

San Diego Hearing Officer Meeting

PRJ-1108438: 5004 Hastings Road

PHONE-IN TESTIMONY INFORMATION

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

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

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Development Services Department

5004 Hastings Road
Rear Yard Amenities
Project No. PRJ-1108438

Item #2

Hearing Officer

August 19, 2026

Project Location

ADDRESS:	5004 Hasting Road
COMMUNITY PLAN:	Mid-City: Kensington-Talmadge Community Planning Area
COUNCIL DISTRICT:	9
ZONE:	RS-1-7, RS-1-1 (Residential - Single Unit) Zones OR-1-1 (Open Space – Residential) Multiple Habitat Planning Area Steep Hillsides Sensitive Vegetation Very High Fire Hazard Severity Zone
PARCEL SIZE:	0.55-acre

Civil Penalty Notice & Order

❖ **CIVIL PENALTY NOTICE – MARCH 1, 2026**

- ⊘ Expanding an existing basement with added bedrooms, bathrooms and laundry room
- ⊘ Modifying exterior finishes along with windows and doors throughout
- ⊘ Adding a rear yard retaining wall exceeding 3 feet in height
- ⊘ Adding a rear yard deck which exceeds 30 inches above grade

❖ **CORRECTIONS**

- ✓ PRJ-1054629
- ✓ CC-1095771

Project Scope and Approvals

APPROVALS:

- ❖ **SITE DEVELOPMENT PERMIT (PROCESS 3)**
 - ✓ Permit previously constructed retaining wall
 - ✓ Permit previously constructed deck
 - ✓ Add a custom pool and spa
 - ✓ Add drain outlet and riprap dissipater
 - ✓ Slope enhancement with native revegetation

CEQA Determination

CEQA DETERMINATION:

❖ EXEMPT – JUNE 8, 2026

- ✓ Section 15301 (Existing Facilities)
- ✓ Section 15303 (New Construction or Conversion of Small Structure)
- ✓ Section 15304 (Minor Alterations to Land)

Historical Determination

CONSTRUCTED: 1951

DETERMINATION: Not Historically Significant

DATE: June 21, 2023



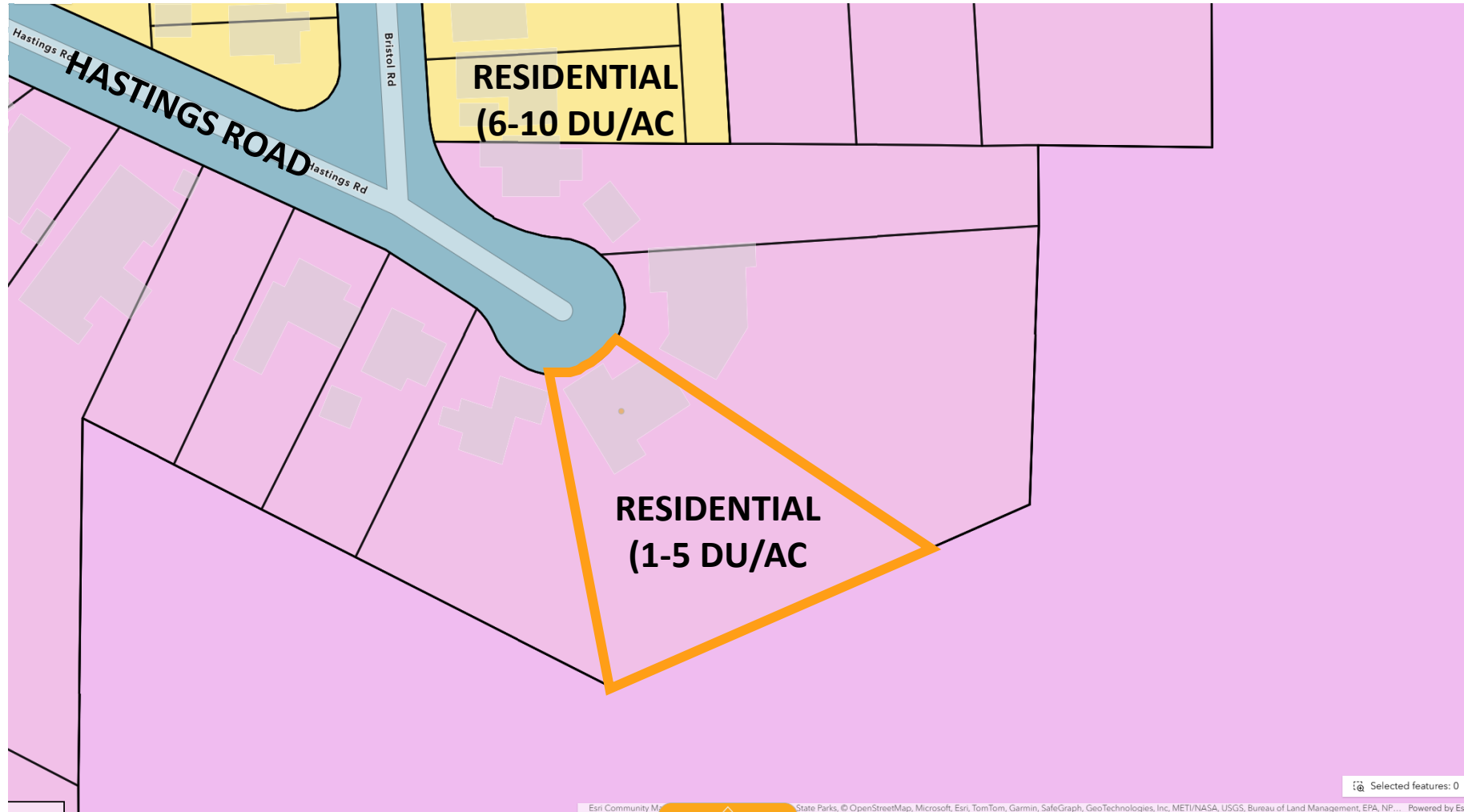
Project Location Aerial View



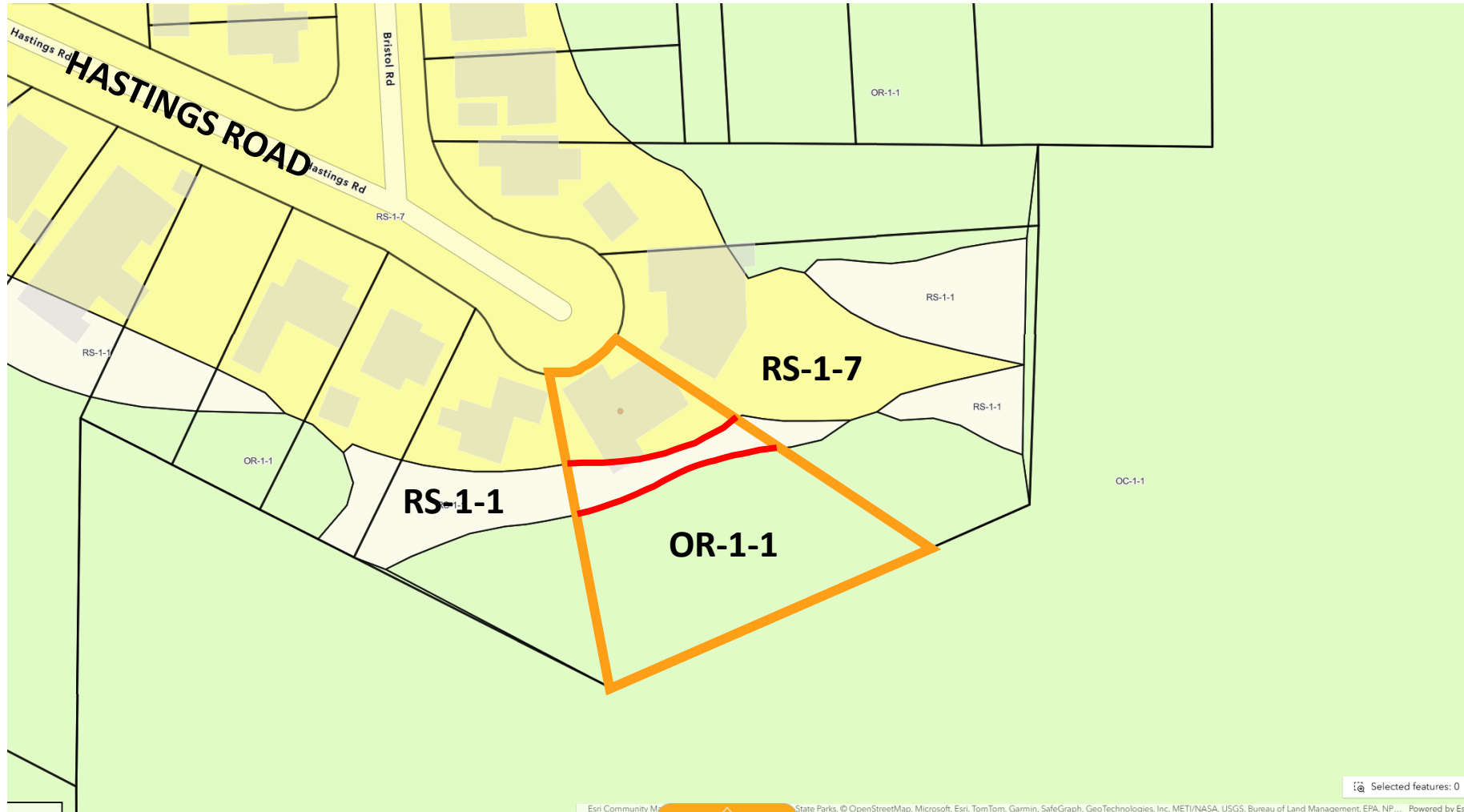
Selected features: 1

Mapbox: Powered by Esri

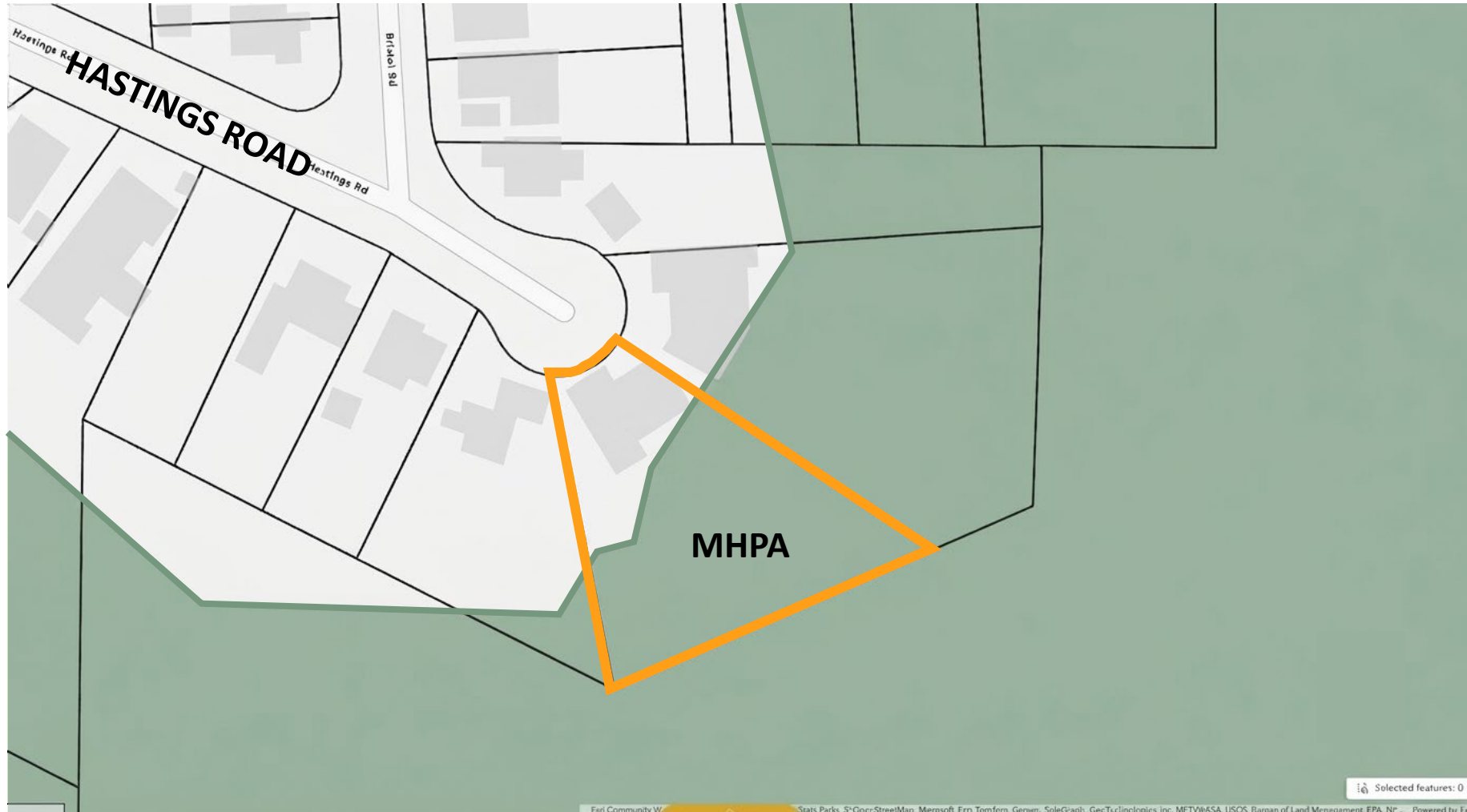
Project Land Use



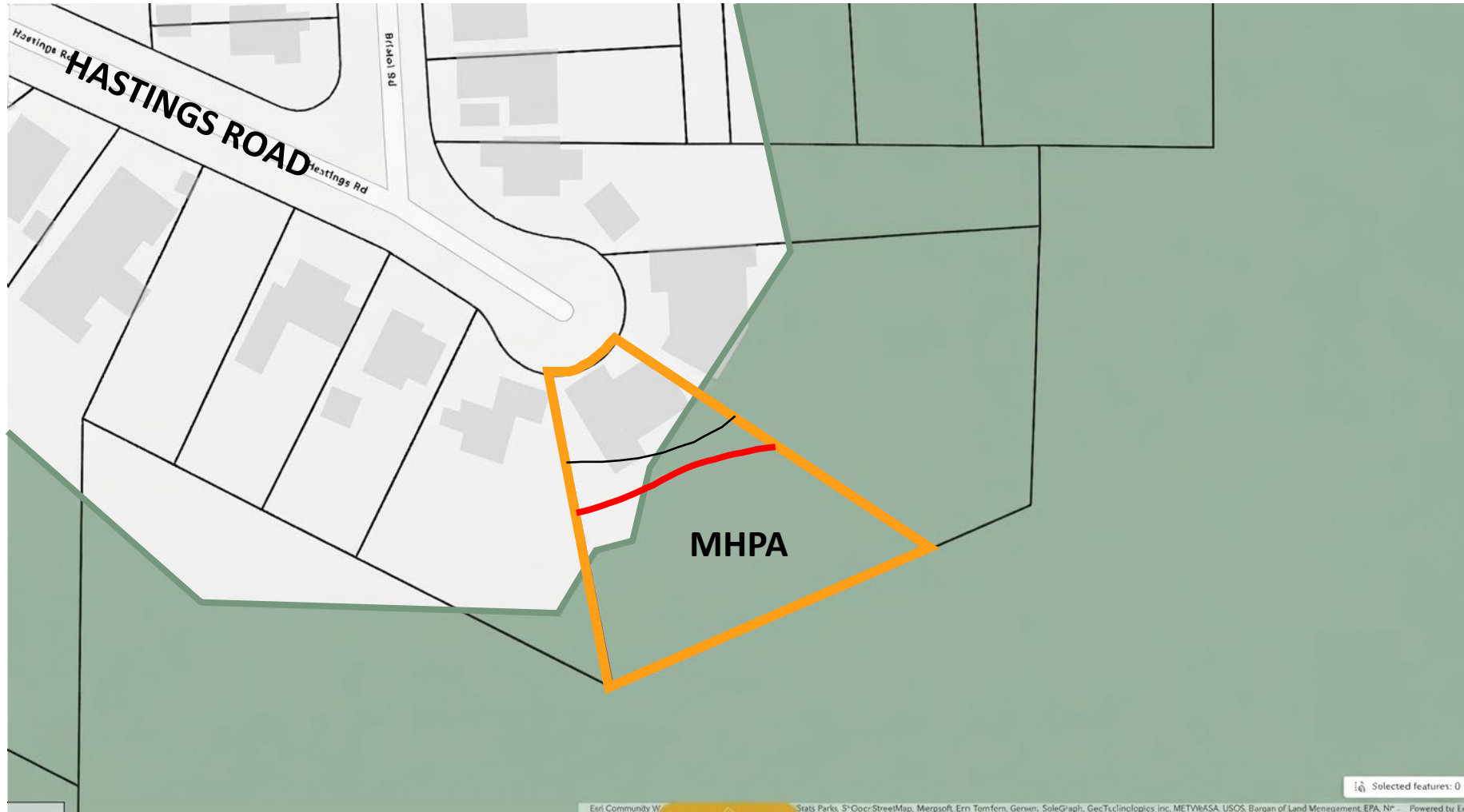
Project Zoning



Project MHPA Overlay



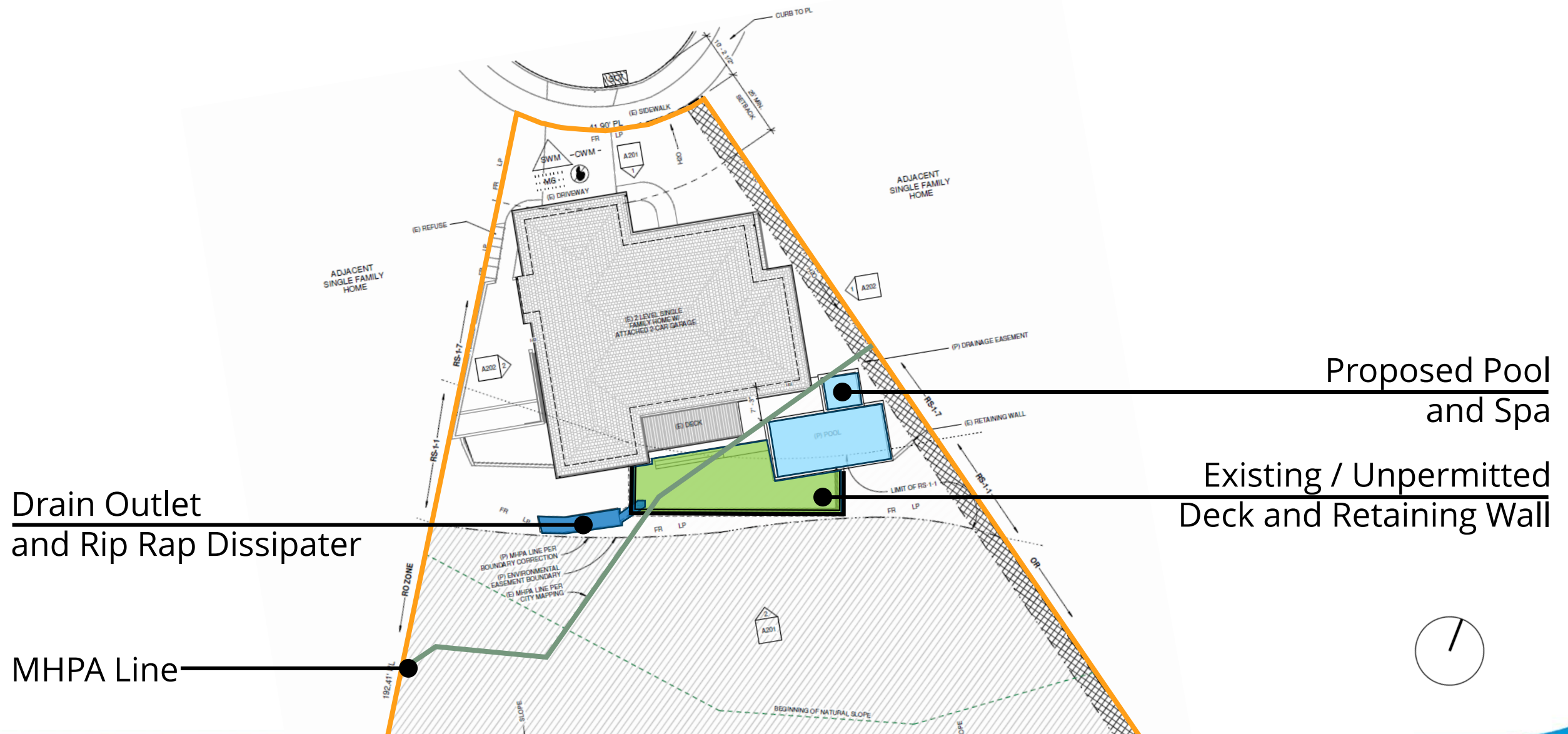
Project MHPA Overlay vs. OR-1-1 Zone



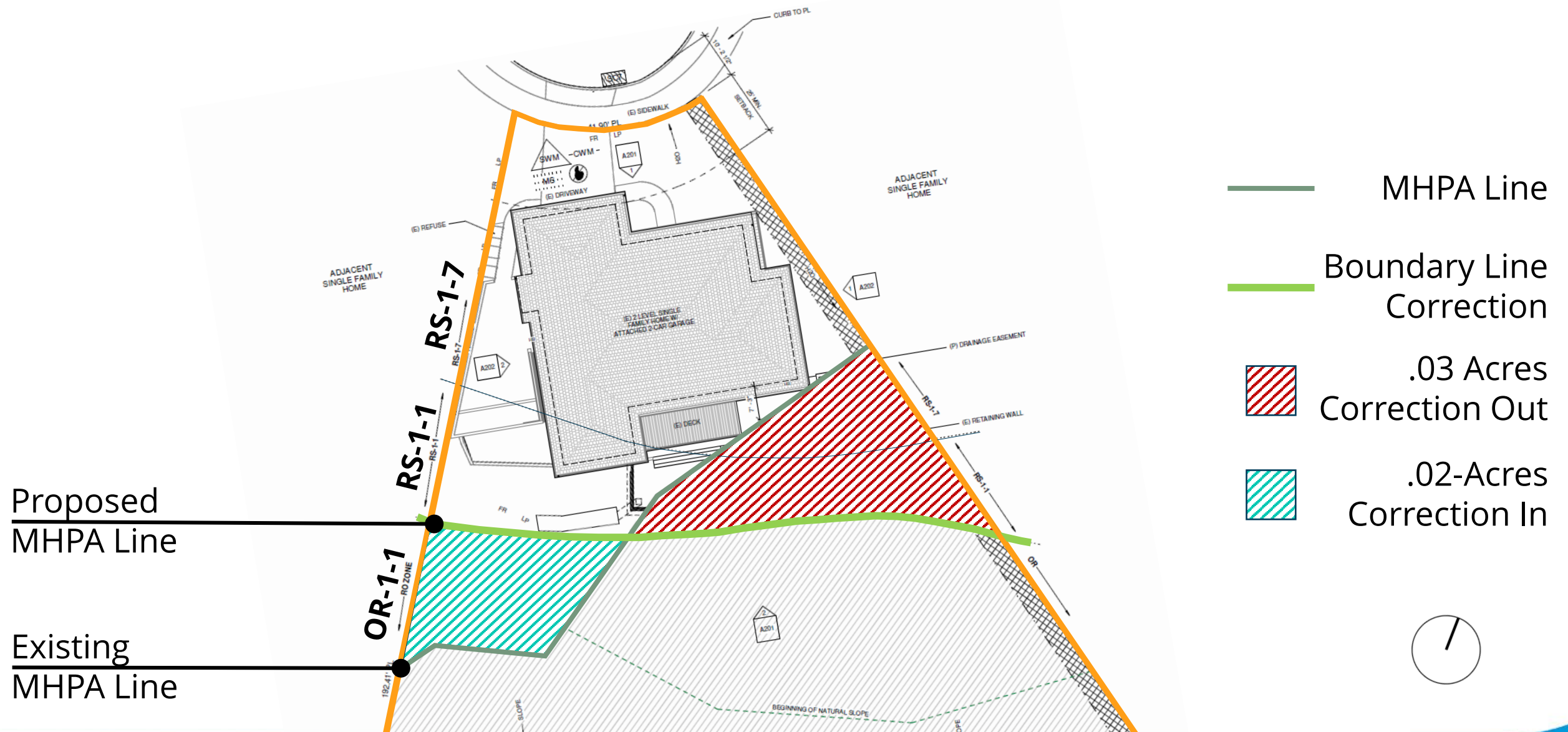
Aerial Image



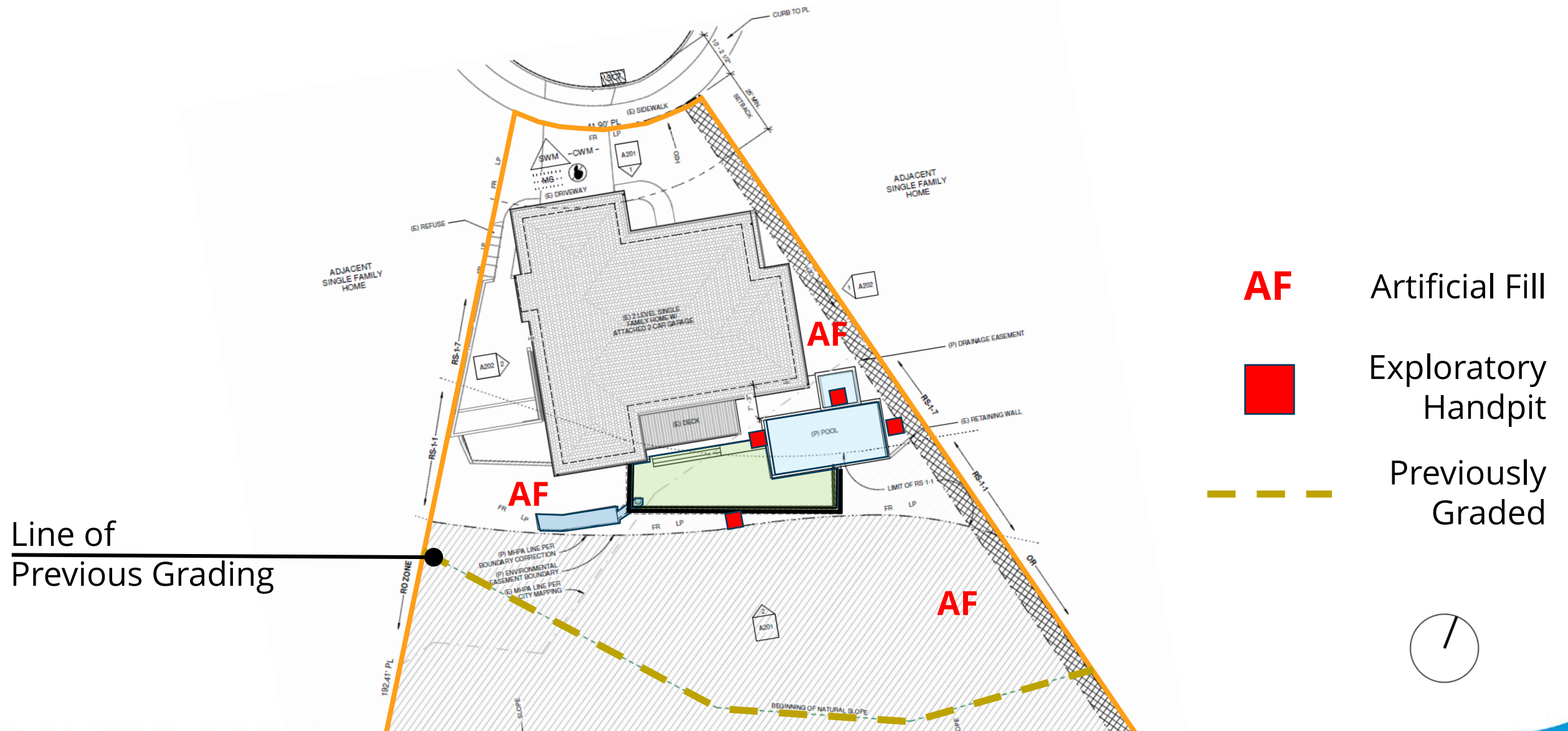
Proposed Work to be Permitted



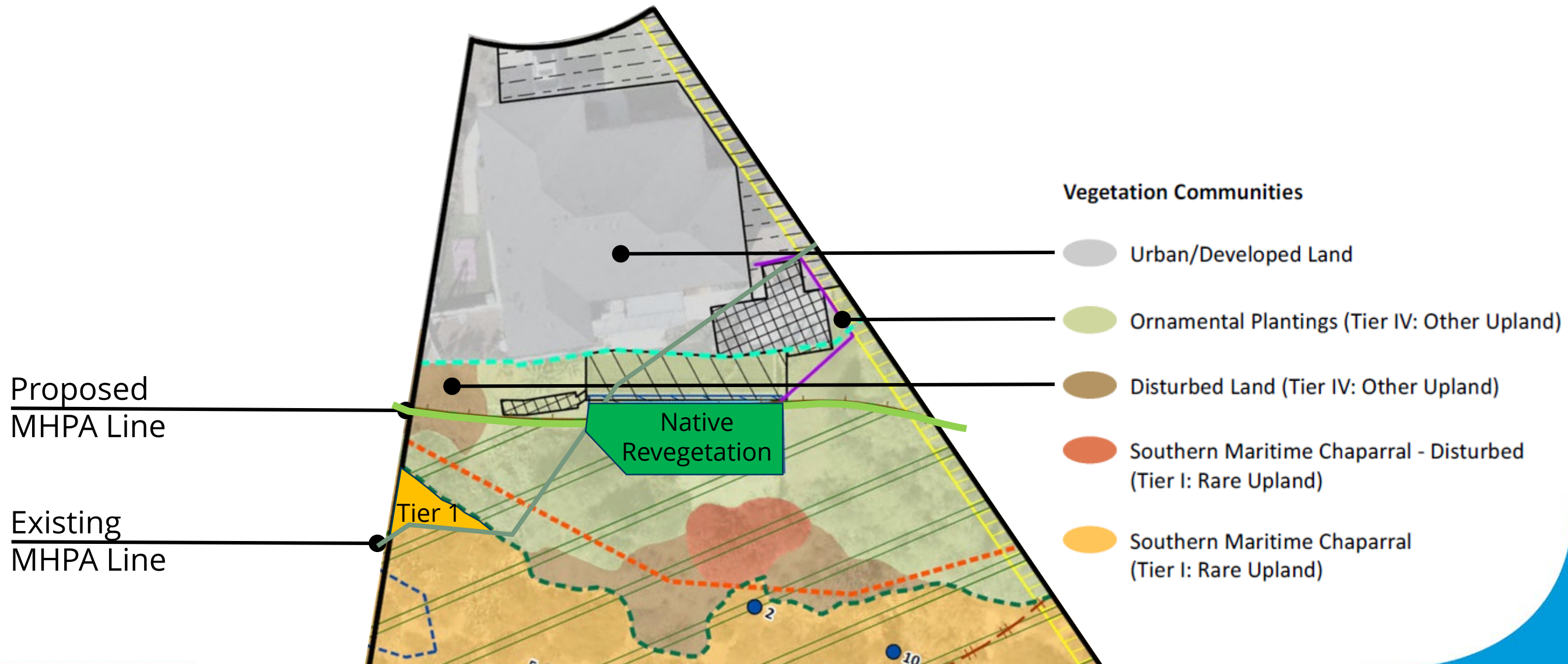
MHPA Boundary Line Correction



Previously Graded



Biological Survey



Kensington-Talmadge Planning Group

DATE: December 16, 2024

VOTE: 12-0-0: Recommendation to Approve

Staff Recommendation

RECOMMENDATION: **APPROVE**

Site Development Permit No. PMT-3265967

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