

RESOLUTION NO. PC-2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2024-1619 (PURDUE) – A REQUEST FOR A VARIANCE TO REDUCE THE FRONT SETBACK TO EXPAND A DECK LOCATED IN THE FRONT YARD SETBACK AREA AND ASSOCIATED STAIRS LOCATED AT 4736 GLEN STREET, APN 494-492-03-00 IN THE R1S-P (SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY) ZONE

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WHEREAS, Lawrence and Nowell Purdue have applied for a variance to reduce the front yard setback from 20 feet to 10 feet to extend a deck and relocate the stairs for access to a single-family residence at 4736 Glen Street, APN 494-492-03-00 in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone;

WHEREAS, pursuant to La Mesa Municipal Code (LMMC) Section 24.02.040, Variances may be authorized to reduce, modify or waive the development standards under any zone when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the zone and vicinity; and,

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

WHEREAS, on April 2, 2025, the Planning Commission of the City of La Mesa did hold a duly noticed public meeting and accepted public testimony in consideration of Project No. 2024-1619, a request for a variance to extend a deck and add stairs for access to a single-family residence at 4736 Glen Street.

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 15301. Section 15301, Existing Facilities, allows minor alterations to existing facilities involving negligible or no expansion of use. 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. Variance Findings (LMMC Section 24.02.040):

The strict application of the development standard(s) for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity.

The proposed project site is located on a sloped hillside with a curved front yard and was originally constructed with less restrictive development standards. The lot does not conform to the existing development standards and due to its smaller size, current standards limit the ability to develop the site. Many properties around the project site have semi-flat topography. Many of the surrounding properties are able to maximize the use of the underlying development standards. The project site is deprived of utilizing most of the front yard due to the steep slope. Allowing the property to expand the deck would allow the property owner to better utilize and enjoy the front yard. The

stairs are necessary to access the dwelling because the house is located at a higher elevation than the street and require a reduced setback for construction.

The strict application of the development standard(s) for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity.

Due to a change in the underlying zoning the lot does not meet the existing development standards and the approximately 65 foot wide lot is 15 feet less than the underlying 80 foot minimum lot width. Further, the 6,970 square foot lot is significantly smaller than the 10,000 minimum lot area for the zone. Further, the residence is built into a slope and is situated well above the street, requiring a raised foundation. The finish floor elevation of the main level of the house sits 9 feet above street level and 5.5 feet above the front yard, necessitating stairs and a landing for access. The narrow front yard and width of the house across most of the lot further limits the area available to place those improvements.

Granting the variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity and zone.

Granting a reduction in the front yard setback would not constitute a granting of special privileges given the surrounding development pattern. The Zoning Ordinance setback provisions are intended to generally allow for the construction of two-story residences in the City. Therefore due to the existing site's lot size and topographic conditions, granting the variance would not confer a special privilege.

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. 2024-1619, 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 2<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.

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Lynnette Santos, Secretary  
La Mesa Planning Commission

**Exhibit A**  
PC Resolution PC-2025-XX  
Project 2024-1619  
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 November 15, 2024, consisting of eight sheets total, including a Cover Sheet (C000), General Notes and Information (GN01), CALGreen (GN02), CALGreen (GN03), Photo Survey (GN04), Site Plan (A100), Existing Demo and Site Plan (A103), Floor Plan (A200), Deck Elevation (401), and Sections (A501), all designated as approved by the Planning Commission on April 2, 2025, 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.

**B. CONDITIONS TO BE SATISFIED AT BUILDING PERMIT SUBMITTAL:**

1. Plans and calculations shall be signed by a licensed Engineer and comply with current adopted California Building codes.