



THE CITY OF SAN DIEGO
DATE OF NOTICE: August 5, 2026

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING: AUGUST 19, 2026
TIME OF HEARING: 9:00 AM
LOCATION OF HEARING: DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108
PROJECT NUMBER: PRJ-1108438
PROJECT NAME: 5004 HASTINGS ROAD
PROJECT TYPE: SITE DEVELOPMENT PERMIT, CEQA EXEMPTION, PROCESS THREE
APPLICANT: AARON BORJA
COMMUNITY PLAN AREA: MID-CITY: KENSINGTON-TALMADGE
COUNCIL DISTRICT: 9
CITY PROJECT MANAGER: DANIEL NERI, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5967 / DNERI@SANDIEGO.GOV

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Hearing Officer to consider an application for a Site Development Permit (SDP) to permit an existing, unpermitted retaining wall and deck that encroach into the Multiple Habitat Planning Area (MHPA), add a custom pool and spa, add a drain outlet and riprap energy dissipater stormwater improvement, and process a Boundary Line Correction of the MHPA so that all existing and proposed development is outside of the MHPA. The 0.55-acres site is in the RS-1-1 and RS-1-7 (Single Family - Residential) zones as well as the OR-1-1 (Open Space - Residential) zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field); a Parking Standards Transit Priority Area; a Transit Priority Area; the Affordable Housing Parking Demand (High) overlay; the Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field - Review Area 2); the FAA Part 77 Noticing Area (Montgomery Field); the Multiple Habitat Planning Area; and the Very High Fire Hazard Severity Zone.

This project was determined to be categorically exempt pursuant to Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act on June 8, 2026, and the opportunity to appeal that determination ended on June 23, 2026.

APPEAL OF THE HEARING OFFICER DECISION: The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sandiego.gov before the close of the public hearing. Appeal procedures are described in Information Bulletin 505 (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>). Appeals to the Planning Commission can be filed by email/mail or in person:

1. Appeals filed via email

Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) to PlanningCommission@sandiego.gov by 4 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required appeal fee. Timely payment of this invoice is required to complete the processing of the appeal. Failure to pay the invoice within five business days of invoice issuance will invalidate the appeal application.

2. Appeals filed in person

Place the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in the drop box in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 by 4 p.m. on the last day of the appeal period.

- The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This drop box is checked daily, and payments are processed the following business day.
- On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form DS-3031.
- Cash payments are only [accepted by appointment](#).

COMMUNICATIONS:

To join using the Zoom platform use this link:

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

To join by using Telephone:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 191 4200

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Hearing Officer webpage: (<https://www.sandiego.gov/development-services/hearing-officer/agenda-comment-form>). If you have an attachment to your comment, you may send it to HearingOfficer@sandiego.gov and it will be distributed to the Hearing Officer.

The public is encouraged to [subscribe](#) to receive meeting agendas.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

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. This information will be made available in alternative formats upon request. To request an agenda in an alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to hearingofficer@sanidiego.gov at least five (5) business days prior to the meeting to ensure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24009787



Development Services Department

Daniel Neri / Project No. PRJ-1108438
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED