THE CITY OF SAN DIEGO

HEARING OFFICER AGENDA

NOVEMBER 18, 2026 at 9:00 A.M.

HYBRID MEETING

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

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: 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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 November 4, 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:
Approve the project.

ITEM 2: 3483 DUNHILL STREET – PROJECT NO. PRJ-1146454

Staff: Robin MacCartee
City Council District: 1
Plan Area: Torrey Pines

An application for a Coastal Development Permit for the construction of a 2-story, 3,579-square-foot, pre-engineered metal building to house electrical infrastructure to support existing industrial buildings. The 55.34-acre project site is located at 3483 Dunhill Street, also known as Assessor's Parcel Number (APN) 340-020-2600 in the Industrial-Light (IL 3-1) Zone, a Transit Priority Area, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), ALUCP Airport Influence Area (MCAS Miramar - Review Area 1), the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable and Non-Appealable), a High Paleontological Sensitivity Area, Environmentally Sensitive Lands (Multiple Species Conservation Program lands and Sensitive Vegetation), and a Very High Fire Hazard Severity zone of the Torrey Pines Community Plan area. This development is within the Coastal Overlay Zone, and the application was filed on December 16, 2025.

This project was determined to be categorically exempt pursuant to the California Environmental Quality Act Statute and Guidelines (CEQA) pursuant to CEQA Section 15332 (In-fill Development Projects).

Report No. HO-26-059.

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 hearing officer@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.