

RESOLUTION NO. PC-2024-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2024-0824 (ALLMAN) – 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

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WHEREAS, the property owner submitted an application for a Special Permit to expand the allowable paved area within the front setback of 4775 Normandie Place (APN 469-250-03-00) in the R1 (Urban Residential) zone;

WHEREAS, the proposal would result in the entire front setback area being paved for driveway and parking areas;

WHEREAS, La Mesa Municipal Code (LMMC) Section 24.04.030F limits paved areas to no more than fifty percent of the lot area located between the front property line and the front setback line;

WHEREAS, La Mesa Municipal Code (LMMC) Section 24.04.030F provides that the fifty percent limit may be exceeded upon approval of a Special Permit;

WHEREAS; pursuant to LMMC Section 24.02.050, the 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 Planning Commission did receive and consider a staff report for the proposal; and

WHEREAS, on November 6, 2024, the Planning Commission of the City of La Mesa held a duly noticed public hearing and accepted public testimony in consideration of Project No. 2024-0824.

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 15061(b)(3).
2. The project is consistent with Title 24 (Zoning) of the La Mesa Municipal Code, including but not limited to the development standards and objectives of Chapter 24.05 (Residential Zones and Development Standards) and Chapter 24.04 (Parking).
3. 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.
  - B. The project is consistent with the design objectives established as policy of the city council.

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. 2024-0824, 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 6h day of November, 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-2024-0824 duly passed and adopted by the Planning Commission.

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Lynnette Santos, Secretary  
La Mesa Planning Commission

**Exhibit A**  
PC Resolution PC-2024-01  
Project 2024-0824  
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on September 16, 2024, consisting of one sheet, A-2 (Site Plan & Floor Plan) all designated as approved by the Planning Commission on November 6, 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 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.
8. The applicant shall remove any existing structures or devices being used to access the paved area prior to installation of the new driveway approach.