



REPORT to the LA MESA PLANNING COMMISSION

DATE: November 6, 2024

SUBJECT: PROJECT 2024-0824

DESCRIPTION: A REQUEST FOR A SPECIAL PERMIT TO EXCEED LIMITATIONS ON PAVED AREAS AT A SINGLE-FAMILY RESIDENCE ADDRESSED AS 4775 NORMANDIE PLACE (469-250-03-00) IN THE R1 (URBAN RESIDENTIAL) ZONE

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

1. Consideration of the Planning Commission to approve a Special Permit to expand the allowable paved area within the front setback of single-family dwelling.

Recommendation:

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

Environmental Review:

This project has been determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section(s) 15061 (b)(3).

BACKGROUND:

The subject property is a 0.20-acre (9,400 square foot) lot located on the east side of Normandie Place, situated between Colony Road to the north and Camellia Drive to the south. The property is generally flat but slopes downhill from west to east and is developed with an existing single-family residence.

Development on Normandie Place is primarily single-family residential on existing sloped properties. The project site is located within the R1 (Urban Residential) zone, which is applied to more urbanized areas of the city. Streets and other public facilities are generally adequate to accommodate a dwelling unit, and the density is seven dwelling units per net acre.



Earlier this year, Code Compliance received a complaint about the property that pavers installed in the front yard may be in excess of the zoning limitations. "24.040.030 (F) of the La Mesa Municipal Code states that paved areas shall not exceed fifty percent of the lot area located between the front property line and the front setback line or fifty percent of the area between a side property line and a side setback line when located adjacent to a public street."

After review, the City determined and notified the property owners of 4775 Normandie that the new pavers exceeded fifty percent of the front setback area, and a Special Permit application, reviewed by the Planning Commission, would be required if they wanted to retain the existing paving along the west and southern portion of the property. Existing site photographs of the property and surrounding area are shown in **Attachment B**. The property owners have worked with the City in good faith to come into compliance, and have submitted a Special Permit application to allow for the paving along the front of their property.

DISCUSSION:

The applicant is requesting a Special Permit to allow for installed paving along the front west and southern portion of the property, and also proposes to install a new curb and driveway approach (project plans are provided as **Attachment C**). Special Permits are

required to expand the limits of certain development standards, when such expanded limits are reasonable but need evaluation of impact on adjacent properties and uses. The Planning Commission may authorize a Special Permit to allow for paved area to exceed fifty percent of the area located between the front property line and the front setback line, if the required findings are made as per La Mesa Municipal Code (LMMC)



Section 24.02.050. The required findings are further discussed below.

As discussed above, approval of a Special Permit to allow for the existing paving to exceed the fifty percent limit, sufficient facts must be provided to address two required 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 location and characteristics of the pavers and the allowed use of them would not impact unfavorably upon adjacent properties. In addition, access to the paved area was by way of a makeshift system utilizing a rubber curb ramp (Photo 3 in **Attachment B**), which is proposed to be replaced with a new curb and driveway approach constructed to city standard. The applicant has removed the system as a show of good faith while the Special Permit is processed.

The Director of Public Works determined that the proposed distance between driveways must comply with San Diego Regional Standards and shall provide a twenty-foot minimum distance, equivalent to one legal on-street parking space, between driveways. This requirement would be a condition of approval for the Special Permit.

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

The proposed curb opening, driveway approach, and pavers would be compliant with approved paving materials established in LMMC Section 24.040.030F, which requires that all off-street vehicle parking in residential zones be improved with concrete or asphalt paving, or with other permanent paving materials including but not limited to, brick, textured or ornamental paving, or similar materials. Additionally, as discussed above the improvements shall comply with the San Diego Regional Standards and Issuance of the Special Permit would allow for an improvement that reduces the amount of cars parked on Normandie Place.

ENVIRONMENTAL REVIEW:

The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3). Section 15061(b)(3) allows exemptions for the activities if there is certainty that there is no possibility that the activity may have a significant effect on the environment.

CONCLUSION:

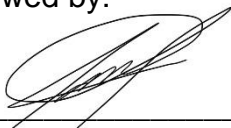
Based on the findings of fact discussed above, pursuant to La Mesa Municipal Code (LMMC) Section 24.02.050, staff recommends that the Planning Commission adopt the resolution (**Attachment A**) approving Project No. 2024-0824, subject to conditions of approval.

Respectfully submitted by:



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Reviewed by:



Jared Chavez
Assistant Director of Community
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Lynnette Santos
Director of Community Development

Attachments:

- A. Resolution
- B. Site Photographs
- C. Project Plans