THE CITY OF SAN DIEGO

# HEARING OFFICER AGENDA

## NOVEMBER 4, 2026 at 9:00 A.M.

### HYBRID MEETING

**Development Services Department**
**Edric Doringo Public Hearing Room**
**7650 Mission Valley Road, San Diego, CA 92108**

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**PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS**

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.
The Hearing Officer will be in person, and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Hearing Officer meetings.

The public is encouraged to subscribe in order to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comments via telephone, ZOOM, using the Hearing Officer webform, or via U.S. Mail of written materials, as follows:

**The link to join the webinar by computer, tablet, or smartphone is:**

https://sandiego.zoomgov.com/j/1611914200

**To join by telephone:**

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

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

***GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND PARTICIPATE IN THE MEETING IS FOUND AT THE END OF THE AGENDA***

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING:** Jeffrey Szymanski and Antoinette Gibbs

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Hearing Officer on items of interest within the jurisdiction of the Hearing Officer. Comments relating to items on today's docket are to be taken at the time the item is heard.
Comments may be submitted using the webform checking the appropriate box. All webform comments are limited to 500 words but may include attachments. Comments received after the start of the meeting but before non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Hearing Officer on any issue brought forth under Announcements/Public Comment.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

**REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA**

**AGENDA ITEMS**

**ITEM 1: 3855 RUFFIN ROAD – PROJECT NO. PRJ-1129058**

***~Continued from October 21, 2026***

**Staff:** Travis Cleveland
**City Council District:** 7
**Plan Area:** Kearny Mesa

An application for a Variance to exceed height limits for proposed retaining and planter walls located within the front yard setback of an existing one-story commercial building. The 0.11-acre site is located at 3855 Ruffin Road in the IL-2-1 (Industrial-Light) zone within the Kearny Mesa Community Plan.

This project was determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Statute and Guidelines pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory Structures).

Report No. HO-26-053.

**DEPARTMENT RECOMMENDATION:**
Deny the project.

**ITEM 2: 648 EAST SAN YSIDRO BOULEVARD – PROJECT NO. PRJ-1101202**

**Staff:** Robin MacCartee
**City Council District:** 8
**Plan Area:** San Ysidro

An application for a Planned Development Permit and Conditional Use Permit to amend Conditional Use Permit No. 1466423, which has an expiration date of February 1, 2027.

The Conditional Use Permit extension will remove the Swap Meet as a use while retaining the permanent parking facility as the primary use. The Planned Development Permit allows for the permanent staging of containers designated for a "Mercado" use. The 2.73-acre site is located at 648 East San Ysidro Boulevard, also known as Assessor's Parcel Numbers 666-300-38, 40, and 49 in the CC-2-3 (Commercial-Community) zone, a Transit Priority Area, the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), ALUCP Airport Influence Area Overlay Zone (Imperial Beach NOLF, Review Area 2), and the FAA Part 77 Noticing Area Overlay Zone (Brown Field) within the San Ysidro Community Plan.

This project was determined to be categorically exempt pursuant to the California Environmental Quality Act Statute and Guidelines (CEQA) pursuant to CEQA Sections 15061(b)(3) (Common Sense Exemption) and 15301(Existing Facilities).

Report No. HO-26-055.

**DEPARTMENT RECOMMENDATION:**
Approve the project.

**ITEM 3: 2486 VALLECITOS COURT – PROJECT NO. PRJ-1140750**

**Staff:** Mark Lopez
**City Council District:** 1
**Plan Area:** La Jolla

An application for a Coastal Development Permit and Site Development Permit for the remodel and addition to an existing two-story, 4,433-square-foot (sf) single-dwelling unit, resulting in a 6,769-sf dwelling unit over a 3,610-sf basement, a new 701-sf detached gym structure, a new two-story, 1,096-sf detached accessory dwelling unit, and associated site improvements. The 0.51-acre site is located at 2486 Vallecitos Court in the LJSPD-SF (La Jolla Shores Planned District–Single Family) zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limit Overlay Zone, a Transit Priority Area, and the Very High Fire Severity Zone within the La Jolla Community Plan. This development is within the Coastal Overlay Zone, and the application was filed on August 25, 2025.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) Statute and Guidelines pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures).

Report No. HO-26-056.

**DEPARTMENT RECOMMENDATION:**
Approve the project.

**ADJOURNMENT**

## HOW TO PARTICIPATE IN HEARING OFFICER HEARINGS

**TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:**

**In Person for Agenda Items and Non-Agenda Public Comment:** Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to City staff.

**Via Virtual Platform for Agenda Items and Non-Agenda Public Comment:** When the Hearing Officer introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item. When the Hearing Officer indicates it is your turn to speak, unmute your phone by tapping the unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. *Those participating virtually may NOT cede time to others participating in person or virtually.*

**HOW TO PROVIDE WRITTEN COMMENTS:**

**For Agenda Items and Non-Agenda Public Comment:** Submit using the webform, indicating the comment type and item number (if relevant). Comments must be received by the business day prior for it to be distributed to the Hearing Officer. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item. Please go to the Hearing Officer website for further instructions.

**Written Materials:** Instead of submitting materials as an attachment to the webform, you may submit via U.S. Mail to the Hearing Officer at 7650 Mission Valley Road, MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior for it to be distributed to the Hearing Officer.

**Late-Arriving Materials:**
Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Hearing Officer meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the Development Services Department Building, 7650 Mission Valley Road, 1st Floor, San Diego, CA 92108. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Hearing Officer meeting, the documents will be available just outside the Edric Doringo Hearing Room on the 1st floor of the Mission Valley Development Services Department Building in a binder labeled "Hearing Officer Binder". Late arriving materials received during the Hearing Officer meeting are available for review by verbally requesting the materials from Legislative staff.

**HOW TO WATCH THE MEETING**:

The public may view the meetings on their scheduled time on the City of San Diego Public Hearings YouTube channel or within 24 to 48 hours of the meeting, depending upon technical streaming issues.

**GENERAL INFORMATION:**

**Requests For Accessibility Modifications Or Accommodations:** As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing hearingofficer@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

**Items Marked with Asterisks:** Those items with an asterisk (*****) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see **California Environmental Quality Act (CEQA) Notices and Documents a**t: https://www.sandiego.gov/ceqa.

**Consent Agenda:** The Hearing Officer may vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to the Hearing Officer, and which Staff may modify prior to the vote by informing the Hearing Officer verbally or in writing.

The Consent Agenda may be voted on quickly. If you wish to be heard, please submit your webform, the business day prior for it to be distributed to the Hearing Officer. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.