



REPORT to the LA MESA PLANNING COMMISSION

DATE: November 6, 2024

SUBJECT: PROJECT 2023-2714 (HOPE INC.) – A REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ADULT DAY CENTER AT 7811 LA MESA BOULEVARD, APN 470-173-01-00 IN THE RB-D-MU (RESIDENTIAL BUSINESS/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

Should the Planning Commission approve a conditional use permit for an adult day center?

Recommendation:

Adopt a resolution (**Attachment A**) approving the conditional use permit.

Environmental Review:

The project is exempt from review under the California Environmental Quality Act (CEQA) Guidelines Section 15303.

BACKGROUND:

The 0.42-acre project site is located at the southeast corner of La Mesa Boulevard and Lee Avenue, south of the intersection of El Cajon Boulevard. This commercial center was developed in the late 1980s with one and two-story professional office buildings, off-street parking, and landscaping. Existing businesses in the center include a dentist and beauty salon. Surrounding uses include retail to the west, commercial services and a church to the north, multi-family residential to the east, and single-family residential to the south. An Assessor Parcel Map sheet is provided as **Attachment B**, photos of the site are provided as **Attachment C**, and a vicinity map is provided below.

Right-of-way improvements along the property frontage include curb and gutter, non-contiguous sidewalks, and an historic-era retaining wall at back-of-sidewalk along La Mesa Boulevard and the northernmost portion of Lee Avenue. Vehicular access is taken from a driveway opening in Lee Avenue at the south end of the site. Transit service is provided by MTS Bus Route 1 that stops in front of the neighboring property to the east.

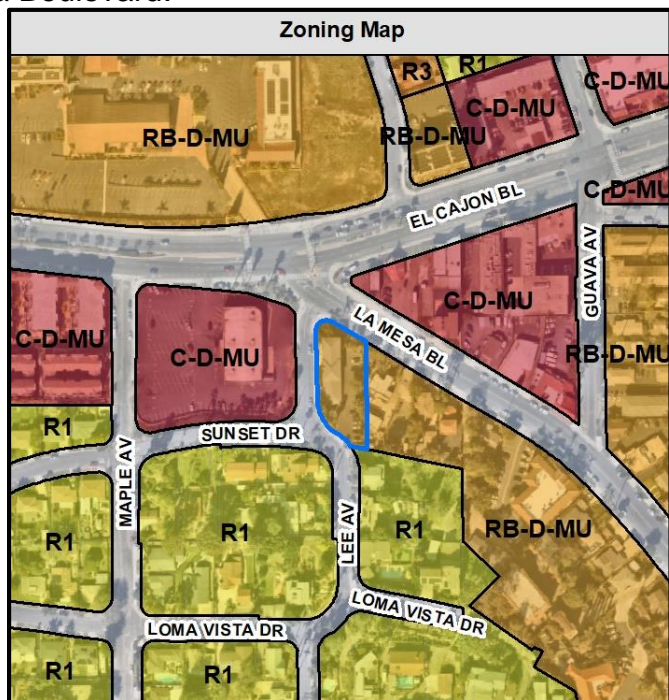
RB-D-MU (Residential Business/Urban Design Overlay/Mixed Use Overlay) zoning allows professional offices by-right and community care facilities by conditional use permit upon approval from the Planning Commission. Day care centers for adults are defined in the Zoning Ordinance as a type of community care facility. Surrounding zoning is illustrated on the Zoning Map below. The Planned Land Use is Mixed Use Urban, consistent with MU Overlay zoning that extends along both sides of El Cajon Boulevard and La Mesa Boulevard.



**DISCUSSION:**

As described in the applicant's description of business operations (**Attachment D**), HOPE, Inc. proposes to operate a non-behavioral adult day center within the existing professional office buildings as shown on the submitted drawings provided as **Attachment E**. The proposed lease area includes a 1,219-square-foot, ground floor suite (Suite A) for the facility's operations and a 760-square-foot upstairs space (Suite E) for staff offices.

HOPE Inc.'s adult day center program serves individuals with intellectual



disabilities and includes on-site enrichment activities and off-site community exploration. On-site programming would be located within a mobility training/activity classroom area on the first floor. Clients would be out in the community between five to twenty hours per week, primarily utilizing public transportation and the facility's two vans. As currently proposed, the program would operate Monday through Friday from 8:00 AM to 2:00 PM, serving clients aged 18 to 59 years of age. The draft conditions of approval include a limitation on operating hours to between 8:00 AM and 5:00 PM.

No exterior alterations are proposed to the building. Accessible path-of-travel improvements are proposed to walkways and parking adjacent to the building. The adult day center use involves a change of building occupancy from Group B (Business) to Group I-4 (Institutional – Day Care Facilities), which would require the installation of fire sprinklers and an automatic fire alarm system. Fire safety improvements to be required at permitting are stipulated in the draft conditions of approval.

The Planning Commission shall grant a conditional use permit after consideration of the report and the public hearing, only when the requirements of the applicable zone, state and local laws are met and all of the following findings pursuant to LMMC Sections 24.05.020C.3 and 24.02.060 are made. The findings to approve a Conditional Use Permit are supported by the evidence on the record as discussed below.

1. The subject property is adjacent to commercial zoned property.

Adjacent properties to the north and west are zoned C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay).

2. Any adverse effect on adjacent residential property is mitigated through project design.

The project site will primarily serve as a drop off point for program participants. In addition, project design features and proposed business operations will further assist in avoiding adverse effects on adjacent residential properties to the east and south, including the placement of the adult day center's classroom and activity areas indoors and daytime business hours. The parking area is separated from adjacent residences to the east by landscaping and fencing and no new lighting is proposed that could impact the adjacent residential properties.

3. Findings for approval of a Conditional Use Permit under LMMC 24.02.060

(A) Incompatibility with other uses in the same vicinity will not result.

The proposed adult day center use appears to be compatible with other uses in

the same vicinity. The surrounding area is developed with uses of similar intensity, including two churches within 500 feet of the project site operate large preschool/day care facilities and K-8 private schools. In addition, the existing businesses on the site, including medical offices (dentist) and a beauty salon, are compatible with the proposed use as these are also community serving uses. Nearby residences would not be affected by nighttime or weekend activity because the proposed program would operate Monday through Friday, during daytime business hours consistent with other commercial uses in the area.

(B) Issuance of such a conditional use permit would not lead to the creation of a nuisance and would not endanger the public health, safety, or order by:

(1) Unreasonably increasing pedestrian and/or vehicular traffic in the area in which the premises are located;

An unreasonable increase in pedestrian or vehicular traffic is not anticipated. The project site is located in a high-volume pedestrian area, with signalized pedestrian crosswalks at the La Mesa Boulevard/El Cajon Boulevard intersection and a bus stop nearby. Clients will utilize public transportation and two company vans that will be parked in the parking lot during the day. There may be an increase in pedestrian traffic utilizing public transit, but no significant increase in vehicular traffic or parking is anticipated as it is expected that program participants will be dropped off at the center.

(2) Increasing the incidence of disruptive conduct in the area in which the premises are located; or

The adult day center use is not anticipated to increase the incidence of disruptive conduct in the area. Similar facilities located on University Avenue, Fletcher Parkway, and at other sites have not generated any complaints about disruptive conduct. Loading and off-loading of will take place within designated areas in the parking area on-site. A condition of approval outlines the process for a new public hearing before the Planning Commission should the Director of Community Development determine that the use is not in compliance with the CUP and/or the City of La Mesa Code of Ordinances.

(3) Unreasonably increasing the level of noise in the area in which the premises are located.

The proposed adult day center use would not unreasonably increase the level of noise in the area. Operation of the center will be limited to daytime hours, and with the exception of clients and staff coming and going from the

property, will be conducted entirely indoors. Other adult day center programs located in commercial/mixed-use areas similar to the project site have not generated noise complaints from neighbors. A standard condition of approval, typical for all conditional use permits, outlines the process for a new public hearing before the Planning Commission, should the Director of Community Development determine that the use is not being operated in compliance with the CUP and/or the City of La Mesa Code of Ordinances.

(C) The use is consistent with the General Plan.

The use is consistent with the General Plan. The site's planned land use, Mixed Use Urban, is intended to allow a more intensive level of commercial development than Local Serving Commercial, but not the high volume regionally significant activities found in Regional Serving Commercial. Those sites with a Local Serving Commercial planned land use are most consistent with CN (Neighborhood Commercial) zoning, which allows all types of community care facilities, including adult day centers, by-right.

*Public Notice of Project:*

Notice of the Planning Commission hearing to consider the conditional use permit was mailed to surrounding property owners within 300 feet of the subject property on October 24, 2024, and published in The Daily Transcript on October 25, 2024, in accordance with Municipal Code requirements.

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 conversion of existing small structures from one use to another where only minor modifications are made to the exterior. The exemption applies to office buildings not exceeding 10,000 square feet in area where the site is zoned for the use, the use does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project meets all of the conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.

CONCLUSION:

Adopt a resolution (**Attachment A**) approving Project 2022-1714, subject to draft conditions of approval.

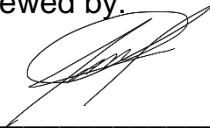
Respectfully submitted by:



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Allyson Kinnard  
Associate Planner

Reviewed by:



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Jared Chavez  
Assistant Director of Community Development

Reviewed by:

Lynnette Santos

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Lynnette Santos  
Director of Community Development  
Attachments:

- A. Draft Planning Commission Resolution
- B. APN Sheet
- C. Site Photographs
- D. Project Correspondence
- E. Project Plans