

San Diego Hearing Officer Meeting

PRJ-1056938 – 11085 Torreyana Road

PHONE-IN TESTIMONY INFORMATION

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

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Development Services Department

11085 Torreyana Road
Project No. PRJ-1056938

Item #2

Hearing Officer

July 22, 2026

Project Information

Location: 11085 and 11095 Torreyana Road, University Community Plan, IP-1-1 (Industrial-Park) Zone

Parcel Size: 6.15 acres

Approvals:

- Coastal Development Permit
- Neighborhood Development Permit

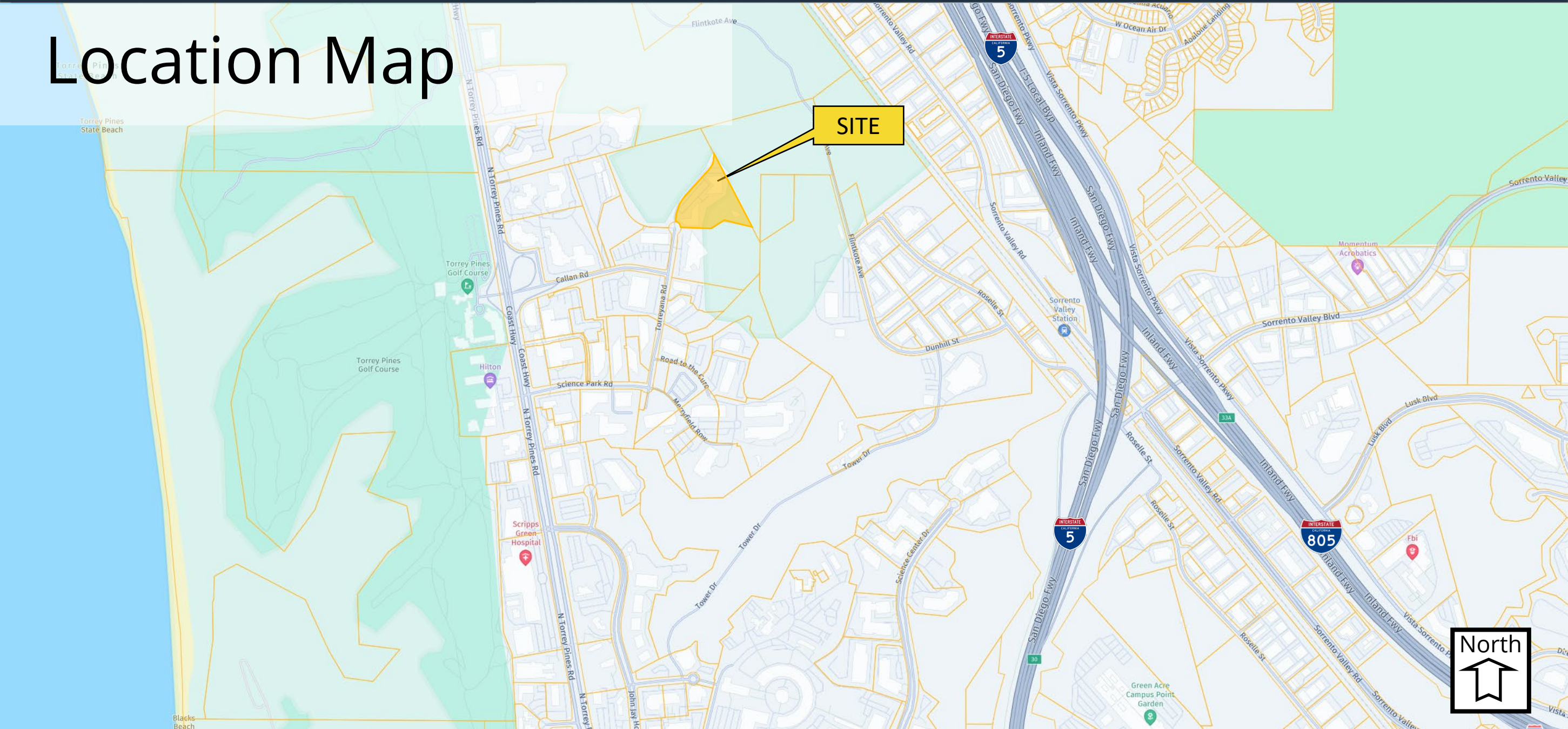
Process 3

Environmental: Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

Project Scope

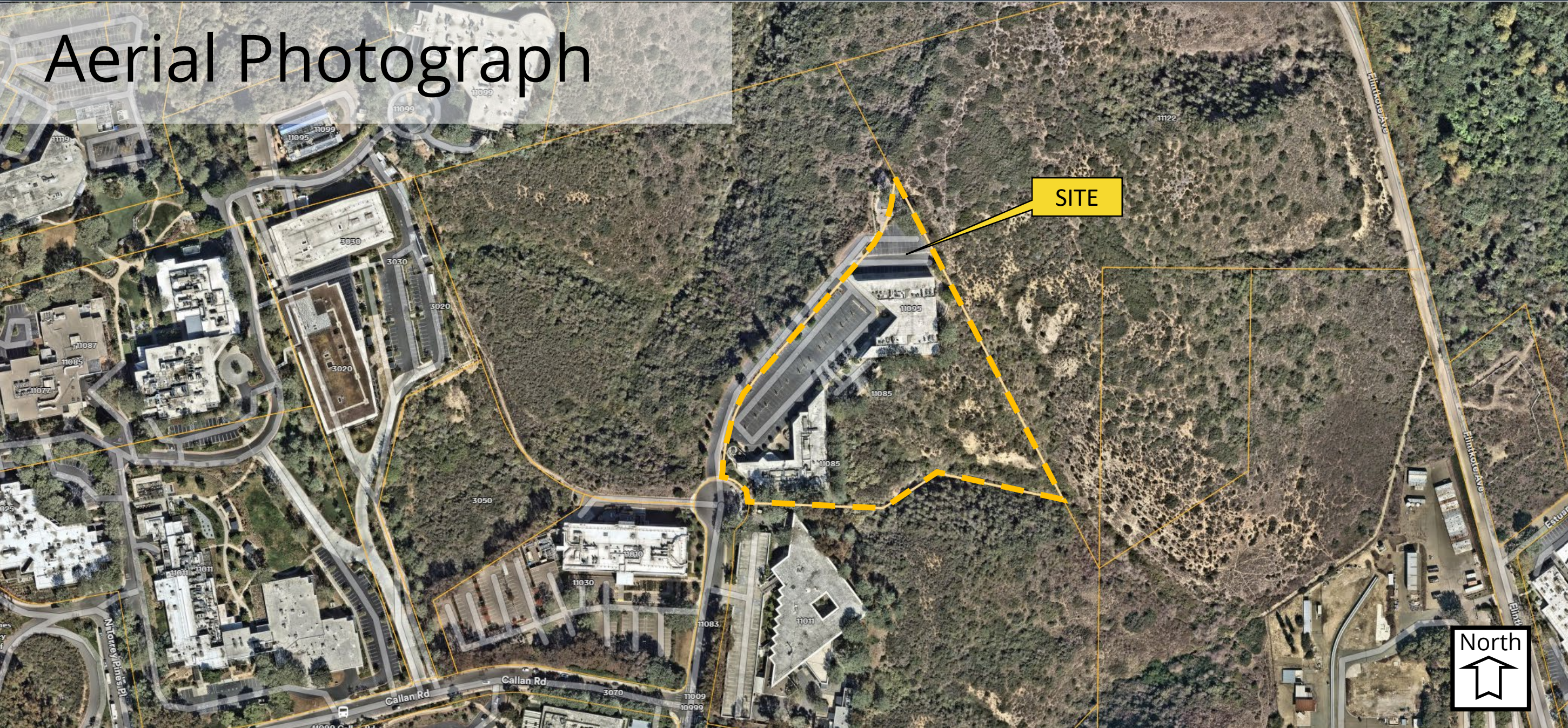
- Demolition of (2) existing buildings and associated site improvements.
- Construction of:
 - (2) two-story commercial office buildings totaling up to 122,980 square feet with subterranean and surface parking.
 - Associated Site Improvements.
- Multi-Habitat Planning Area (MHPA) Boundary Line Correction.

Location Map





Aerial Photograph



Community Plan Land Use

Land Use:

- Scientific Research
- Open Space

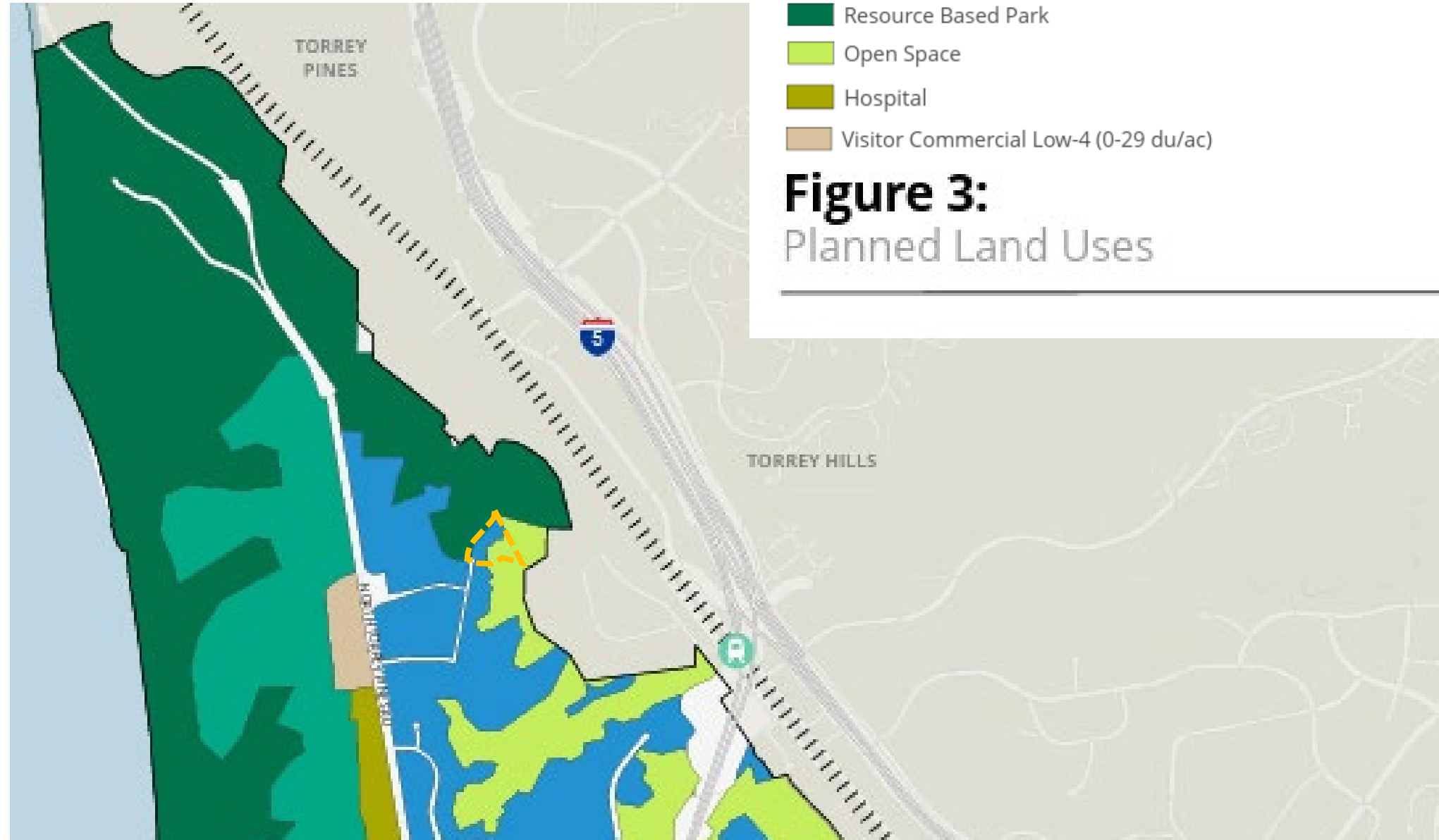
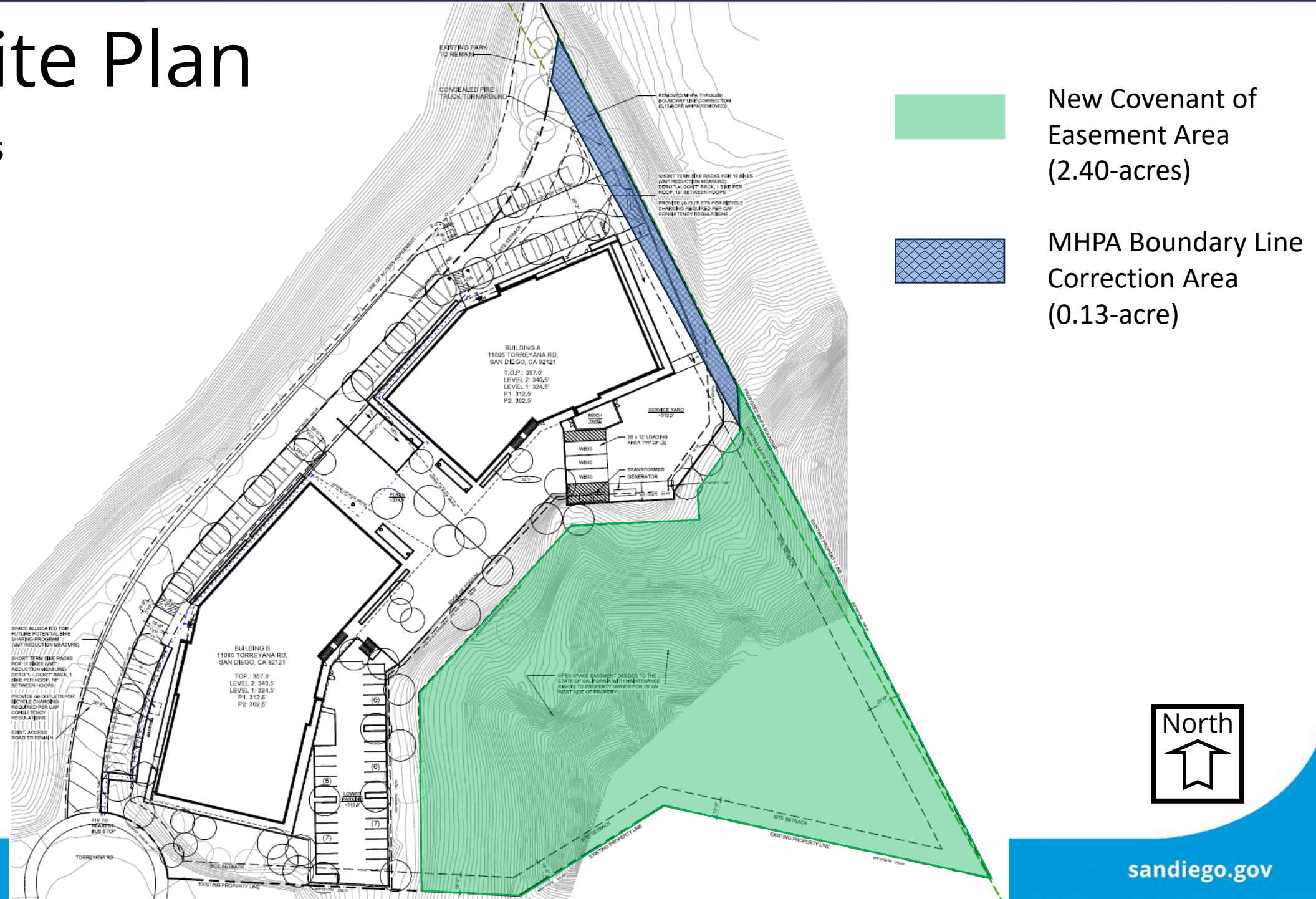


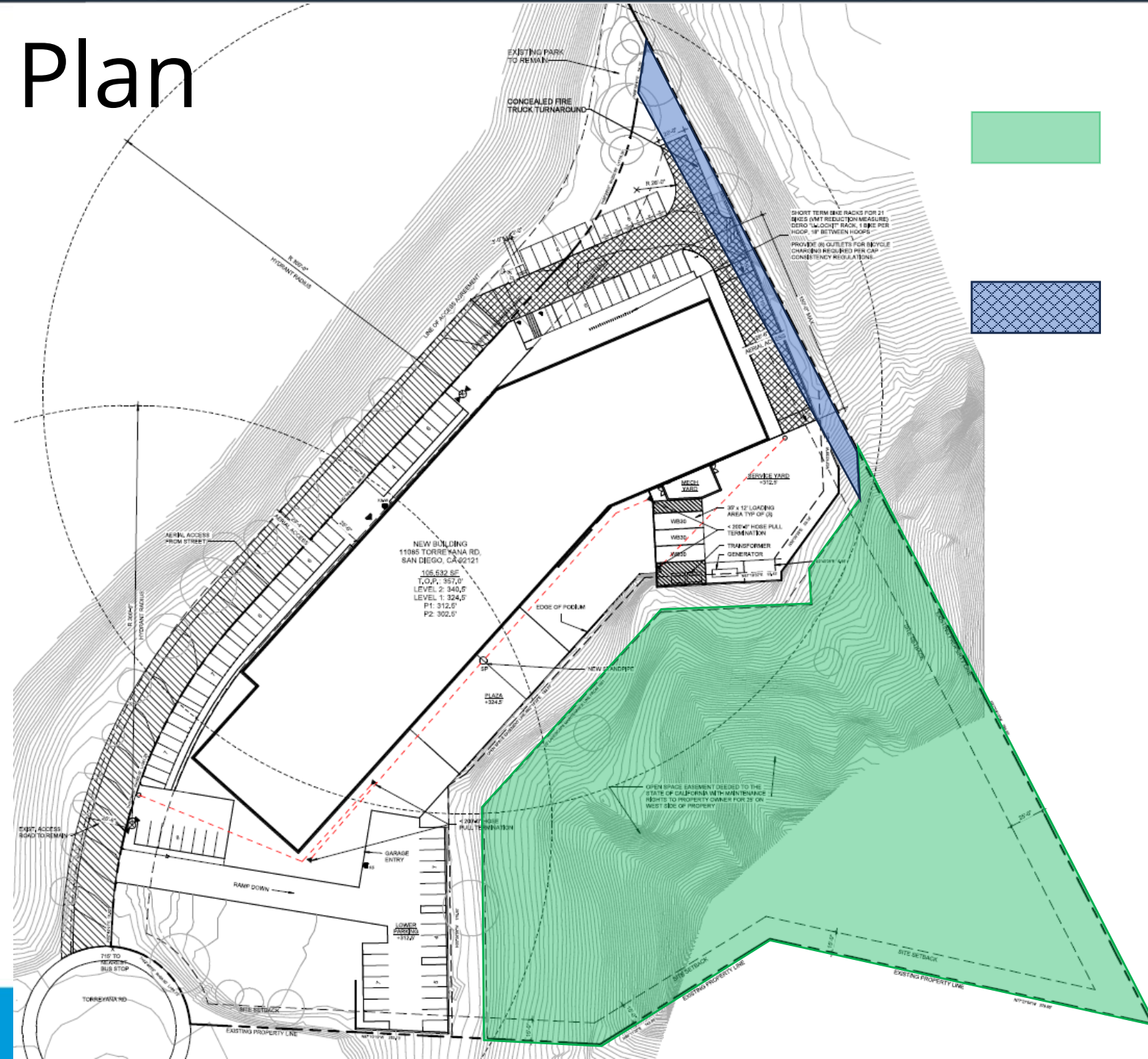
Figure 3:
Planned Land Uses

- (2) Two-Story Buildings (111,000 square feet)
- Up To 122,980 square feet (SF)
- 141,400 SF Impact Footprint Area



Alternate Site Plan Option 2

- (1) Two-Story Building
(105,532 SF)
- 141,400 SF Impact
Footprint Area



New Covenant of
Easement Area
(2.40-acres)

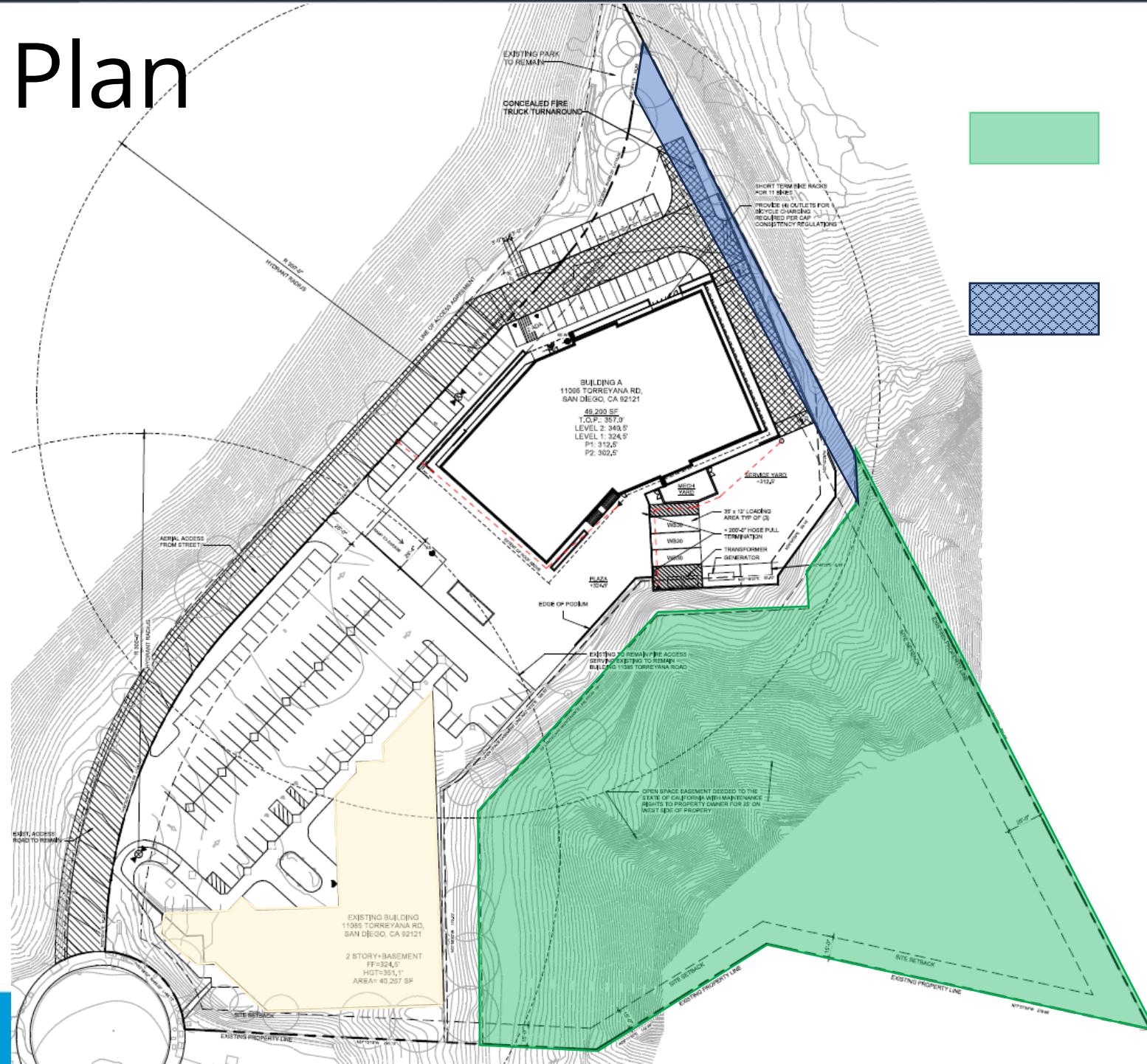


MHPA Boundary Line
Correction Area
(0.13-acre)



Alternate Site Plan Option 3

- (1) New Two-Story Building (49,200 SF)
- Existing Two-Story Building to remain (40,000 SF)
- 75,900 SF Impact Footprint Area



New Covenant of
Easement Area
(2.40-acres)

MHPA Boundary Line
Correction Area
(0.13-acre)



- (1) New Two-Story Building (61,800 SF)
- Existing Two-Story Building to remain (40,000 SF)
- 67,200 SF Impact Footprint Area



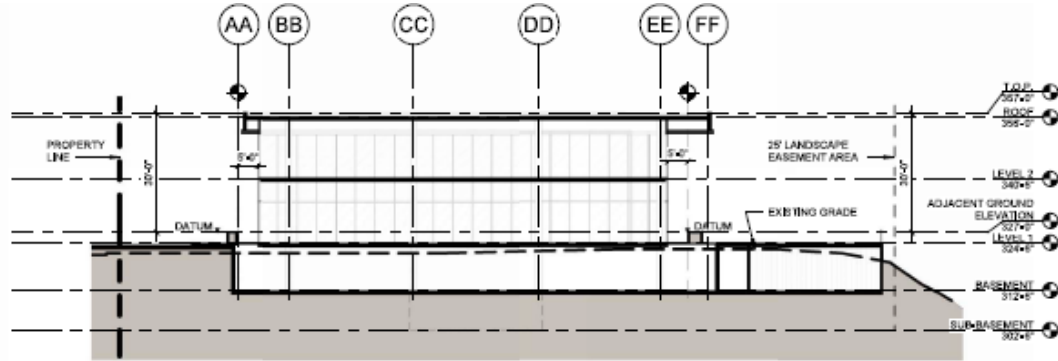
Conceptual Rendering (Two Story Office Buildings)



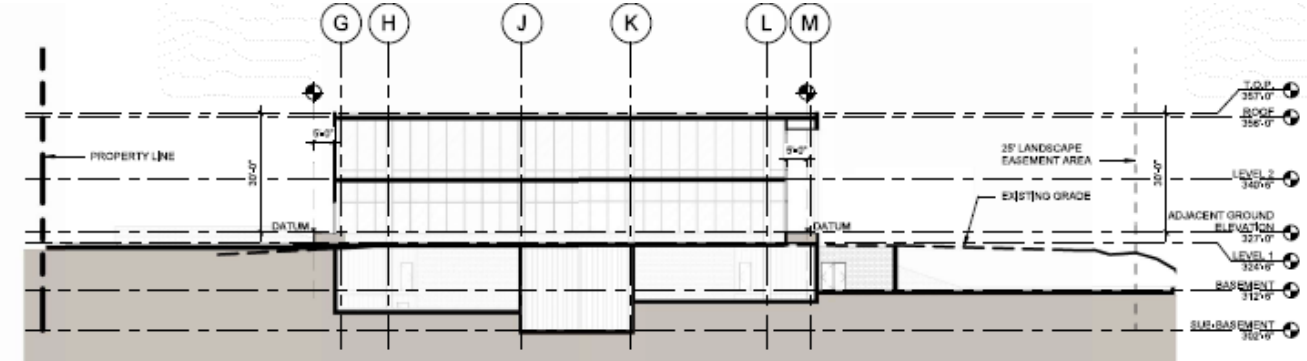
Conceptual Rendering (Two Story Office Buildings)



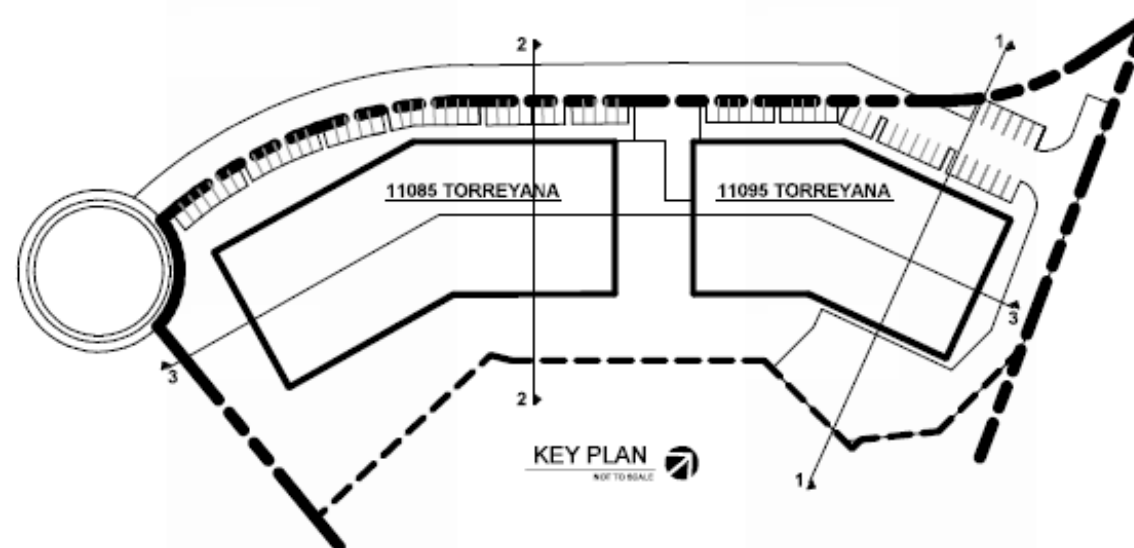
Building Sections



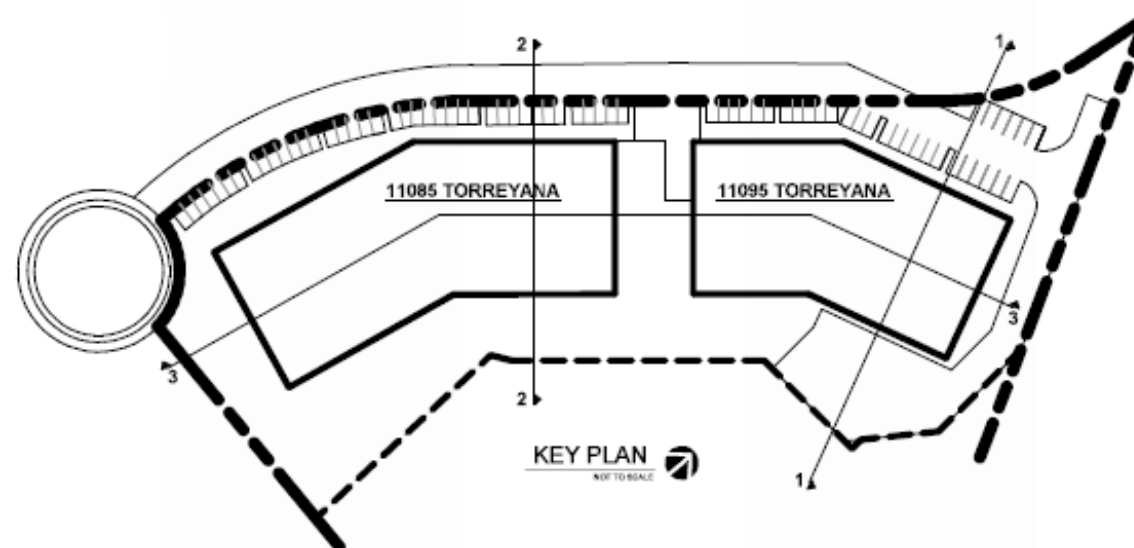
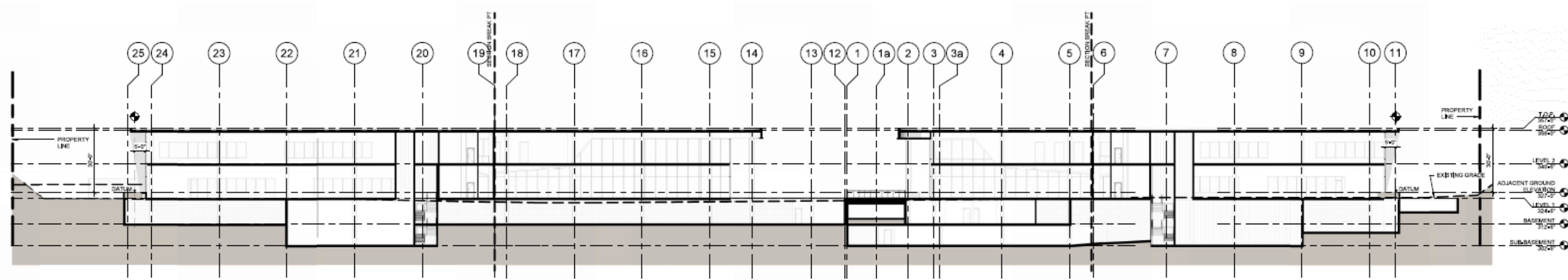
2 SITE SECTION - 11085 TORREYANA
A1.3 1" = 20'-0"



1 SITE SECTION - 11085 TORREYANA
A1.3 1" = 20'-0"



Building Sections





Community Planning Group

On **November 14, 2023**, the University Community Planning Group **Voted 9-0-2** to recommend **APPROVAL**

Staff Recommendation

ADOPT

- Mitigated Negative Declaration (MND) No. PRJ-1056938 / State Clearinghouse (SCH) No. 2019060003, and
- Mitigation, Monitoring and Reporting Program (MMRP)

APPROVE

- Coastal Development Permit No. PMT-3152293, and
- Neighborhood Development Permit No. PMT-3152294

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