

RESOLUTION NO. PC-2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2022-0898 (REFOU) - CONSIDERATION OF A SITE DEVELOPMENT PLAN FOR A PARKING MODIFICATION THAT WOULD ALLOW FOR A REDUCTION OF REQUIRED PARKING FOR A 3,694 SQUARE FOOT THIRD STORY ADDITION AND MAJOR RENOVATION TO AN EXISTING TWO-STORY COMMERCIAL BUILDING LOCATED AT 8923 LA MESA BOULEVARD (APNS 490-472-31-00 AND 490-472-11-00) IN THE C-D-MU (GENERAL COMMERCIAL/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE WITH ASSOCIATED PARKING LOCATED ON A PARCEL TO THE NORTH AT 5264 WOOD STREET (APN 490-472-07-00) IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/ SCENIC PRESERVATION OVERLAY/ MIXED USE OVERLAY) ZONE

---

Whereas, the property owner submitted an application for a site development plan for a parking modification for a 3,694 square foot third story addition and major renovation to an existing two-story commercial building located at 8923 La Mesa Boulevard (APNs 490-472-31-00 and 490-472-11-00) in the C-D-MU (General Commercial/ Urban Design Overlay/ Mixed Use Overlay) zone with associated parking located on a parcel to the north at 5264 Wood Street (APN 490-472-07-00) in the R3-P-MU (Multiple Unit Residential/ Scenic Preservation Overlay/ Mixed Use Overlay) zone;

WHEREAS, Site Development Plan Review is required for all new development and major renovation of existing development in the Mixed Use Overlay Zone;

WHEREAS, pursuant to LMMC Section 24.09.020, the Planning Commission may authorize a site development plan to improve a building site in the Scenic Preservation Overlay zone if it involves alteration of the surface of the land by construction, excavation, filling, or otherwise, through which trees would be removed, water courses would be altered, or earth banks exceeding 3 feet in height would be created;

WHEREAS, pursuant to Section 24.04.020G of the La Mesa Municipal Code, the Planning Commission may authorize a site development plan which includes parking modifications when it can be demonstrated that all uses can be sufficiently served because of varying hours of operation and for varying peak parking demand times;

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

WHEREAS, on April 17, 2024, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing and accepted public testimony in consideration of Project No. 2022-0898.

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 allows exemptions for commercial additions in a zone which permits commercial uses. The project meets all of the conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.

2. Project 2022-0973 is consistent with Title 24 (Zoning) of the La Mesa Municipal Code, including but not limited to the development standards and objectives of Chapter 24.04 (Parking), Chapter 24.05 (Residential Zones and Development Standards), Chapter 24.06 (Commercial Zones and Development Standards), Chapter 24.18 (Mixed Use Overlay Zone) and Chapter 24.09 (Scenic Preservation Overlay Zone – P).

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. 2022-0898, 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 17<sup>th</sup> day of April, 2024, 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-2024-XX, duly passed and adopted by the Planning Commission.

---

Lynnette Santos, Secretary  
La Mesa Planning Commission

**Exhibit A**  
PC Resolution PC-2024-XX  
Project 2022-0898  
Conditions of Approval

**A. GENERAL CONDITIONS:**

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on March 1, 2024, consisting of thirty-nine (39) sheets total, including Sheet T1 – Title Sheet, Sheet ESP – Existing Survey/Site Plan, Sheet SP – Site Plan, Sheet SP2 – Site Plan 2, Sheet SP3 – Wood St Site Plan, Sheet A1 – Existing Floor Plan, Sheet A2 – First Story Floor Plan, Sheet A3 – First Story Floor Plan, Sheet A4 – First Story Floor Plan, Sheet A5 – North Elevation Plan, Sheet A6 – East Elevation Plan, Sheet A7 – West Elevation Plan, Sheet A8 – South Elevation Plan, Sheet A5 – North Elevation Plan, Sheet A6 – East Elevation Plan, Sheet A7 – West Elevation Plan, Sheet A8 – South Elevation Plan, Sheet A9 – Site Sections Plan, Sheet A10 – First Floor Egress Plan, Sheet A11 – Second Floor Egress Plan, Sheet A12 – Third Floor Egress Plan, Sheet A13 – ADA Plan, Sheet A14 – Roof Layout Plan, Sheet A15 – Site Lighting Plan, Sheet A16 – Sign Plan, Sheet LS-1 – Landscape Page 1 (8923 La Mesa Boulevard), Sheet LS-2 – Landscape Page 2 (8923 La Mesa Boulevard), Sheet LS-3 – Landscape Page 3 (8923 La Mesa Boulevard), Sheet LS-4 – Landscape Page 4 (8923 La Mesa Boulevard), Sheet IR-1 – Irrigation Page 1 (8923 La Mesa Boulevard), Sheet IR-2 – Irrigation Page 2 (8923 La Mesa Boulevard), Sheet IR-3 – Irrigation Page 3 (8923 La Mesa Boulevard), Sheet LS-1 – Landscape Page 1 (5264 Wood St), Sheet LS-2 – Landscape Page 2 (5264 Wood St), Sheet LS-3 – Landscape Page 3 (5264 Wood St), Sheet LS-4 – Landscape Page 4 (5264 Wood St), Sheet IR-1 – Irrigation Page 1 (5264 Wood St), Sheet IR-2 – Irrigation Page 2 (5264 Wood St), Sheet IR-3 – Irrigation Page 3 (5264 Wood St) all designated as approved by the Planning Commission on April 17, 2024, and shall not be altered without express authorization by the Community Development Department.
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 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.
6. 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.

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

Engineering

1. Plans shall be submitted to all public utility agencies (AT&T, Cox Cable, Helix Water District, and SDG&E) for review.
2. Street tree locations shall be referenced on the improvement plans for utility conflict check, located in pedestrian friendly tree grates, contiguous with the curb, equal to 1 tree for every 35 feet of property frontages along La Mesa Blvd.
3. The applicant shall show the following information on the site plan and/or add a note to the plans:
  - a) The sanitary sewer main, sewer service lateral and property line clean out shall be identified. A clean out shall be installed if one does not exist.
  - b) The rim elevation of the nearest upstream sewer manhole on the sewer main and the lowest finish floor or lowest waste water fixture unit shall be identified. If the lowest finish floor elevation or lowest waste water fixture unit is less than or equal to the top of the manhole elevation PLUS two feet, then a backwater valve shall be installed.
4. The applicant shall obtain an Encroachment Permit and Traffic Control Permit prior to beginning any proposed work within the City right of way. Traffic control plans for streets that will be opened to public travel during construction shall be in accordance with construction signing, marking and other protection as required by the State Department of Transportation (CalTrans) Traffic Manual
5. Surety (security) for improvements and/or grading shall be posted with the City of La Mesa prior to improvement and/or grading permit approval to guarantee the construction of all the required street improvements, drainage, grading, erosion control, landscaping, irrigation, sewer and monumentation. The security shall include all onsite and offsite grading and improvements. The amount of security shall be determined by the City Engineer based upon an estimate furnished to the City taken from approved plans submitted by the engineer of work. The engineer's cost estimate should include an estimate of utility relocation, if applicable.
6. Landscaping for trees, shrubs, walls, fences, cut/fill slopes or other structures at or near driveway and street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation (CalTrans) Highway Design Manual. Any obstructions which exceed a height of 36 inches shall not be permitted within a distance of 5 feet from the property line at the street.
7. Water improvements are separately approved by and bonded with the Helix Water District prior to approval of the public improvement plan. Please submit with Helix Water District concurrently to avoid project delays.
8. The applicant shall submit an encroachment permit with an erosion control plan and application fee or deposit for the following required work within the right-of-way:

- a) The improvement of curb, gutter, and sidewalk along the street frontage of 5252 Wood Street.
- b) Any required utility connections in the public street/ right of way and restoration of the public right-of-way.
- c) The improvement of the driveway for 5264 Wood Street to a commercial driveway per city standards.

### Fire

9. ~~Please add~~ Underground fire service, fire sprinklers, fire alarm system, and Emergency Responder Radio Communications Systems (ERRCS) (if required based on testing as identified in 2022 CFC Sec. 510) shall be required as deferred submittals.

### Planning

10. The applicant shall submit landscape and irrigation plans with application fee or deposit prepared by a registered landscape architect in accordance with City standards and the State of California Model Water Efficient Landscape Ordinance, for review and approval prior to issuance of building permits.
11. The applicant shall prepare and submit plans in conformance with the approved exhibits and conditions of approval for Project 2022-0898. A note shall be placed on the building plans stating that prior to final inspection sign off and release of electrical service, the site and buildings shall be inspected for substantial conformance to the approved exhibits and conditions. The exact materials and colors of all proposed structures shall be prominently noted on all plans and exhibits.
12. A note shall be placed on the public improvement and building plans stating that should any archeological (cultural) or paleontological resources or human remains be discovered during construction-phase ground-disturbing activities, all work in the immediate vicinity must stop and the project applicant shall notify the City of La Mesa immediately. A qualified professional shall be retained to evaluate the finds and recommend appropriate action. For human remains, the applicant shall notify the County Coroner. For human remains determined to be of Native American origin, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. The applicant shall ensure, to the satisfaction of the City and the Native American Heritage Foundation, if applicable, that appropriate measures are undertaken prior to resuming any project activities that may affect such resources.
13. A note shall be placed on the public improvement and building plans stating that the project shall comply with the Mixed-Use Urban Overlay Zone Environmental Impact Report (EIR) Mitigation Monitoring Reporting Program by implementing the following air quality mitigation measures:
  - a) Soils stabilizers shall be applied to inactive graded areas.
  - b) Ground cover in disturbed areas shall be replaced as soon as possible through hydroseeding or the application of bonded fiber matrix on graded residential lots if needed prior to construction.
  - c) During grading activities, three applications of water shall be applied between dozer/scrapper passes.
  - d) Dust shall be controlled during loading and unloading activities.

- e) Speeds on unpaved surfaces shall be reduced to 15 miles per hour or less.
  - f) Haul road dust shall be managed through watering at least three times a day.
  - g) Paving, chip sealing or chemical stabilization of internal roadways shall occur after completion of grading.
  - h) If winds exceed 25 miles per hour, sweepers or water trucks shall be used to remove "track out" at any point of public street access and termination of grading.
  - i) Dirt storage piles shall be stabilized through chemical binders, tarps, fencing, or other erosion control measure.
  - j) Trucks hauling soil, sand, and other loose material shall be covered or be required to maintain at least two feet of freeboard.
  - k) Construction vehicle tires shall be inspected and washed as necessary to be cleaned free of dirt prior to entering public roadways.
  - l) Idling times for construction equipment shall take into account the idling requirements for startup of heavy equipment.
  - m) The project shall adhere to Air Pollution Control District (APCD) Rule 67.0 to limit VOC content in paints used in the development.
  - n) Construction equipment shall only be located in the vicinity of sensitive receptors if it is absolutely necessary in order to complete specific construction-related activities and move the equipment away from the receptors immediately after the activities have been completed.
  - o) When feasible, re-route construction trucks away from congested streets or sensitive receptor areas.
  - p) The amount of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
14. The project shall provide for organic waste recycling services in accordance with State law (see PRC 42649.81(a)(2)). Adequate area(s) for organic waste storage and recycling pickup shall be shown on the project plans.
15. Declaration of covenants and restrictions shall be recorded for that portion of each building site covered by such parking and driveways to guarantee the continued use of such collective parking for the benefit of all occupants of the individual building sites and to establish the responsibility for maintenance of such parking area. The declaration of covenants and restrictions shall include all parcel numbers associated with project 2022-0898.
16. The project shall provide a minimum of 22 parking spaces, developed in accordance with the City's Parking Standards adopted by City Council Resolution No. 17128 and subject to the collective parking modification approved by Planning Commission (Resolution PC-2024-XX)

### Building

17. Building plans to show Type V-A construction retrofitting on 1<sup>st</sup> and 2<sup>nd</sup> floor, per required 3<sup>rd</sup> floor A2 occupancy and supporting construction requirements.

18. Plans must be complete and stamped by a licensed professional/s.
19. All permits (encroachment, fire, or other) for this development project shall be submitted and issued concurrently.
20. The project must comply with all applicable disabled accessibility regulations in Chapter 11B, Title 24 California Building Code.
21. The project must comply with the City's Construction and Demolition Ordinance regulating recycling of construction materials.
22. The project shall comply with 2022 California Building, Residential, Mechanical, Electrical, Plumbing, Green and Energy Efficiency codes.

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

Engineering

1. All work included in the encroachment permit shall be completed to the satisfaction of the City Engineer and ready for acceptance by the City prior to final occupancy.

Building

2. The applicant shall obtain approvals from all departments for all issued permits: Building, Fire, Planning, Engineering, and San Diego County Environmental Division (APCD and Hazardous Materials) prior to the issuance of a certificate of occupancy.