



## LA MESA PLANNING COMMISSION AGENDA

### A Regular Meeting

**Date:** Wednesday, April 16, 2025, 6:00 p.m.  
**Location:** City Council Chambers, 8130 Allison Avenue  
La Mesa, California  
**Commissioners:** Chair Jerry Jones  
Vice Chair Jonathan Frankel  
Commissioner Lauren Cooper  
Commissioner David Harris  
Commissioner Andrew Torpey

The public may view the meeting in-person or live using the following remote options:

Teleconference Meeting Webinar

<https://us06web.zoom.us/j/84881824076>

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 848 8182 4076

Copy and paste the webinar link into your internet browser if the webinar link does not work directly from the agenda.

### **PUBLIC COMMENTS**

- **In-Person comments during the meeting:** Join us for the Commission meeting at the time and location specified on this agenda to make your comments. Comments will be limited to three (3) minutes.
- **How to submit eComments:** eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until **24 hours prior** to the meeting. eComments are limited to 3700

characters (approximately 500 words). eComments may be viewed by the Commission and members of the public following the close of the eComment submission period (24 hours prior to the meeting). Email your comment to [planning@cityoflamesa.us](mailto:planning@cityoflamesa.us) if you have difficulty submitting an eComment. eComments will not be read aloud as a regular meeting item; however any member of the Commission or member of the public may do so during their respective comment time.

**PLEASE NOTE:** Public Comment will be limited to 3 minutes per item. The timer begins when the participant begins speaking. Time cannot be combined or yielded to another speaker.

Citizens who wish to make an audio/visual presentation pertaining to an item on the agenda, or during Public Comments, should contact the Community Development Department at 619.667.1176, no later than 12:00 p.m., the business day prior to the meeting day. Advance notification will ensure compatibility with City equipment and allow Commission meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

Agenda reports for items on this agenda are available for public review at the Community Development Department, 8130 Allison Avenue, during normal business hours.

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Community Development Department, 8130 Allison Avenue, during normal business hours.

**ACCESSIBILITY:** The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Commission meetings, should contact the Administrative Services Department 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or [GSpaniol@cityoflamesa.us](mailto:GSpaniol@cityoflamesa.us).

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

---

**Pages**

**1. CALL TO ORDER**

**1.1 PLEDGE OF ALLEGIANCE**

**1.2 ROLL CALL**

**1.3 INVOCATION**

**2. ADDITIONS AND/OR DELETIONS TO THE AGENDA**

3. **CONFLICT DISCLOSURES**

4. **PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

5. **CONSENT CALENDAR**

(Items \_\_ through \_\_)

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.

5.1 **APPROVAL OF THE MEETING MINUTES FOR THE REGULAR  
PLANNING COMMISSION MEETING HELD APRIL 2, 2025** 5

6. **PRESENTATION**

6.1 **DOWNTOWN VILLAGE SPECIFIC PLAN UPDATE** 8

7. **STAFF REPORTS**

7.1 **PROJECT NO. 2024-0705 (ELASAAD)** 10

CONSIDERATION BY THE PLANNING COMMISSION OF THE CITY OF LA MESA OF PROJECT NO. 2024-0705 (ELASAAD) – A REQUEST TO ALLOW for the construction of a 6 foot retaining wall with a 6 ft. of cut, exceeding the 4ft maximum height allowed within the front yard setback; VACANT LOTS LOCATED ON HIGH STREET (475-351-28-00, 475-351-29-00, 475-351-30-00) IN THE R1S (SUBURBAN RESIDENTIAL) ZONE.

**Recommended Motion:**

1. To adopt a resolution (**Attachment 1**) approving the Special Permit, subject to the conditions of approval.

8. **PROCEDURAL RULES FOR CONDUCT OF HEARINGS**

9. **HEARINGS**

9.1 **PROJECT 2024-2101 (MADISON)** 21

A REQUEST FOR A SPECIAL PERMIT TO ALLOW A FENCE TO EXCEED THE 4 FOOT MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK BY 2 FEET AT 8811 MADISON AVENUE, APN 494-333-01-00 IN THE URBAN RESIDENTIAL (R1) ZONE.

**Recommended Motion:**

Adopt a resolution (**Attachment 1**) approving the special permit subject to conditions of approval.

10. **STAFF AND COMMISSIONER ANNOUNCEMENTS**

11. ADJOURNMENT



## La Mesa Planning Commission

### Meeting Minutes

Date: April 2, 2025, 6:00 p.m.  
Location: City Council Chambers, 8130 Allison Avenue  
La Mesa, California

Present: Chair Jerry Jones  
Vice Chair Jonathan Frankel  
Commissioner Lauren Cooper  
Commissioner David Harris  
Commissioner Andrew Torpey

Staff: Assistant Director of Community Development Jared Chavez  
Assistant Planner Patrick Macpherson  
Administrative Coordinator Julia Carrillo

---

#### 1. **CALL TO ORDER**

Chair Jones called meeting to order at 6:01 pm.

##### 1.1 **PLEDGE OF ALLEGIANCE**

##### 1.2 **INVOCATION**

No Invocation

#### 2. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**

No additions or deletions to the agenda.

#### 3. **CONFLICT DISCLOSURES**

No conflict disclosures.

#### 4. **PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

No public comment.

**5. CONSENT CALENDAR**

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.

**5.1 APPROVAL OF THE MEETING MINUTES FOR THE REGULAR PLANNING COMMISSION HELD FEBRUARY 19, 2025**

**Moved by** Commissioner Frankel

**Seconded by** Commissioner Cooper

Yes (5): Chair Jones, Commissioner Frankel, Commissioner Cooper, Commissioner Harris, and Commissioner Torpey

**Motion Approved (5 to 0)**

**6. PRESENTATION**

No presentations.

**7. STAFF REPORTS**

No staff reports.

**8. PROCEDURAL RULES FOR CONDUCT OF HEARINGS**

**9. HEARINGS**

**9.1 PC 2024-1619 (4736 GLEN ST)**

A REQUEST FOR A VARIANCE TO REDUCE THE FRONT YARD SETBACK TO EXPAND AN EXISTING DECK AND ASSOCIATED STAIRS AT 4736 GLEN STREET.

**Moved by** Chair Jones

**Seconded by** Commissioner Cooper

1. Staff recommends that the planning commission adopt the resolution approving Project number 2024-1619, subject to conditions of approval.

Yes (5): Chair Jones, Commissioner Frankel, Commissioner Cooper, Commissioner Harris, and Commissioner Torpey

**Motion Approved (5 to 0)**

**Moved by** Chair Jones

**Seconded by** Commissioner Cooper

2. Staff recommends that the Planning Commission finds that the proposed project is exempt from CEQA per Government Code Section 15303.

Yes (5): Chair Jones, Commissioner Frankel, Commissioner Cooper, Commissioner Harris, and Commissioner Torpey

**Motion Approved (5 to 0)**

**10. STAFF AND COMMISSIONER ANNOUNCEMENTS**

Assistant Director of Community Development Chavez invites Commission and the public to the community workshop regarding Objective Design Standards for Ministerial Housing Projects on April 23, 2025 at the Community Center in the Arbor View room from 6:00pm-7:00pm.

**11. ADJOURNMENT**

Chair Jones adjourned meeting at 6:16 pm.



DATE: April 16, 2025

TO: Planning Commission

FROM: Laura Traffenstedt, Associate Planner <sup>LT</sup>

VIA: Lynnette Santos, Director of Community Development <sup>LS</sup>

SUBJECT: Downtown Village Specific Plan Update

The Downtown Village Specific Plan area encompasses the Downtown Village, the Civic Center, commercial land uses including a few larger commercial parcels north of University Avenue., residential neighborhoods, and Date Avenue Historical District (Attachment A) The Downtown Village Specific Plan (DVSP) was originally adopted in 1990 Since the adoption of the DVSP, many changes have occurred resulting in the need to update the document to reflect the community's vision for the next 20 years. The City of La Mesa initiated the DVSP update in June 2023 with the following key objectives:

1. Improve the usability of the plan to ensure a streamlined and predictable discretionary review process;
2. Promote economic development;
3. Encourage infill mixed-use and multi-family residential uses; and,
4. Implement parking policies and programs in support of smart growth

After a competitive bid process, the consultant, RICK, was awarded a professional services contract on February 13, 2024 for Phase 1 of the Downtown Village Specific Plan Update. Staff worked with the contractor to develop a project approach with 2 phases. Phase 1 is currently underway. Phase 1 project tasks focus on a better understanding of the project area and what would be needed to update the DVSP to properly plan for the continued development of the Downtown Village area, in light of recent improvements, revitalization that has occurred to date in the Downtown Village , and new state laws.

As part of Phase 1, staff has worked with RICK to host a variety of community engagement activities to complete visioning, to conduct an opportunities and constraints analysis, and analyses of land use and design.

As part of Phase 2, RICK will use research, community feedback, and analysis completed in Phase 1 to inform the environmental review and finalize the DVSP document.

Staff's presentation will provide an overview of the work efforts to date as part of Phase 1, an overview of what to expect from Phase 2 of the project, and next steps.

Attachment:

A. Downtown Village Specific Plan Area Vicinity Map



REPORT to the LA MESA PLANNING COMMISSION

DATE: April 16, 2025

SUBJECT: Project No. 2024-0705

DESCRIPTION: CONSIDERATION BY THE PLANNING COMMISSION OF THE CITY OF LA MESA OF PROJECT NO. 2024-0705 (ELASAAD) – A REQUEST TO ALLOW FOR THE CONSTRUCTION OF A 6 FOOT RETAINING WALL WITH A 6 FT. OF CUT, EXCEEDING THE 4FT MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK; VACANT LOTS LOCATED ON HIGH STREET (475-351-28-00, 475-351-29-00, 475-351-30-00) IN THE R1S (SUBURBAN RESIDENTIAL) ZONE.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

1. Should the Planning Commission approve a Special Permit to allow for the construction of a 6 foot retaining wall with a 6 ft. of cut, exceeding the 4ft maximum height allowed within the front yard setback?

Recommendation:

1. To adopt a resolution (**Attachment 1**) approving the Special Permit, subject to the conditions of approval.

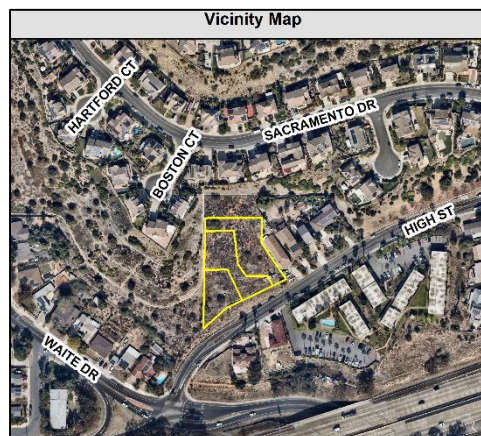
Environmental Review:

The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15303. Section 15303 states that project of “new construction or conversion of small structures” are exempt. The project meets all the conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.

### BACKGROUND:

The project site is within the R1S (Suburban Residential) zone, with a General Plan Land Use designation of Suburban Residential, which applies to neighborhoods where lots are 10,000 square feet in size or larger, resulting in lower density developments with relatively large yards and space between residences.

The proposed project is comprised of 3 irregular shaped lots, of varying size; a 10,019 square foot (0.23-acre) lot, a 13,939 square foot (0.32-acre) lot, and a 16,117 square foot (0.37-acre) lot. The project site is located on the west side of High Street, situated between Sacramento Drive to the north and Waite Drive to the west. Existing development on High Street is primarily single-family residential. The property slopes downhill from north to southwest and is currently undeveloped.



The applicant is proposing grading the subject property and installing retaining walls to create a common driveway for access to the parcels that would meet the City's parking standards and allow for further development of the site. The Special Permit request is to exceed the wall height and maximum cut allowed within the front yard setback. The zoning code states that in residential zones retaining walls within a required setback shall not exceed a height needed to retain (i) a fill of three feet or (ii) a cut of six feet. However, the Planning Commission may authorize a Special Permit to allow for increased cut and height limits for retaining walls. The commission shall review the request and findings of fact must be made, as per La Mesa Municipal Code (LMMC) Section 24.02.050. The findings include that the project proposals shall be evaluated in terms of view obstruction, scale in relation to other structures in the vicinity, structure design, and offensive characteristics of potential use.

### DISCUSSION:

The site topography ranges and sits approximately 6 to 10 feet above street level. To accommodate the slope of the site, the wall height will have a maximum height of 6 feet and would partially encroach within the front yard setback of two of the three parcels (APNs 475-351-29-00 and 475-351-30-00). Pursuant to LMMC 24.050.030I maximum cut and height limits for retaining walls within setbacks may be increased by Special Permit approved by Planning Commission. The Special Permit requested is for the sections of

the wall which would exceed a cut of more than 6 feet within the front setbacks of two of the three parcels.

The proposed driveway, would meet the City's parking standards and allow for access and development of the site and the project would be conditioned to record a maintenance agreement for maintaining the driveway and retaining wall and an access easement to allow for access to all parcels from the shared driveway.

Visual impacts of the retaining wall would be reduced by landscaping around the wall and driveway area across all three parcels. Landscape screening will be included as a condition of the project approval. An Encroachment Maintenance and Removal Agreement has also been included as a condition for the portion of the wall proposed in the public right-of-way.

To grant a Special Permit, findings must be made and sufficient facts must be provided to make those findings. Staff analysis shows that the proposed project meets the required findings as described below:

1. Will the location and characteristics of the proposed project and the allowed use of them impact unfavorably upon adjacent properties?

The proposed 6 foot wall within the front yard setback(s) would not impact unfavorably upon adjacent properties. The area surrounding the retaining walls and driveway, is proposed to be landscaped, which would minimize visual impacts to adjacent properties and would be constructed into the existing topography to the extent possible. The walls are proposed to give vehicular access to the recently subdivided parcels for future development and improvements and would maintain the visual character of the neighborhood. Additional 8 trees will be incorporated into the project design. No project features will impact the western view from High Street, and the on-site landscaping would minimize the visual impact of the wall as seen from west of the development. Any future development would be required to meet all design standards and zoning regulations as required by the La Mesa Municipal Code.

2. Is the project consistent with the design objectives established as policy of the City Council?

The retaining wall is designed to fit within the context of the neighborhood through the use of materials and landscaping. The neighborhood is characterized by lower density development and relatively large yards. The retaining wall allows for development of the site consistent with the surrounding neighborhood, while maintaining the existing scenic features of the site including the unimpeded

western view, sloped topography of the hillside, and limited development within the neighborhood. The proposed project is proposed to integrate with the hillside features and incorporate landscaping to reduce the visual impact of the retaining wall.

**CONCLUSION:**

Based on review of the proposed plans and the findings of fact discussed above, staff recommends that the Planning Commission adopt the resolution (**Attachment 1**) approving Project No. 2024-0705, subject to conditions of approval.

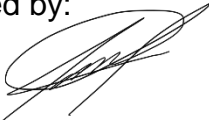
Respectfully submitted by:



---

Patrick Macpherson  
Assistant Planner

Reviewed by:



---

Jared Chavez  
Assistant Director of Community Development



---

Lynnette Santos  
Director of Community Development

**Attachments:**

- 1) Draft Planning Commission Resolution
- 2) Plan Set

## RESOLUTION NO. PC-2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2024-0705 (ELASAAD) – A REQUEST TO ALLOW FOR A RETAINING WALL TO EXCEED THE MAXIMUM HEIGHT OF FOUR FEET ALLOWED IN THE FRONT SETBACK BY TWO FEET WITHIN THE FRONT SETBACK ON A VACANT LOT LOCATED ON HIGH STREET (475-351-28-00, 475-351-29-00, 475-351-30-00) IN THE R1S (SUBURBAN RESIDENTIAL) ZONE.

WHEREAS, the property owner of APN 475-351-28-00, 475-351-29-00, 475-351-30-00, three vacant lots located on High Street in the R1S (Suburban Residential) zone proposes to construct a retaining wall of 6 feet in height on the front setback exceeding 4 feet allowed, with a cut exceeding 6 feet.

WHEREAS, the more than 6 foot cut and 6 foot wall height would exceed the development standards of La Mesa Municipal Code (LMMC) Section 24.05.030 (I)(6), Development Standards for Fences and Retaining Walls.

WHEREAS, LMMC Section 24.05.030 (I) projects that exceed the development standards for fences and retaining walls may be approved by Planning Commission through a Special Permit.

WHEREAS; LMMC Section 24.02.050, provides that Planning Commission may authorize a Special Permit to expand the limits of certain development standards, when such expanded limits are reasonable but need evaluation of impact on adjacent properties and uses.

WHEREAS, the property owner submitted an application for a Special Permit to construct a driveway and retaining wall with a cut that exceed 6 feet and height of 6 feet within the front setback.

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal.

WHEREAS, on April 16, 2025, the Planning Commission of the City of La Mesa held a duly noticed public hearing and accepted public testimony in consideration of Project No. 2024-0705.

### THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15303. Section 15303 exemptions for one single-family residence in a zone which permits residential uses. The project meets all the conditions necessary to qualify for the exemptions and none of the exceptions listed in Section 15300.2 apply.
2. Special Permit Findings (LMMC Section 24.02.050):
  - A. The location and characteristics of the proposed buildings and/or structures, and the allowed uses of them, will not impact unfavorably upon adjacent properties.

The proposed 6 foot wall within the front yard setback(s) would not impact unfavorably upon adjacent properties. The area surrounding the retaining walls and driveway, is proposed to be landscaped, which would minimize visual impacts to adjacent properties and would be constructed into the existing topography to the extent possible. The walls are proposed to give vehicular access to the recently

subdivided parcels for future development and improvements and would maintain the visual character of the neighborhood. Additional 8 trees will be incorporated into the project design. No project features will impact the western view from High Street, and the on-site landscaping would minimize the visual impact of the wall as seen from west of the development. Any future development would be required to meet all design standards and zoning regulations as required by the La Mesa Municipal Code.

B. The project is consistent with the design objectives established as policy of the city council.

The retaining wall is designed to fit within the context of the neighborhood through the use of materials and landscaping. The neighborhood is characterized by lower density development and relatively large yards. The retaining wall allows for development of the site consistent with the surrounding neighborhood, while maintaining the existing scenic features of the site including the unimpeded western view, sloped topography of the hillside, and limited development within the neighborhood. The proposed project is proposed to integrate with the hillside features and incorporate landscaping to reduce the visual impact of the retaining wall.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, plans, and exhibits, all of which are herein incorporated by reference.
3. The Planning Commission approves Project No. 2024-0705, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 16<sup>th</sup> day of April 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Lynnette Santos, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2025-XX duly passed and adopted by the Planning Commission.

---

Lynnette Santos, Secretary  
La Mesa Planning Commission

**Exhibit A**  
PC Resolution PC-2025-XX  
Project 2024-0705  
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on November 15, 2024, consisting of three (3) sheets total, including Sheet 1 – Site Plan, Profile and Cross Section, Sheet 2 – Grading Plan, Sheet 3 – Landscape Plan.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. This constitutes an approval of the discretionary entitlement only. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
6. The applicant shall obtain an encroachment permit and final inspection for improvements in the public right-of-way. The design of the new driveway approach shall comply with the San Diego Regional Standards and shall provide one legal on-street parking space between driveways.
7. The Owner shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, and the Community Development Director is hereby authorized to execute the same.

**A. THE FOLLOWING CONDITIONS SHALL BE SATISFIED AT BUILDING SUBMITTAL:**

Building

1. A building permit is required. Building plans and calculations must be stamped by a licensed Engineer.
2. All permits (encroachment, grading, or other) for this project shall be submitted and issued concurrently.
3. The project must comply with the City's Construction and Demolition Ordinance regulating recycling of construction materials.

4. This project shall comply with current adopted California Building, Residential, and Green codes at time of permit submittal.

**B. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING AND GRADING PERMITS:**

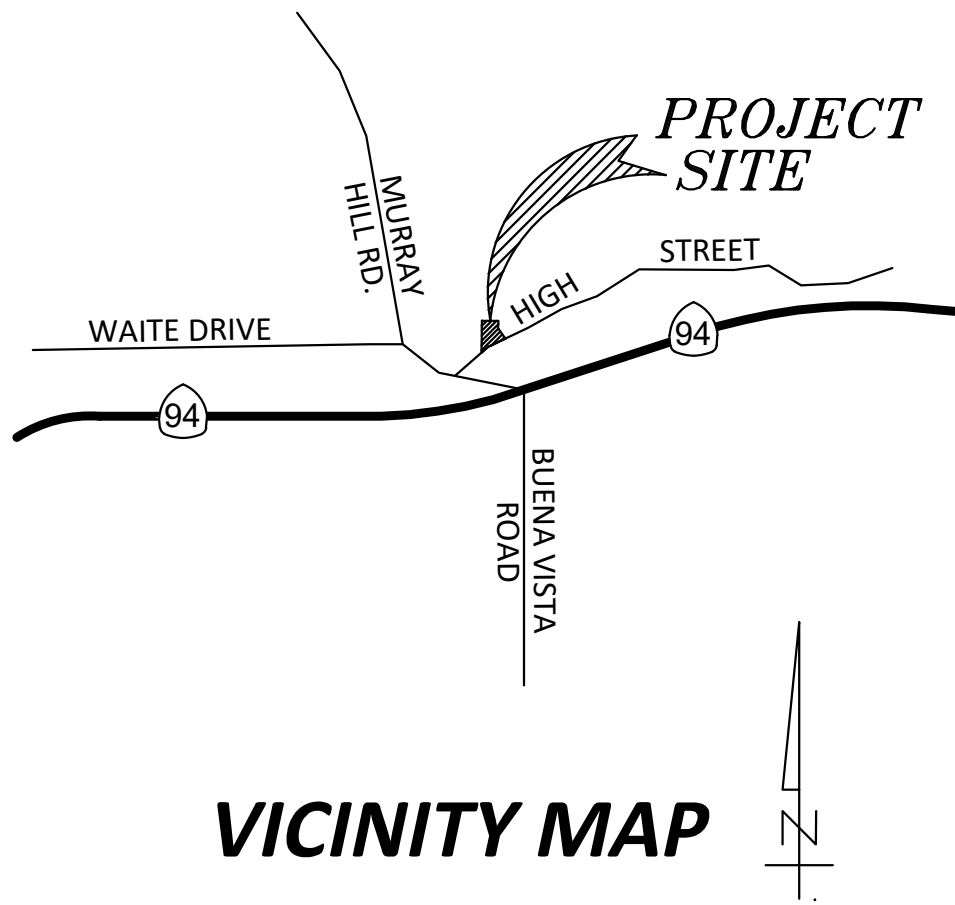
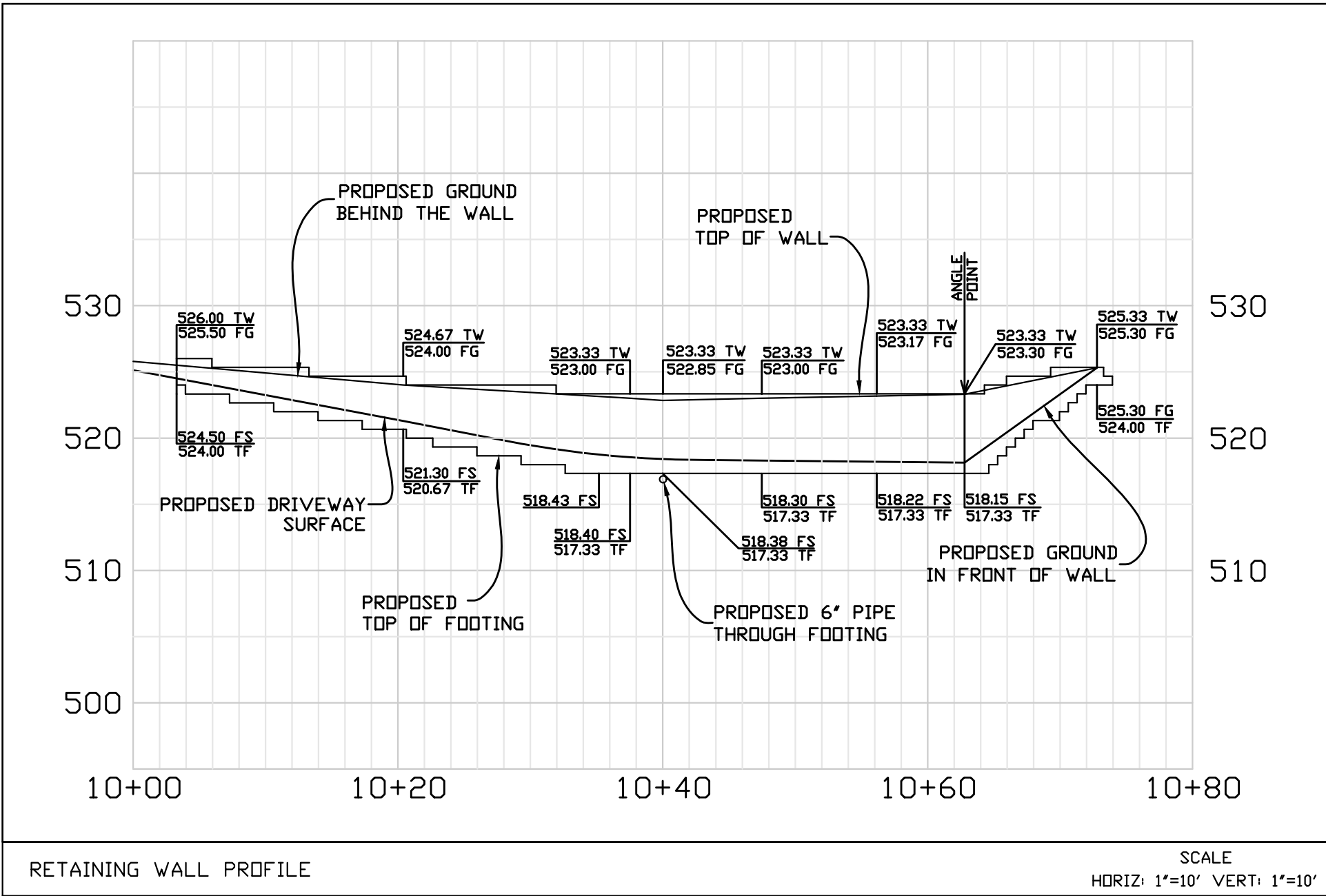
Engineering

1. Access to all three parcels must be clearly shown on the plans. An access easement to all three parcels must be clearly identified and recorded. Access road shall comply with all applicable codes and regulations, including fire department standards.
2. Utilities to and from all three parcels must be clearly shown on the plans.
3. The project shall comply with the applicable adopted City of La Mesa engineering standards and policies and the San Diego County Regional Standard Drawings (SDCRSD). All public and private improvements in the City right-of-way shall comply with City of La Mesa engineering standards. The proposed reduction of one of the driveways requires that it conforms with SDCRSD G-14.
4. Prior to the issuance of certificate of occupancy OR final for the construction of the retaining wall in the right-of-way, a copy of recordation of the access easement needs to be submitted.
5. The project shall comply with the City's stormwater quality and erosion control requirements.
6. In consideration of the new drainage and landscape improvements (brow ditch, basin, trench drain, planter areas), a private maintenance agreement or covenants will be required.
7. In consideration of the improvements in the right-of-way (retaining wall, planter, brow ditch) an Encroachment Maintenance and Removal Agreement (EMRA) will be required.
8. The applicant shall obtain an Encroachment Permit and Traffic Control Permit prior to beginning any proposed work within the City right of way.

**C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO CERTIFICATE OF FINAL OCCUPANCY:**

Building

1. The applicant shall obtain final approvals from all departments for all issued permits: Building, Fire, Planning, Engineering.



OWNER:  
MAKS PROPERTIES LLC.  
MOHAMAD ELASAAD  
PO BOX 2075  
LANCASTER, CA 93539  
(661)268-8899

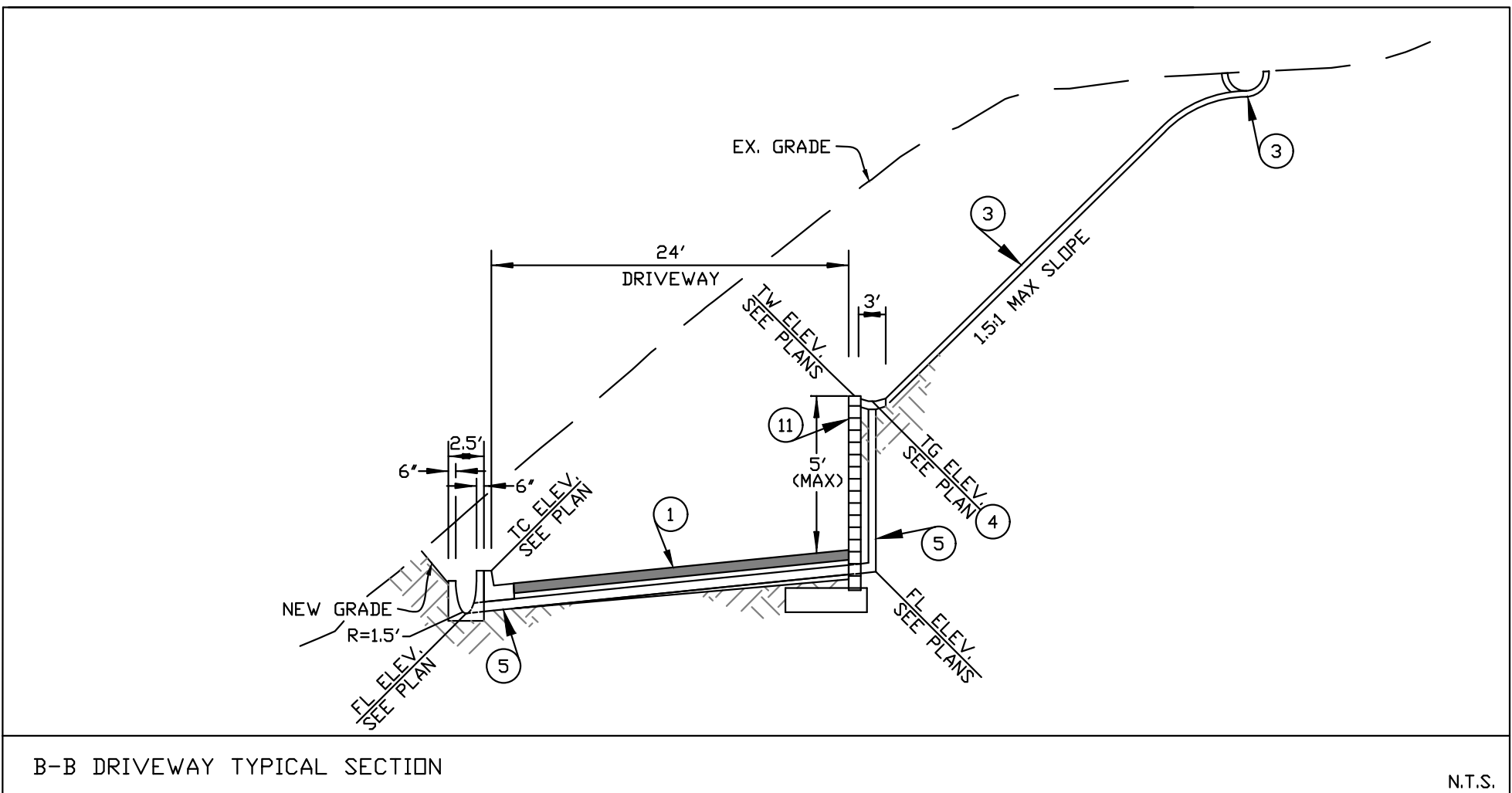
ASSESSOR'S PARCEL NUMBER:  
475-351-28, -29, & -30

LEGAL DESCRIPTION:  
A PORTION OF LOT 51 OF THE SUBDIVISION NO. 3, LOT 12, IN THE RANCHO MISSION OF SAN DIEGO, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE LICENSED SURVEY MAP NO. 5, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 23, 1892. AS DESCRIBED IN DEED #2014-0258878 RECORDED JUNE 15TH 2014.

SITE ADDRESS:  
(VACANT) HIGH STREET, LA MESA, CA 91941

ZONING:  
ZONE R15 - SUBURBAN RESIDENTIAL

PROJECT DESCRIPTION:  
RETAINING WALL FOR THE PROPOSED DRIVEWAY SERVING 3 VACANT PARCELS ACCESSED FROM HIGH STREET.



### CONSTRUCTION KEY NOTES

1. CONSTRUCT 6" CONCRETE SLAB OVER 12" THICK LAYER OF COMPACTED SUB-GRADE TO BE REINFORCED WITH REBAR NO. #4 @16" ON CENTER. AGGREGATE BASE MATERIAL SHOULD BE PROPERLY MOISTURE CONDITIONED AND COMPACTED TO AT LEAST NINETY FIVE (95%) OF THE MAXIMUM DRY DENSITY AS DESCRIBED BY ASTM D-1557 TEST PROCEDURES.
2. CONSTRUCT CONCRETE DRIVEWAY APPROACH, WITH SIDEWALK OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING NUMBER G-14B.
3. CONSTRUCT CONCRETE BROW DITCH - TYPE B, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-75.
4. INSTALL 6" STEEL GRATE INLET.
5. INSTALL 6" ADS CORRUGATED PIPE.
6. CONSTRUCT NEW ASPHALT PAVING ON 6" CLASS II AGGREGATE BASE. NEW ASPHALT SECTION SHALL BE THE THICKER OF 4" OR EXISTING ASPHALT SECTION PLUS 1". SEE DETAIL ON THIS SHEET.
7. COLD PLANE 0.1' DEPTH OF EXISTING A.C. PAVEMENT WITHIN HATCHED AREA AND OVERLAY WITH NEW A.C. PAVING. SEE DETAIL ON THIS SHEET.
8. CONSTRUCT NEW 6" CONCRETE CURB AND GUTTER PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-02. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
9. CONSTRUCT NEW 6" CONCRETE CURB, GUTTER OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-01. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
10. CONSTRUCT CONCRETE CURB OUTLET - TYPE A, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-25A.
11. CONSTRUCT CONCRETE RETAINING WALL. PER SEPARATE PERMIT.
12. CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL ON THIS SHEET.
13. CONSTRUCT INFILTRATION BASIN. SEE DETAIL ON SHEET 2.
14. INSTALL 4" SIDEWALK UNDERDRAIN PIPE PER SDRSD, DRAWING D-27.
15. 24" PROPOSED SLOTTED DRAIN PER CALTRANS STANDARDS D98A & D98B. USE 6" GRATE SLOT HEIGHT AND 12" CMP PIPE.
16. PROPOSED 12" CMP PIPE. REFER TO CALTRANS STANDARDS D98A & D98B FOR CONNECTION TO SLOTTED DRAIN DETAILS.



**Walsh Engineering & Surveying, Inc.**  
607 Aldwych Road, El Cajon, CA 92020  
(619) 588-6747 (619) 792-1232 Fax

LAWRENCE W. WALSH, RCE 46316 DATE

### BENCHMARK DATA

DESCRIPTION: 3070G05-06 WELL MON

LOCATION: STANDARD 3-1/2" BRAS DISC SET IN COVERED MONUMENT  
IN CUL-DE-SAC ON CARBO CT. 240 N/O HIGH STREET

RECORD FROM: CITY OF LA MESA, DEPARTMENT OF PUBLIC WORKS

ELEVATION: 545.950 DATUM: NGVD 29 / NAD 27

### RECORD DRAWING

GIS UPDATED: \_\_\_\_\_


BY: \_\_\_\_\_ RCE: \_\_\_\_\_ DATE: \_\_\_\_\_

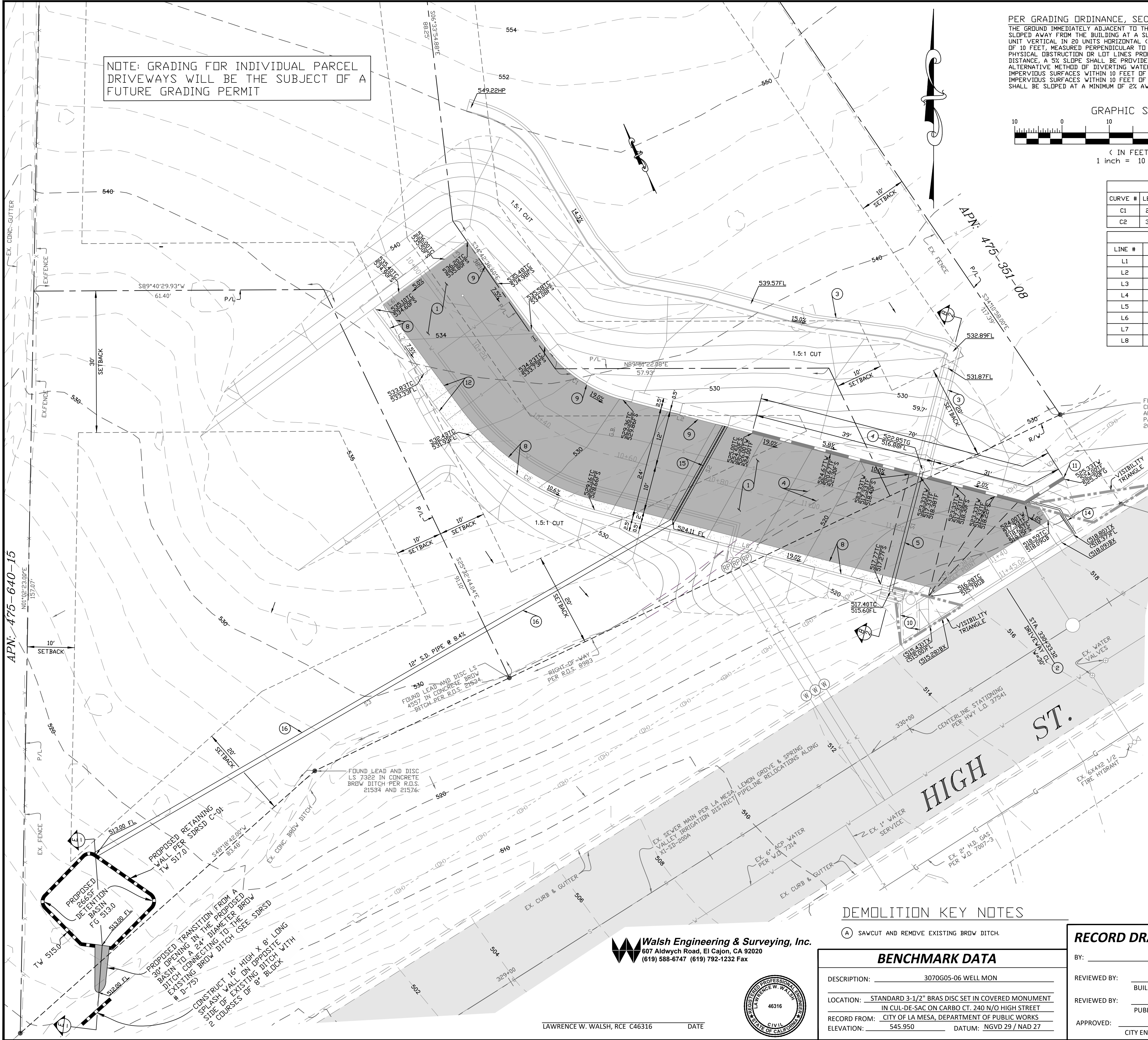
REVIEWED BY: BUILDING INSPECTOR DATE

REVIEWED BY: PUBLIC WORKS INSPECTOR DATE

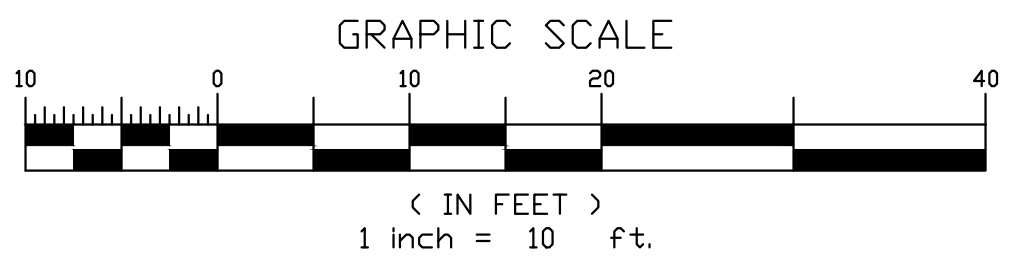
APPROVED: CITY ENGINEER DATE

### PRIVATE CONTRACT

 <b>CITY OF LA MESA</b> <small>CITY OF THE VALLEY</small>				
GRADING / IMPROVEMENT PLANS FOR :				
<b>ELASAAD RESIDENCE</b>				
<b>7520 HIGH STREET, LA MESA, CA 91941</b>				
CITY OF LA MESA, CALIFORNIA - PUBLIC WORKS/ENGINEERING DIVISION SHEET 2 OF 5 SHEETS				
CITY ENGINEER	R.C.E. 46469	DATE		
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
UTILITIES:		DEVELOPMENT:		
TRAFFIC:		PUBLIC WORKS:		
				<b>ZONE 5</b> CITY MAINTENANCE ZONE
				<b>9372.02</b> DRAWING NUMBER



PER GRADING ORDINANCE, SECTION 1804.3:  
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET, MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT 10 FEET HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

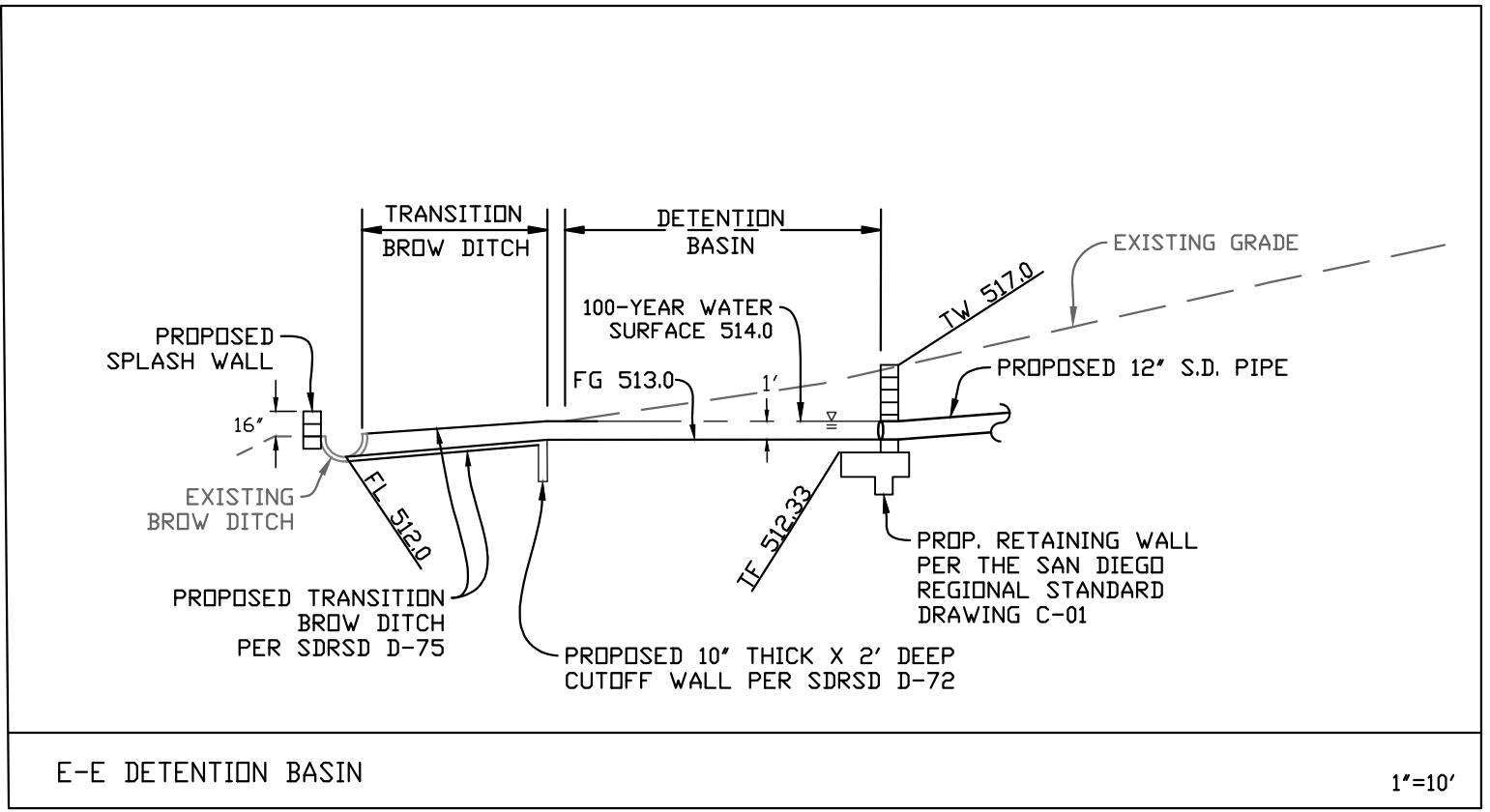


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	20.40'	30.00'	038.963	10.61
C2	30.99'	54.00'	032.883	15.94

LINE TABLE		
LINE #	LENGTH	BEARING
L1	3.02'	N32° 24' 36.44"W
L2	28.20'	N36° 24' 58.94"W
L3	4.67'	N36° 27' 10.77"E
L4	10.91'	N36° 27' 10.77"E
L5	6.00'	S53° 32' 49.23"W
L6	6.00'	S53° 32' 49.23"W
L7	16.93'	S36° 27' 10.77"E
L8	68.01'	S75° 24' 58.94"E

- NOTES:
- A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12 INCHES IN DEPTH. CERTIFICATION OF FILL COMPACTION, AND 2 COPIES OF THE COMPACTION REPORT FILLED OUT BY A RCE, ARE TO BE SUBMITTED AFTER THE GRADING HAS BEEN COMPLETED.
  - PLAN CHANGES REQUIRE PRIOR APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PROPOSED PLAN CHANGES SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
  - TO PROTECT AND AVOID IMPACTS TO POTENTIAL NESTING BIRDS, SITE BRUSHING, GRADING AND/OR REMOVAL OF VEGETATION WITHIN 300 FEET OF ANY POTENTIAL MIGRATORY BIRD NESTING LOCATION SHALL NOT BE PERMITTED DURING THE MIGRATORY BIRD NESTING SEASON OF FEBRUARY 1 - SEPTEMBER 15 UNLESS NESTING BIRD SURVEYS HAVE FIRST BEEN COMPLETED AND PROVIDED TO THE COMMUNITY DEVELOPMENT DEPARTMENT TO ENSURE COMPLIANCE WITH THE MIGRATORY BIRD TREATY ACT AND CALIFORNIA DEPARTMENT OF FISH AND GAME CODE SECTION 3503, WHICH PROTECT NESTING BIRDS. NESTING BIRD WHICH PROTECT NESTING BIRDS. NESTING BIRD SURVEYS SHALL BE CONDUCTED WITHIN 72 HOURS OF COMMENCEMENT OF SITE BRUSHING, GRADING, AND/OR REMOVAL OF VEGETATION.
  - HEAVY BROOM FINISH SHALL BE PROVIDED FOR THE AREAS WHERE THE SLOPE IS 10% OR GREATER, PERPENDICULAR TO DIRECTION OF TRAVEL.
  - ALL SAW CUTTING OF EXISTING CURB SHALL BE DONE AT NEAREST FULL SECTION JOINT.

- CONSTRUCTION KEY NOTES
- CONSTRUCT 6" CONCRETE SLAB OVER 12" THICK LAYER OF COMPACTED SUB-GRADE TO BE REINFORCED WITH REBAR NO. #4 @16" ON CENTER. AGGREGATE BASE MATERIAL SHOULD BE PROPERLY MOISTURE CONDITIONED AND COMPACTED TO AT LEAST NINETY FIVE (95%) OF THE MAXIMUM DRY DENSITY AS DESCRIBED BY ASTM D-1557 TEST PROCEDURES.
  - CONSTRUCT CONCRETE DRIVEWAY APPROACH, WITH SIDEWALK OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING NUMBER G-14B.
  - CONSTRUCT CONCRETE BROW DITCH - TYPE B, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-75.
  - INSTALL 6" STEEL GRATE INLET.
  - INSTALL 6" ADS CORRUGATED PIPE.
  - CONSTRUCT NEW ASPHALT PAVING ON 6" CLASS II AGGREGATE BASE. NEW ASPHALT SECTION SHALL BE THE THICKER OF 4" OR EXISTING ASPHALT SECTION PLUS 1". SEE DETAIL ON THIS SHEET.
  - COLD PLANE 01' DEPTH OF EXISTING A.C. PAVEMENT WITHIN HATCHED AREA AND OVERLAY WITH NEW A.C. PAVING. SEE DETAIL ON THIS SHEET.
  - CONSTRUCT NEW 6" CONCRETE CURB AND GUTTER PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-02. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
  - CONSTRUCT NEW 6" CONCRETE CURB, GUTTER OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-01. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
  - CONSTRUCT CONCRETE CURB OUTLET - TYPE A, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-25A.
  - CONSTRUCT BLOCK RETAINING WALL. PER SEPARATE PERMIT.
  - CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL ON SHEET 2.
  - CONSTRUCT INFILTRATION BASIN. SEE DETAIL ON SHEET 2.
  - INSTALL 4" SIDEWALK UNDERDRAIN PIPE PER SDRSD, DRAWING D-27.
  - 24" PROPOSED SLOTTED DRAIN PER CALTRANS STANDARDS D98A & D98B. USE 6" GRATE SLOT HEIGHT AND 12" CMP PIPE.
  - PROPOSED 12" CMP PIPE. REFER TO CALTRANS STANDARDS D98A & D98B FOR CONNECTION TO SLOTTED DRAIN DETAILS.



S.D. DATA TABLE		
LINE #	LENGTH	BEARING
S1	26.70'	N14° 39' 59.78"E
S2	22.80'	N29° 19' 37.89"E
S3	139.90'	N59° 55' 45.32"E

DEMOLITION KEY NOTES

- (A) SAWCUT AND REMOVE EXISTING BROW DITCH.

BENCHMARK DATA	
DESCRIPTION:	3070G05-06 WELL MON
LOCATION:	STANDARD 3-1/2" BRAS DISC SET IN COVERED MONUMENT IN CUL-DE-SAC ON CARBO CT. 240 N/O HIGH STREET
RECORD FROM:	CITY OF LA MESA, DEPARTMENT OF PUBLIC WORKS
ELEVATION:	545.950 DATUM: NGVD 29 / NAD 27

RECORD DRAWING

GIS UPDATED: \_\_\_\_\_

BY: \_\_\_\_\_ RCE: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ BUILDING INSPECTOR DATE \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ PUBLIC WORKS INSPECTOR DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ CITY ENGINEER DATE \_\_\_\_\_

Walsh Engineering & Surveying, Inc.  
607 Aldwych Road, El Cajon, CA 92020  
(619) 588-6747 (619) 792-1232 Fax



LAWRENCE W. WALSH, RCE C46316 DATE \_\_\_\_\_

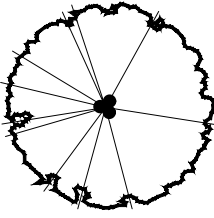
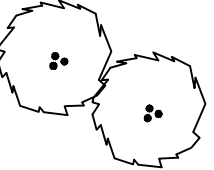
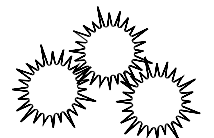
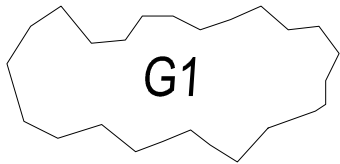

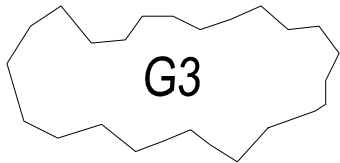
PRIVATE CONTRACT

**CITY OF LA MESA**  
GRADING / IMPROVEMENT PLANS FOR:  
**ELASAAD RESIDENCE**  
**7520 HIGH STREET, LA MESA, CA 91941**  
CITY OF LA MESA, CALIFORNIA - PUBLIC WORKS/ENGINEERING DIVISION  
SHEET 3 OF 5 SHEETS

CITY ENGINEER	R.C.E. 46469	DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL			
UTILITIES:		DEVELOPMENT:	
TRAFFIC:		PUBLIC WORKS:	

ZONE 5  
CITY MAINTENANCE ZONE  
9372.03  
DRAWING NUMBER

PLANTING LEGEND - PROPOSED

SYMBOL	CATEGORY / DESCRIPTION	PERCENTAGE/ SIZE	QTY./SPACING	PLANTED SIZE	WATER USE
	SMALL SCALE ACCENT TREE (20' HT. X 25' SPR.) SUCH AS - GOLD MEDALLION TREE (CASSIA LEPTOPHYLLA) OR EASTERN RED- BUD (CERCIS CANADENSIS)	100% - 15 GAL.	8	9' ht. x 4' spr.	LOW
	MEDIUM SCALE EVERGREEN ACCENT SHRUB SUCH AS: BOUGAINVILLEA SP. OR SILVERBERRY (ELEAGNUS PUNGENS)	100% - 5 GAL.	18	2' ht. x 2' spr.	LOW
	SMALL - MEDIUM SCALE ACCENT SHRUB/ORNAMENTAL GRASS SUCH AS: COAST ROSEMARY (WESTRINGIA SP.) OR LINDHEIMER'S MUHLY (MUHLENBERGIA LINDHEIMERI)	100% - 1 GAL.	25	2' ht. x 2' spr.	LOW
	FLOWERING GROUNDCOVER PLANTING 2' HT. X 4' SPR. SUCH AS: TRAILING LANTANA (LANTANA M. 'WHITE') OR SUNDROPS (CALYLOPHUS DRUMMONDI)	100% - Flats	AS REQ./30" o.c.	8" ht. x 2' spr.	LOW
	SUCCULENT GROUNDCOVER PLANTING - 1' HT. X 3' SPR. - BLUE CHALK FINGERS (SENECIO SERPENS) OR ROCK PURSLANE (CALANDRINIA SPECTABILIS)	100% - Flats	AS REQ./24" o.c.	6" ht. x 8" spr.	LOW
	LG. SCALE GROUNDCOVER PLANTING (2' HT. X 8' SPR.) SUCH AS: DESERT CARPET ACACIA (ACACIA 'DESERT CARPET') OR MYOPORUM PARVIFLORUM 'FINE LEAF' (FINE LEAF TRAILING MYOPORUM)	100% - Flats	AS REQ./5' o.c.	2' ht. x 2' spr.	LOW

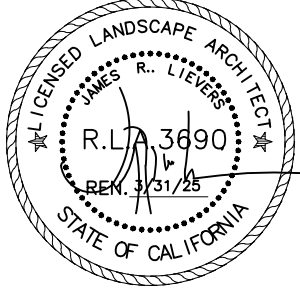
LANDSCAPE NOTES:

1. THE PROPOSED PLANTINGS SHALL BE IRRIGATED BY A PERMANENT, FULLY-AUTOMATIC, BELOW GRADE, RIGID PVC SYSTEM USING LOW-PRECIPITATION ROTATOR-TYPE SPRINKLER HEADS. COVERAGE SHALL BE 100% TO ENSURE HEALTHY PLANT GROWTH. ADJUST ARCS AND RADII TO ENSURE NO OVERSPRAY OCCURS ON WALLS, WALKS OR PAVING. REMOTE CONTROL VALVES SHALL BE LOCATED BELOW GRADE. TREES SHALL BE IRRIGATED SEPARATELY USING BELOW-GRADE BUBBLER & CANNISTER ASSEMBLY. CONTROLLER SHALL BE WEATHER-BASED WITH FLOW SENSING AND MASTER VALVE. BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE ASSEMBLY.
2. NO TREES OR SHRUBS CURRENTLY EXIST ON PROJECT SITE.



PLANTING PLAN

MAK  
DESIGN  
LANDSCAPE  
ARCHITECTURE  
ESCONDIDO, CALIFORNIA  
PHONE (760) 715-0732



LA MESA APPROVED CHANGES				PERMITS		PRIVATE CONTRACT	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	LANDSCAPE PERMIT NO.	WDID/NOI NO.	CITY OF LA MESA BUILDING DEPARTMENT	SHEET 1
				PROJECT PRIORITY LEVEL:	SWPPP RISK LEVEL		1 SHEETS
				BENCHMARK		LANDSCAPE CONCEPT PLAN FOR: <b>ELASAAD RESIDENCE</b> 7520 HIGH STREET LA MESA, CA. 91941 CALIFORNIA COORDINATE INDEX	
				DESCRIPTION: LOCATION:		LANDSCAPE ARCHITECT OF WORK: JAMES LEVERS, R.L.A. 3690 DATE: 9/20/24	
				RECORD FROM: ELEVATION:		GRADING PERMIT NO:	
				DATUM:			



REPORT to the LA MESA PLANNING COMMISSION

DATE: April 16, 2025

SUBJECT: PROJECT 2024-2101 (Madison)

DESCRIPTION: A REQUEST FOR A SPECIAL PERMIT TO ALLOW A FENCE TO EXCEED THE 4 FOOT MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK BY 2 FEET AT 8811 MADISON AVENUE, APN 494-333-01-00 IN THE URBAN RESIDENTIAL (R1) ZONE.

ISSUING DEPARTMENT: Community Development

**SUMMARY:**

Issue(s):

Should the Planning Commission approve a special permit for a fence that exceeds the 4-foot height limit in the front yard setback by 2 feet (for a total maximum height of 6 feet)

Recommendation:

Adopt a resolution (**Attachment 1**) approving the special permit subject to conditions of approval.

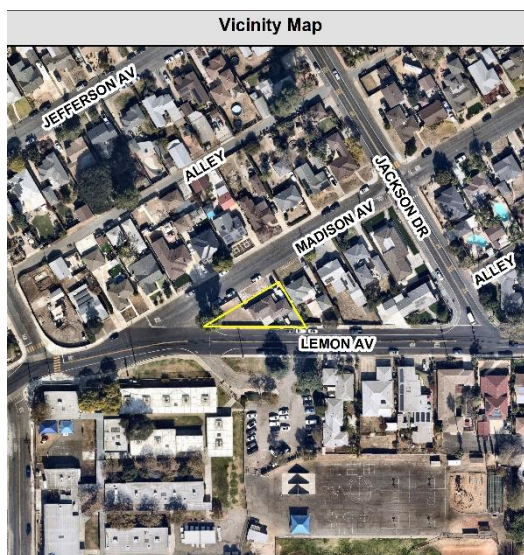
Environmental Review: The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures, which allows for the construction and location of limited numbers of new, small accessory structures such as fences. The project meets all conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.

**BACKGROUND:**

The subject property is a triangular shaped lot located on the south side of Madison Avenue at the intersection of Madison Avenue and Lemon Avenue. The approximately

5,563 square-foot site is developed with a single-story, single-family residence constructed in 1942. A vicinity map is provided showing the location of the site within the City.

In July of 2024, the City received a code compliance complaint about a new fence at 8811 Madison Avenue, that appeared to exceed the maximum height limitations and that was potentially impeding sight distance requirements. Upon investigation, it was determined that the fence was 6 feet high, in excess of the allowable height limit of 4 feet within the front yard set back but no line of sight issues were found. The fence was constructed without benefit of permit.



#### DISCUSSION:

As mentioned, in July 2024, the City received a complaint regarding an unpermitted over height fence located at 8811 Madison Avenue. The triangular shaped lot is currently zoned Urban Residential (R1), a single-family residential zone with a front setback requirement of 20 feet. Fence and wall height limits in residential zones are set forth in LMMC Section 24.05.030I. Included in those standards is a provision to allow for an exception to exceed height limits by special permit approved by the Planning Commission.

The triangular shape and the location of this parcel at the intersection of two different streets, the property is across from the Lemon Avenue elementary school and fronts two different streets: Lemon Avenue and Madison Avenue, the applicant elected to install fencing to maximize the privacy and personal use of their yard and to limit public access, as many times folks would loiter on the property not realizing that it was private property not public open space.

The subject parcel is situated with two front setbacks and one side setback. LMMC 24.01.100, states that front setbacks are measured from each boundary abutting a public street, Fence heights in the front setbacks are limited to 4 feet, and 6 feet when within the side yard setback. With the irregular shape and limitation from the two front yards, the property has been limited to fully utilizing their yard and little to no privacy.

The fence consists of vertical white vinyl planks, set between posts approximately 6 feet apart. A site plan, site section, and elevation view is provided as **Attachment 2**. The current conditions on the southern portion of Madison Avenue does not currently have sidewalk improvements but Madison Avenue between Jackson Drive and Lemon Avenue

and along with the northern portion of Lemon Avenue between Madison Avenue and Jackson Drive, have been identified for potential future sidewalk improvements. The fence, shown in green, has been located outside the public right of way and would not preclude future improvements. The applicant has taken these future easements, shown in yellow, into consideration and built the fence on the property line as shown in **Attachment 2**.

The findings to approve a special permit appear to be supported as discussed below.

The location and characteristics of the proposed buildings and/or structures, and the allowed use of them, will not impact unfavorably upon adjacent properties.

The fence does not impact unfavorably upon adjacent properties. The fence on this parcel is consistent and typical modern fencing utilized in residential neighborhoods. . Section 24.05.030.N of the Municipal code requires that no structure or facility shall be located as to interfere with sight distance necessary for the safe passage of vehicles and pedestrians; sight triangles are required to demonstrate no interference in sight distance and no interference has been shown on the plan set (**Attachment 2**). The fence location also meets the required Caltrans Highway Design Manual and American Association of State Highway Transportation Officials guidelines which requires for a minimum sight distance of 280 feet from the driver's eye at the Madison Avenue and Lemon Avenue intersection. The Caltrans Highway Design Manual provides instruction on street and highway design within California and is the industry standard for roadway design. Therefore, the location and characteristics of the fence would not impact unfavorably on adjacent properties.

The project is consistent with the design objectives established as policy of the City Council.

The scale, placement, and materials of the fencing fits within the surrounding area and serves to promote the character of the neighborhood as a unique place to live (General Plan Land Use & Urban Design Element Objective LU-2.2). The fence exhibits high quality design using durable and decorative materials that complement the subject property and neighborhood. The fence was built using standard construction techniques and is located away from adjacent driveways where vehicular site distance is a safety concern, consistent with General Plan Land Use & Urban Design Element Objective LU-1.2 promoting safety for residents while preserving community identity.

**CONCLUSION:**

Staff recommends adoption of a resolution (**Attachment 1**) approving Project 2024-2101, subject to conditions of approval.

**Report to Planning Commission**  
**Date: April 16, 2025**  
**Page: 4 of 4**

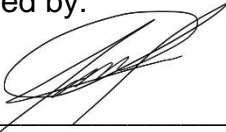
Respectfully submitted by:



---

Patrick Macpherson  
Assistant Planner

Reviewed by:



---

Jared Chavez  
Assistant Director of Community Development



---

Lynnette Santos  
Director of Community Development

Attachments:

1. Draft Resolution
2. Project Plans

RESOLUTION NO. PC-2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2024-2101 (MADISON) – A REQUEST FOR A SPECIAL PERMIT TO ALLOW FOR A FENCE TO EXCEED THE MAXIMUM FENCE HEIGHT OF 4 FEET ALLOWED WITHIN A FRONT YARD SETBACK BY 2 FEET AT 8811 MADISON AVENUE, APN 494-333-01-00 IN THE URBAN RESIDENTIAL (R1) ZONE.

---

WHEREAS, July 29, 2024, the City received a code compliance complaint that a new fence was constructed at 8811 Madison Avenue, that appeared to exceed the maximum height limitations of the underlying zone and was potentially impeding line of sight.

Whereas, the City confirmed that there was no line of sight impediment but that the subject fence was constructed without benefit of permit exceeding the fence height within the front yard setbacks.

Whereas, the property owner constructed the fence to fully utilize their yard and further their privacy as the property fronts both Lemon Avenue and Madison Avenue.

Whereas, fences within the front yard setback are limited to 4 feet high, the subject fence was measured to be 6 feet high.

Whereas, pursuant to LMMC Section 24.05.030I (6), fence and wall height limits in residential zones of four feet high within the front yard setbacks and six feet high within the side yard setback are set forth and included in those standards is a provision to allow for an exception to exceed height limits by special permit approved by the Planning Commission.

WHEREAS; LMMC Section 24.02.050, provides that Planning Commission may authorize a Special Permit to expand the limits of certain development standards, when such expanded limits are reasonable but need evaluation of impact on adjacent properties and uses.

WHEREAS, the property owners submitted an application for a Special Permit to construct the over height fence with a height that exceed 4 feet within the front setback.

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal.

WHEREAS, on April 16, 2025, the Planning Commission of the City of La Mesa held a duly noticed public hearing and accepted public testimony in consideration of Project No. 2024-2101.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures, which allows for the construction and location of limited numbers of new, small accessory structures such as fences. The project meets all conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.
2. Special Permit Findings (LMMC Section 24.02.050):
  - A. The location and characteristics of the proposed buildings and/or structures, and the allowed uses of them, will not impact unfavorably upon adjacent properties.

The fence does not impact unfavorably upon adjacent properties. The fence on this parcel is consistent and typical modern fencing utilized in residential neighborhoods. Section 24.05.030.N of the Municipal code requires that no structure or facility shall be located as to interfere with sight distance necessary for the safe passage of vehicles and pedestrians; sight triangles are required to demonstrate no interference in sight distance and no interference has been shown on the plan set. The fence location also meets the required Caltrans Highway Design Manual and American Association of State Highway Transportation Officials guidelines which requires for a minimum sight distance of 280 feet from the driver's eye at the Madison Avenue and Lemon Avenue intersection. The Caltrans Highway Design Manual provides instruction on street and highway design within California and is the industry standard for roadway design. Therefore, the location and characteristics of the fence would not impact unfavorably on adjacent properties.

B. The project is consistent with the design objectives established as policy of the city council.

The scale, placement, and materials of the fencing fits within the surrounding area and serves to promote the character of the neighborhood as a unique place to live (General Plan Land Use & Urban Design Element Objective LU-2.2). The fence exhibits high quality design using durable and decorative materials that complement the subject property and neighborhood. The fence was built using standard construction techniques and is located away from adjacent driveways where vehicular sight distance is a safety concern, consistent with General Plan Land Use & Urban Design Element Objective LU-1.2 promoting safety for residents while preserving community identity.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, plans, and exhibits, all of which are herein incorporated by reference.
3. The Planning Commission approves Project No. 2024-0705, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 16<sup>nd</sup> day of April 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Lynnette Santos, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2025-XX duly passed and adopted by the Planning Commission.

---

Lynnette Santos, Secretary  
La Mesa Planning Commission

**Exhibit A**  
PC Resolution PC-2025-XX  
Project 2024-2101  
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on January 29, 2025, consisting of one (1) sheets total, including Sheet 1 – Site Plan.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code or any other applicable City regulations in effect unless specifically waived herein.
3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. This constitutes an approval of the discretionary entitlement only. Additional permits, including but not limited to building and encroachment permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
5. The Owner(s) shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, recordation of the final map and/or recordation of the final parcel map, as applicable, and the Community Development Director is hereby authorized to execute the same.

as follows:

Lot One (1) in block "B" of La Bena Boulevard Addition as per map thereof #1452 filed in the office of the Recorder of the said county of San Diego.

The route of said line of poles and wires across said land shall be as follows; Beginning at a point on the Northwest line of said Lot One (1), distant about one, fifty eight and one-half hundredths (59.56) feet Southwesterly from the most northerly corner of said Lot One (1); thence from said point of beginning South Twenty-four (24) Degrees Forty-two (42) Minutes East, to the South line of said Lot One (1);

No poles to be placed on this property.

The Grantee is also hereby granted the right to trim any trees along said line of poles and wires whenever considered it necessary for the proper operation and use of the rights hereby granted.

IN WITNESS WHEREOF, the Grantors -- executed these presents this 25 day of August, 1945.

Executed in the Presence of:

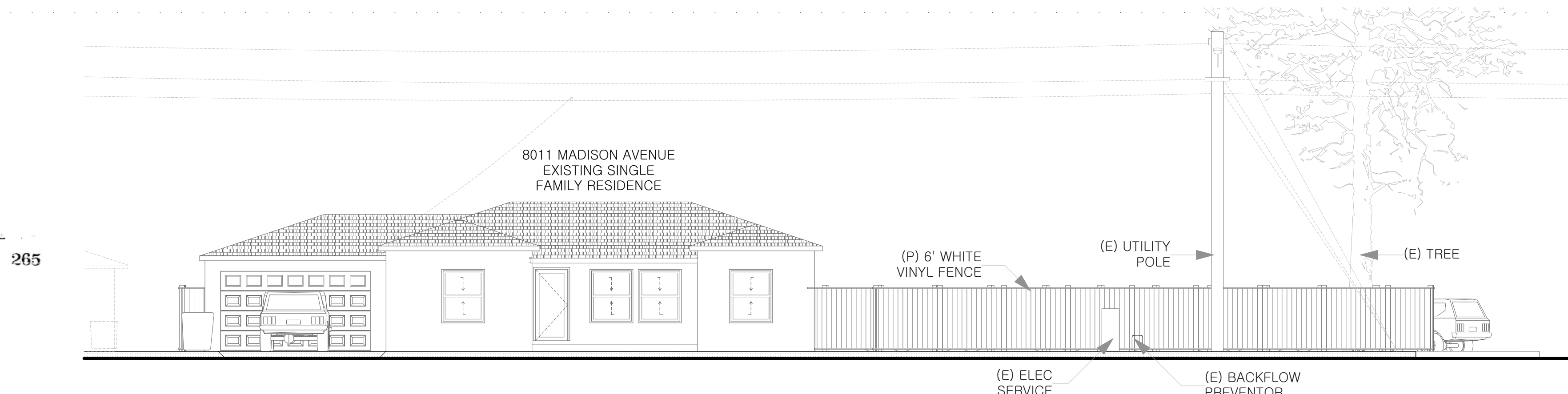
Iva L. Held Roland L. Brock  
witness  
Iva L. Held witness

STATE OF CALIFORNIA                      WITNESS FOR  
COUNTY OF SAN DIEGO                      SS

Am. H. Barnes  
Verna L. Barnes

DRAWN BY RFD  
CHECKED BY RFD  
SECTION NO. D-373

ALL PROJECTS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES), AND ALL SAN BERNARDINO COUNTY AMMENDMENTS.



**FRONT ELEVATION 02**  
SCALE: 1/8" = 1'-0"



SCOPE OF WORK  
SPECIAL PERMIT FOR A PROPOSED 6' WHITE VINYL FENCE ALONG  
THE PROPERTY LINE.

PROJECT DATA	
PROJECT ADDRESS	8811 MADISON AVENUE LA MESA, CA 91941

APN: 4943330100

LEGAL DESCRIPTION:  
LOT 1 AND THE WESTERLY 45 FEET OF LOT 2 IN BLOCK M, OF LA  
MESA BOULEVARD ADDITION, IN THE CITY OF LA MESA, COUNTY OF  
SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF  
1452, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN  
DIEGO COUNTY, JUNE 10,

OWNER: PATRICK PALMITER  
ZONE: R1 URBAN RESIDENTIAL  
YEAR BUILT: 1942

SETBACKS  
FRONT: 15'  
SIDE: 5'  
REAR: 15'

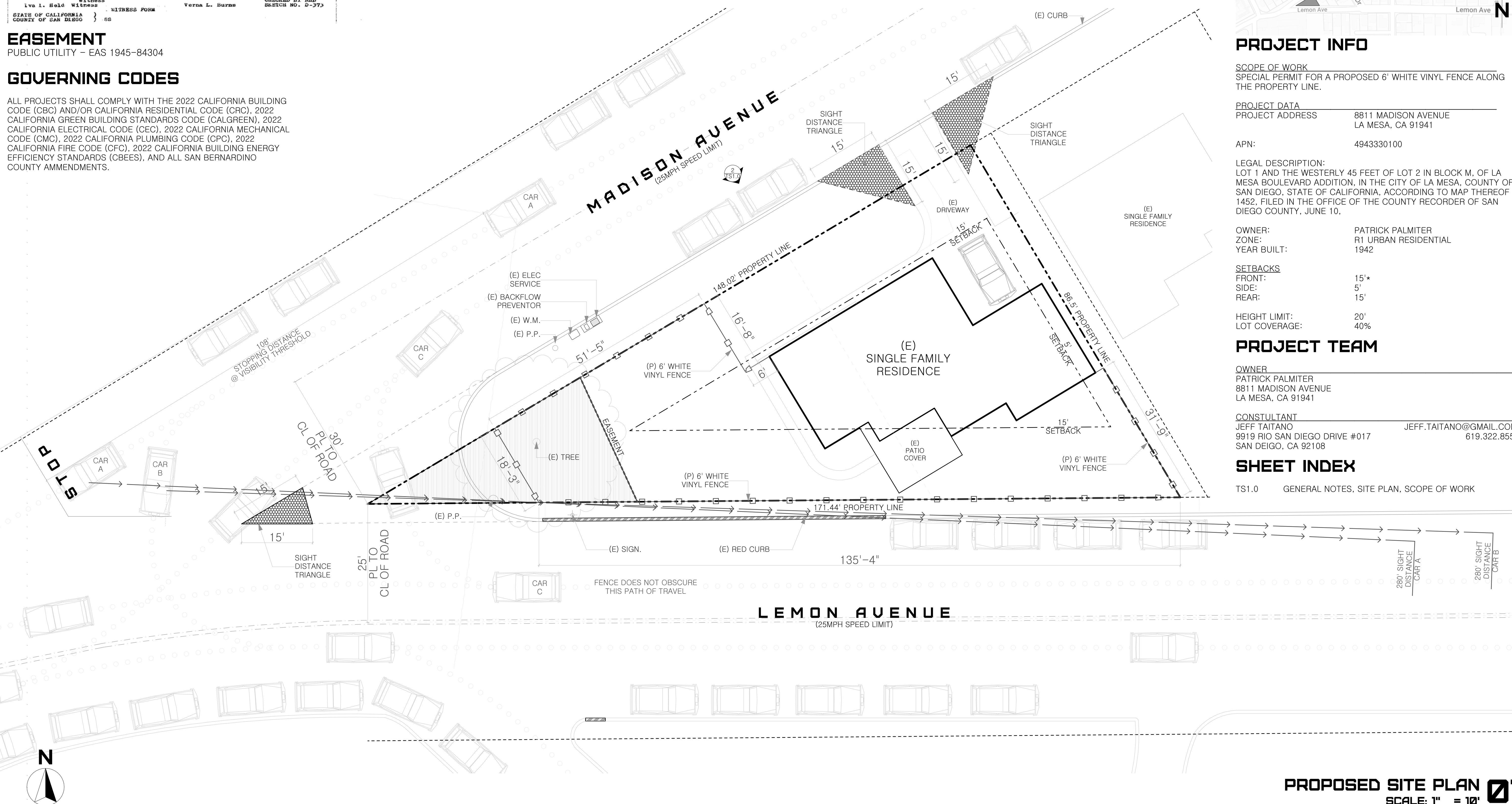
HEIGHT LIMIT: 20'  
LOT COVERAGE: 40%

OWNER  
PATRICK PALMITER  
8811 MADISON AVENUE  
LA MESA, CA 91941

CONSULTANT  
JEFF TAITANO  
9919 RIO SAN DIEGO DRIVE #017  
SAN DIEGO, CA 92108

JEFF.TAITANO@GMAIL.COM  
619.322.855

TS1.0 GENERAL NOTES, SITE PLAN, SCOPE OF WORK



**PROPOSED SITE PLAN**   
SCALE: 1" = 10'



**JT**  
DESIGN  
CONSULTING

JEFF TAITANO  
9919 RIO SAN  
DIEGO DRIVE #17  
SAN DIEGO, CA. 92108  
619-322-8555  
JEFF.TAITANO@GMAIL.COM

8817 MADISON AVENUE  
PALMISTE R FENCE  
LA ME SA, CA 91941

Project#  
Job#  
RevID

TS1.0