San Diego Hearing Officer Meeting

PRJ-1129058, 3855 Ruffin Road

PHONE-IN TESTIMONY INFORMATION

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

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Development Services Department

3855 Ruffin Road
Project No. PRJ-1129058

Item # 1

Hearing Officer

November 4, 2026

The City of SAN DIEGO

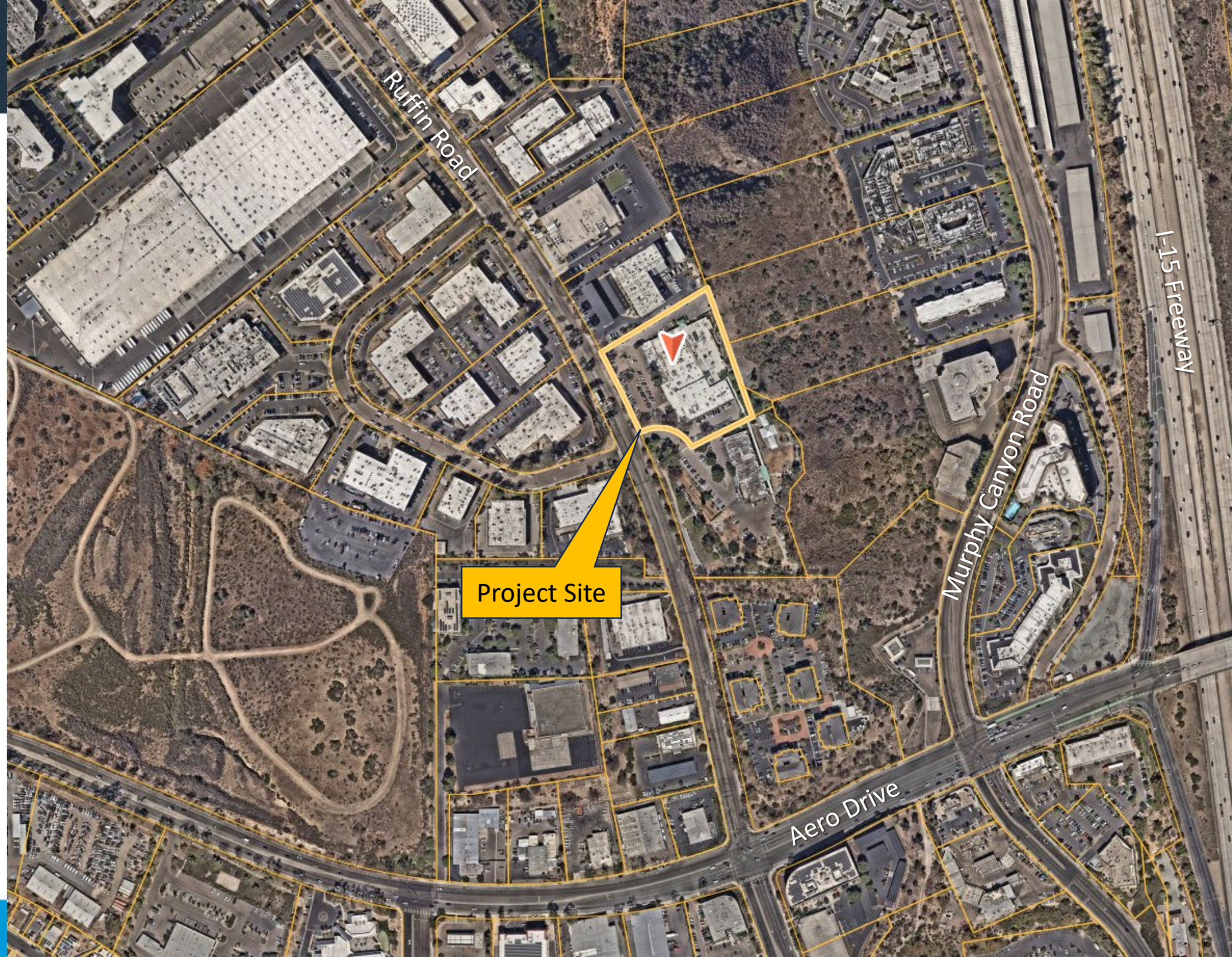
Project Scope

Location	3855 Ruffin Road, Kearny Mesa, IL-2-1 zone
Parcel Size	2 acres
Approvals Required	Variance, Process Three
Reason for Variance	To exceed the SDMC 142.0340(c)(1) height limits for proposed retaining and planter walls in the front yard setback
Environmental Determination	CEQA Exempt per CEQA Guidelines Sections: • 15303 (New Construction) • 15311 (Accessory Structures)

Development Services

Aerial Photograph

North





Aerial Photograph

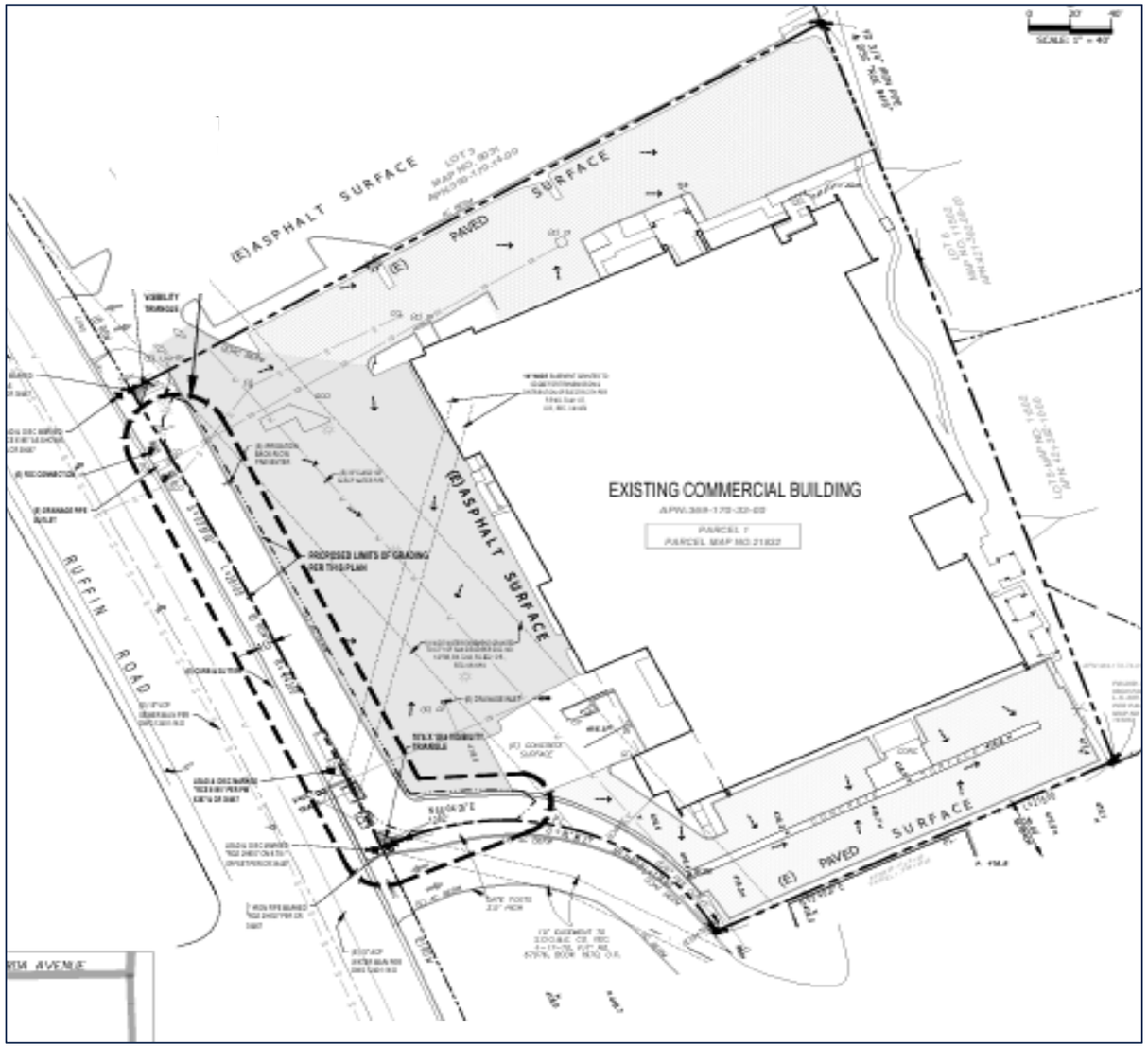
North



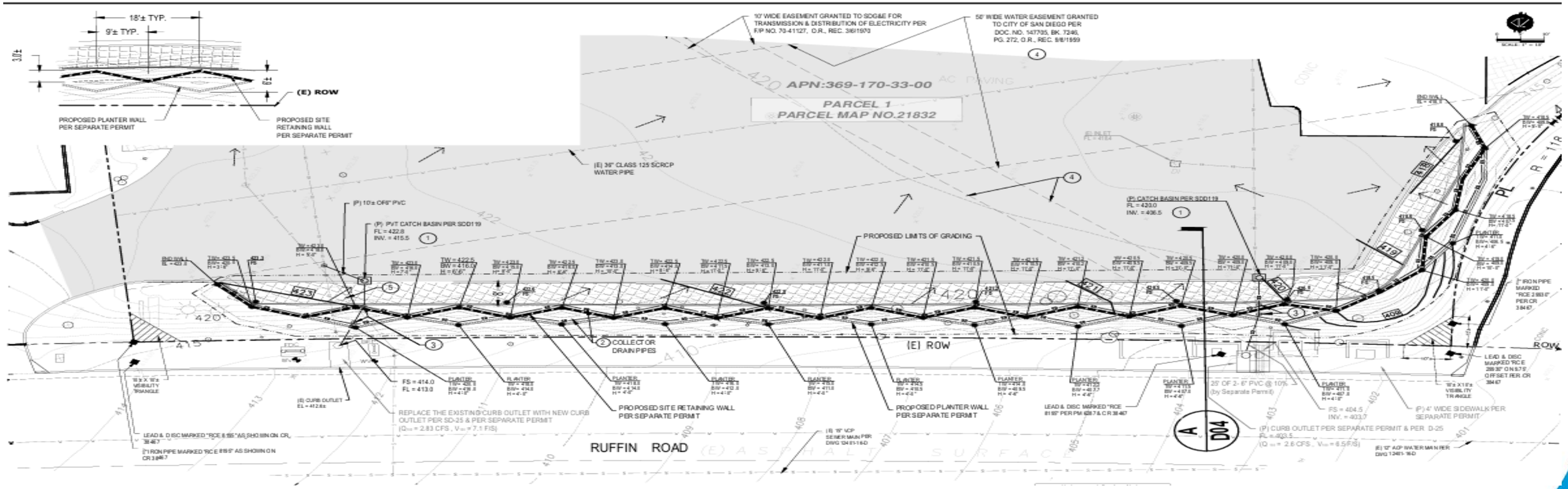
Site Condition



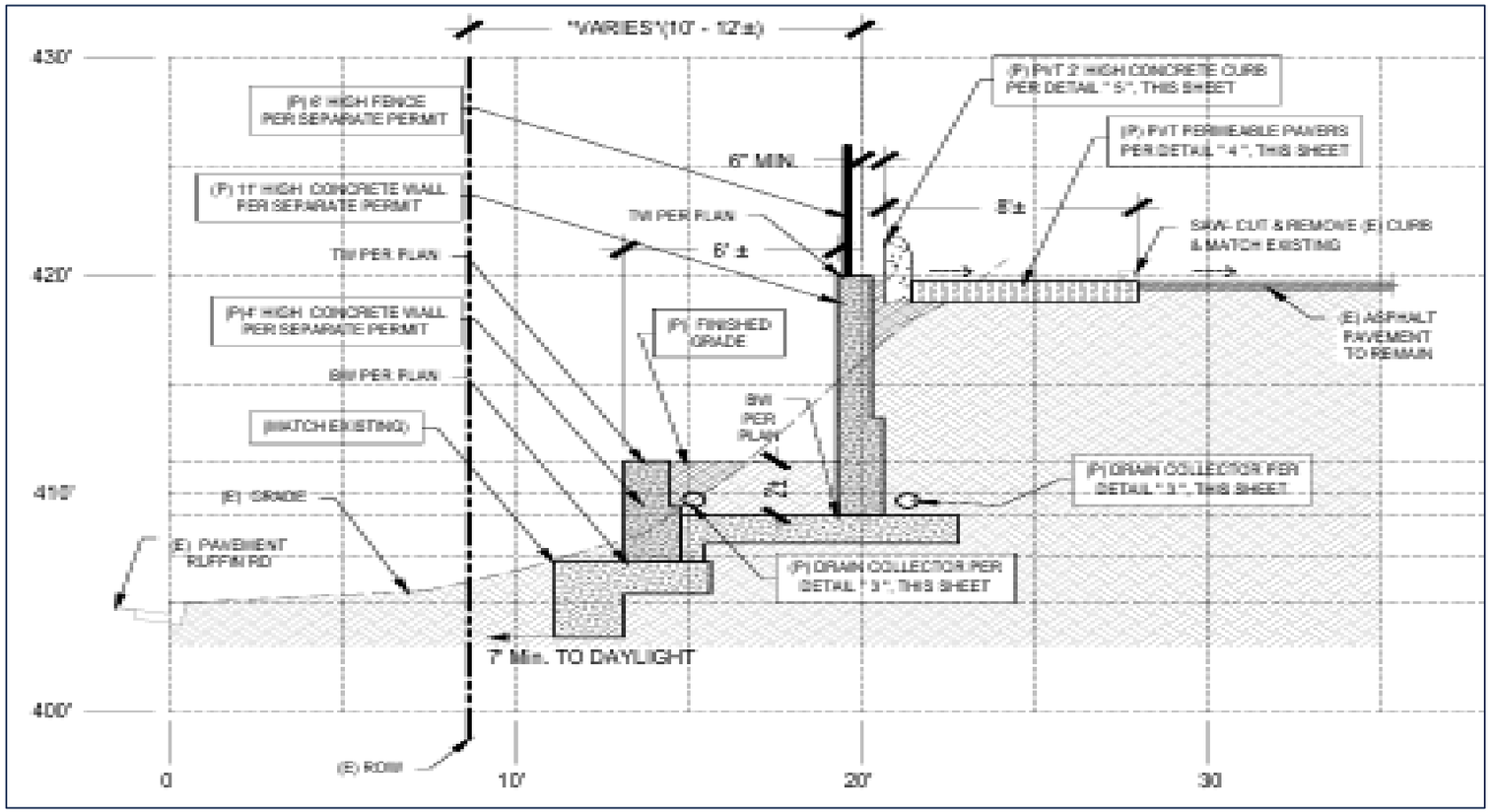
Existing Site Plan



Proposed Wall



Wall Cross Section



Community Planning Groups

April 16, 2025

- Kearny Mesa Community Planning recommended project approval by a vote of 11-0-0, without recommendations

Recommendation of Denial

- Required public improvements not provided pursuant to the Public Facilities Regulations (SDMC Chapter 14, Article 2, Division 6)
    - Dedicate four additional feet of right of way to Ruffin Road
    - Provide new four-foot sidewalk along Ruffin Road
- Two of four required Variance findings cannot be made

Recommendation of Denial

SDMC 126.0805(c): The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.	The Public Facilities regulations are intended to assure that the cost of providing public facilities to serve new development is the responsibility of that development and that minimum standards for public facilities are maintained to protect the public health, safety, and welfare. The minimum standards for public facilities at this location will not be maintained. This finding cannot be made.

Recommendation of Denial

SDMC 126.0805(d): The granting of the variance will not adversely affect the applicable land use plan.	The Kearny Mesa Community Plan (KMCP) designates Ruffin Road as a Collector Street with a two-way left turn lane. • Four additional feet of ROW needed • Sidewalk needed If not provided, project does not support KMCP policies 4.6, 4.7, 4.21, 4.22, 5.1, and 5.4. This finding cannot be made.

Staff Recommendation

DENY Variance No. PMT- 3339006

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-1129058, 3855 Ruffin Road

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





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