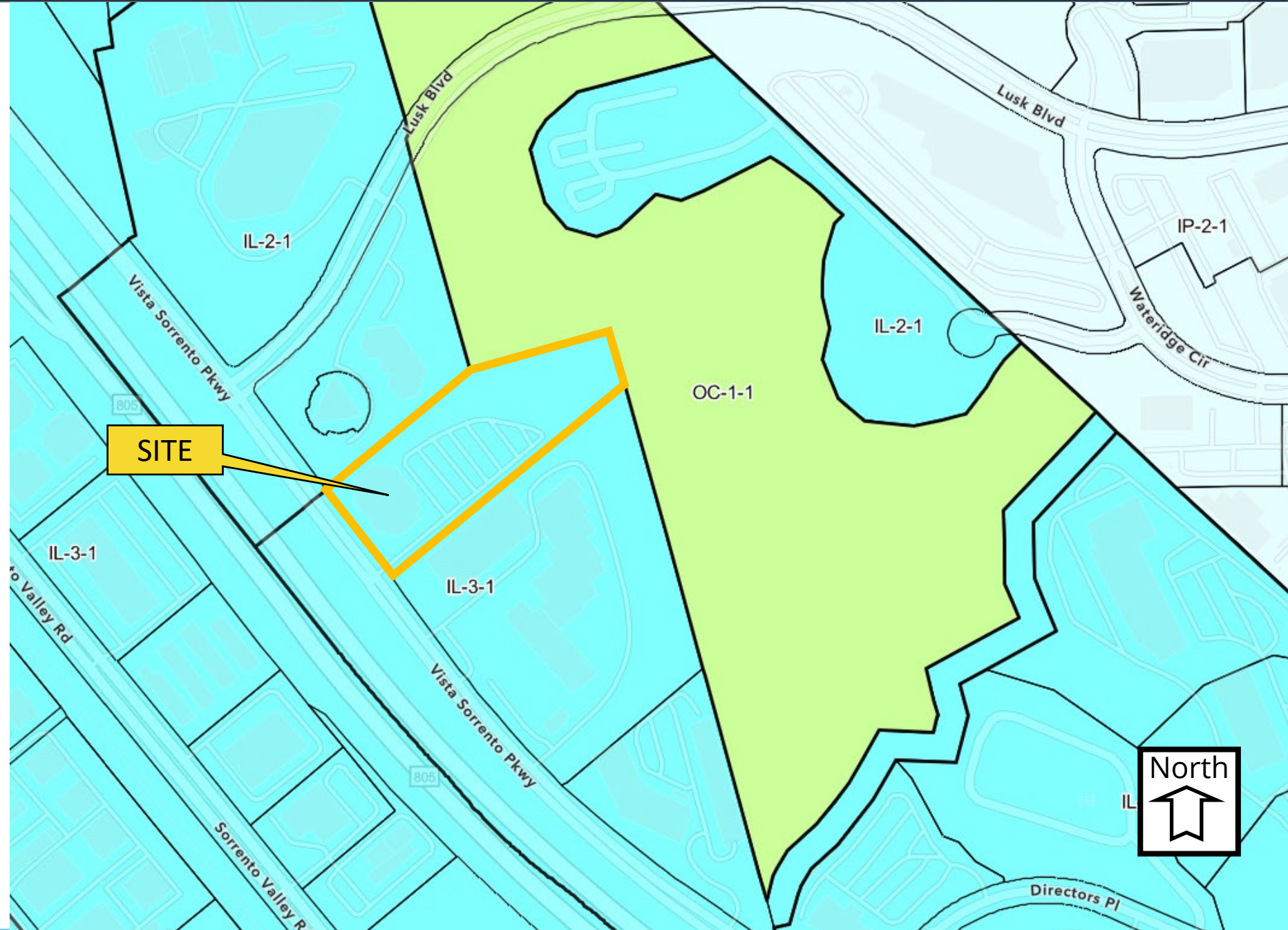
- Technology Park

Figure 2-2. Planned Land Uses

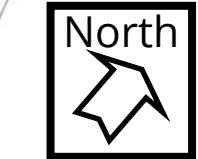
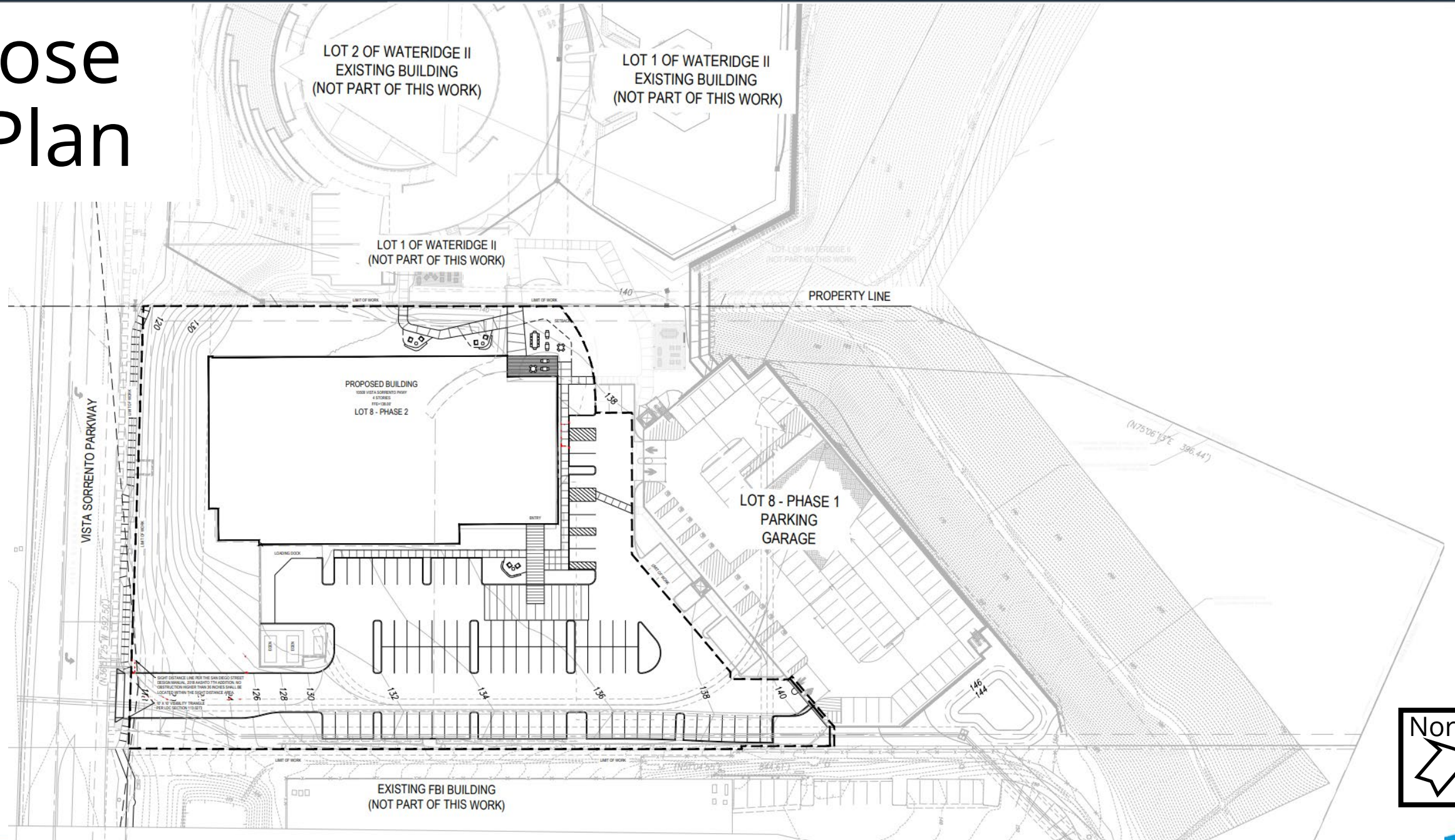


# Existing Zoning

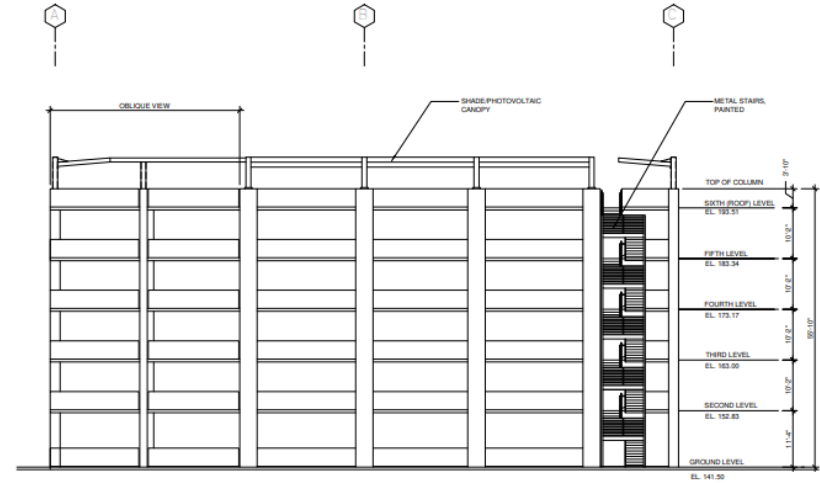
IL-3-1 (Industrial-Light)



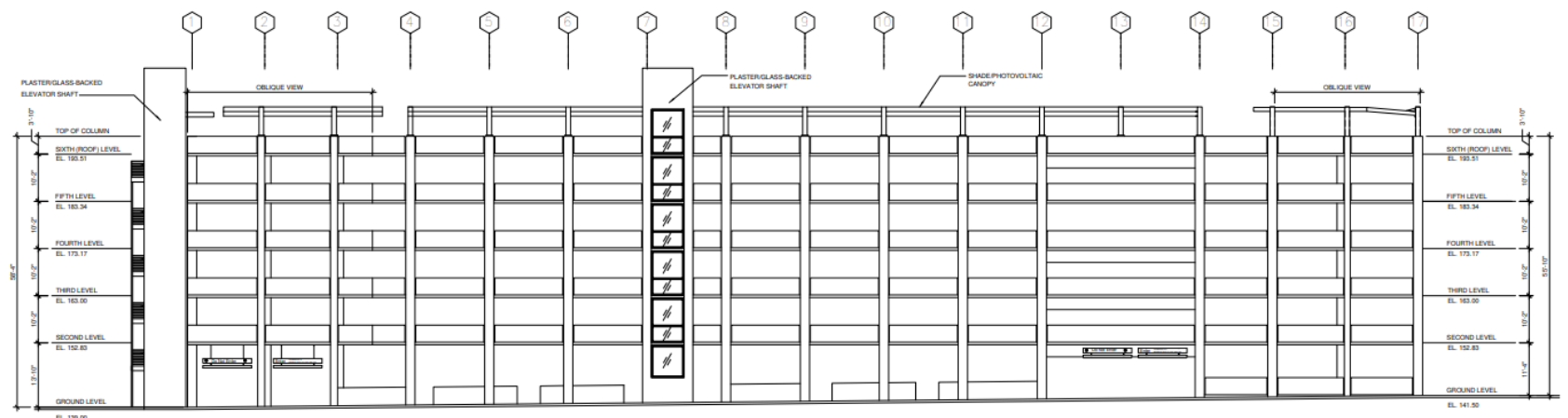
# Propose Site Plan



# Parking Garage Elevations (Six Story Building)

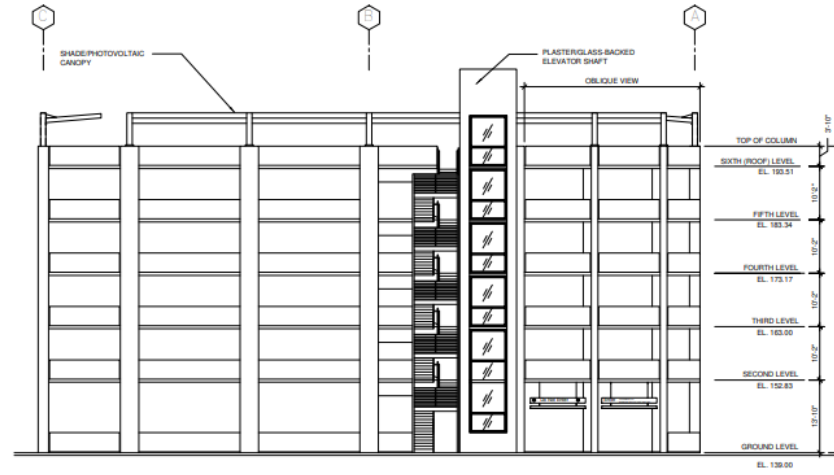


EAST ELEVATION ②  
SCALE: 3/32" = 1'-0"

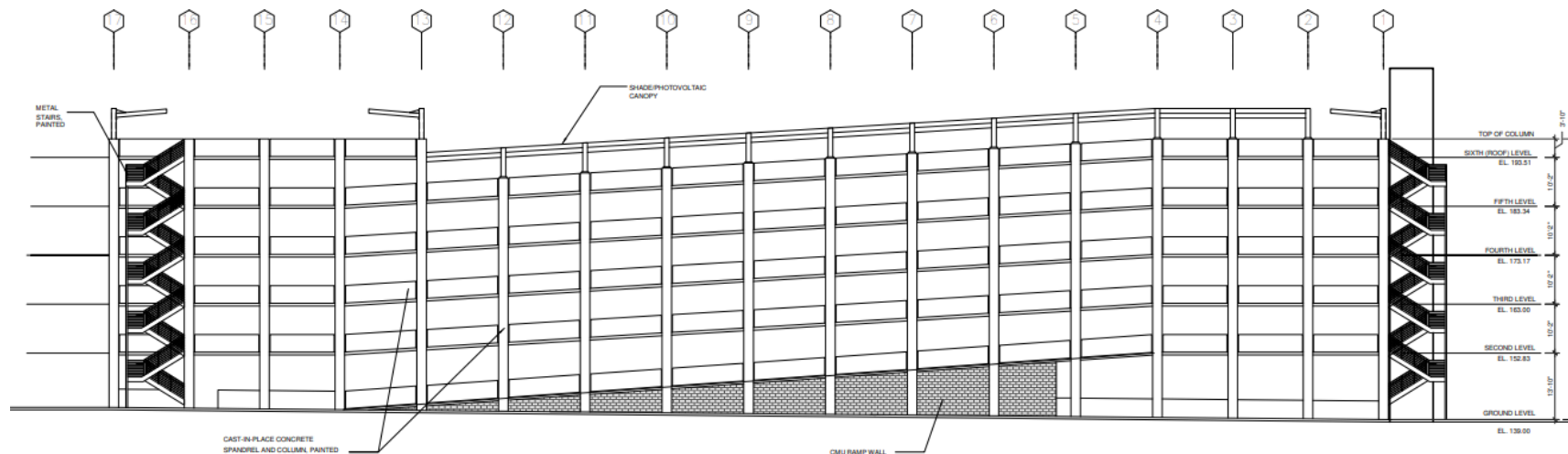


SOUTH ELEVATION ①  
SCALE: 3/32" = 1'-0"

# 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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