

RESOLUTION NO. PC-2004-02

RESOLUTION APPROVING VARIANCE A-16-03 (PURDUE) - A REQUEST TO REDUCE THE REAR SETBACK AND INCREASE THE HEIGHT LIMITATION FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND TO REDUCE A FRONT AND SIDE SETBACK TO LEGALIZE AN EXISTING DECK AT 4736 GLEN STREET IN THE SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY (RIS-P) ZONE

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on February 18, 2004, and accepted public testimony in considering Variance A-16-03, a request to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition, and to reduce the front setback from 20 feet to 15 feet and the side setback from 10 feet to 6 feet, 6 inches for an existing deck at a single-family residence at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone; and

WHEREAS, this request is Categorically Exempt from review under the California Environmental Quality Act, Class 1; and

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

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the strict application of the development standards 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 because other properties were developed under less stringent R1 setbacks that were in effect in the 1950s and 1960s when most of the residences in the neighborhood were initially constructed.
2. That there are special circumstances relating to the subject property which could cause the deprivation of development privileges, including the substandard size of the lot, substandard width of the lot, and topography resulting in a grade differential between the front and rear of the house.
3. That the granting of the variance would not constitute a special privilege inconsistent with the limitations upon other properties in the same zone and vicinity because other properties in the neighborhood have been granted similar variances for exceptions to building setbacks and height.
4. That the proposal is consistent with Section 24.02.040 of the La Mesa Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER 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 Planning Commission approves Variance A-16-03, a request for a rear setback reduction from 30 feet to 22 feet, and a request for a height increase from 20 feet to 24 feet, 4 inches to construct a two-story addition to an existing single family residence and to reduce the front setback from 20 feet to 15 feet and reduce the side setback from 10 feet to 6 feet, 6 inches at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone, as shown on Exhibit A attached, and subject to the following conditions:
 - A. For the proposed addition, the applicant shall obtain a building permit in general conformance with the plans submitted on January 8, 2004.
 - B. The variance shall only apply to the area of the proposed addition as generally shown on the submitted plans.
 - C. The owner shall obtain a building permit for the existing deck by March 18, 2004.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 18th day of February, 2004, by the following vote, to wit:

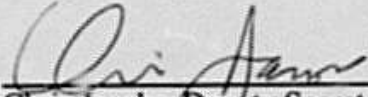
AYES: Chairperson Keene, Commissioners Alessio, Ashman, Camp, De Jesus, and Duggan.

NOES: Commissioner Robertson.

ABSENT: None.

ABSTAIN: None.

I, Chris Jacobs, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2004-02, duly passed and adopted by the Planning Commission.



Chris Jacobs, Deputy Secretary
La Mesa Planning Commission



City of La Mesa

COMMUNITY DEVELOPMENT

March 11, 2004

Lawrence & Nowell Purdue
4736 Glen Street
La Mesa, CA 91941

Re: Variance A-16- (4736 Glen St.)

Dear Mr. & Ms. Purdue:

Enclosed please find a copy of the final version of Planning Commission Resolution PC-2004-02, approving Site Development Plan DAB-03-24, a request for a rear setback reduction from 30 feet to 22 feet and a request for a height increase from 20 feet to 24 feet, 4 inches to construct an addition at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone. This application also included a variance for a front and side setback reduction for an existing deck.

The City of La Mesa has received an appeal of the Planning Commission's decision. The City Council will consider the appeal at 7:00 p.m. on Tuesday, March 23, 2004 in the La Mesa City Council Chambers. You should attend the hearing and be prepared to answer questions. Staff will present a recommendation to the City Council. A meeting agenda and staff report will be mailed to you prior to the hearing.

Feel free to contact me at (619) 667-1196 if you would like to discuss this matter.

Sincerely,

Allyson Carico
Assistant Planner

CC: File

E:\cp2004\letters\Apps\A-16-03c.doc

RESOLUTION NO. 2004-038-2

RESOLUTION DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF VARIANCE A-16-03 (PURDUE) - A REQUEST FOR A VARIANCE TO REDUCE THE REAR SETBACK AND INCREASE THE HEIGHT LIMITATION FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND TO REDUCE A FRONT AND SIDE SETBACK TO LEGALIZE AN EXISTING DECK AT 4736 GLEN STREET IN THE SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY (RIS-P) ZONE

WHEREAS, the City Council of the City of La Mesa did hold a duly noticed public hearing on March 23, 2004 to consider the appeal of the Planning Commission's decision to approve Variance A-16-03, a request to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition, and to reduce the front setback from 20 feet to 15 and the side setback from 10 feet to 6 feet, 6 inches for an existing deck at a single-family residence at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone; and

WHEREAS, the Planning Commission considered a staff report and public testimony, and approved Variance A-16-03 on February 18, 2004; and

WHEREAS, the project is categorically exempt from review under the California Environmental Quality Act, Class 1; and

WHEREAS, the City Council did receive and consider a staff report on the appeal of the Planning Commission's decision; and

WHEREAS, the City Council considered public testimony and the written record for this proposal.

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, that the City Council finds and determines as follows:

1. That the strict application of the development standards 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 because other properties were developed under less stringent R1 setbacks that were in effect in the 1950s and 1960s when most of the residences in the neighborhood were initially constructed.
2. That there are special circumstances relating to the subject property which could cause the deprivation of development privileges, including the substandard size of the lot, substandard width of the lot, and topography resulting in a grade differential between the front and rear of the house.

3. That the granting of the variance would not constitute a special privilege inconsistent with the limitations upon other properties in the same zone and vicinity because other properties in the neighborhood have been granted similar variances for exceptions to building setbacks and height.
4. That the proposal is consistent with Section 24.02.040 of the La Mesa Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council 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 findings set forth in Section 24.02.040 of the La Mesa Zoning Ordinance can be made for Variance A-16-03.
3. The City Council denies the appeal and upholds the decision of the Planning Commission to approve Variance A-16-03, and grants the variance request to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition, and to reduce the front setback from 20 feet to 15 and the side setback from 10 feet to 6 feet, 6 inches for an existing deck at a single-family residence at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone as shown on Exhibit A and subject to the following conditions:
 - A. For the proposed addition, the applicant shall obtain a building permit in general conformance with the plans submitted on March 15, 2004.
 - B. The variance shall only apply to the area of the proposed addition as generally shown on the submitted plans.
 - C. The owner shall obtain a building permit for the existing deck within 30 days of approval of the variance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Mesa, California, held the 23rd day of March 2004, by the following vote, to wit:

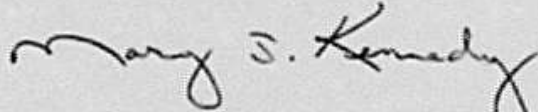
AYES: Councilmembers Allan, Ewin, Jantz, Sterling and Mayor Madrid

NOES: None

ABSENT: None

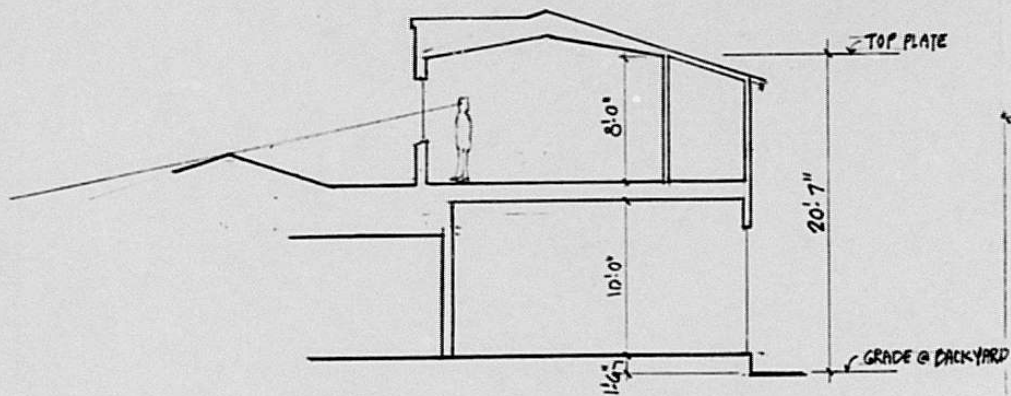
CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2004-038-2, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.



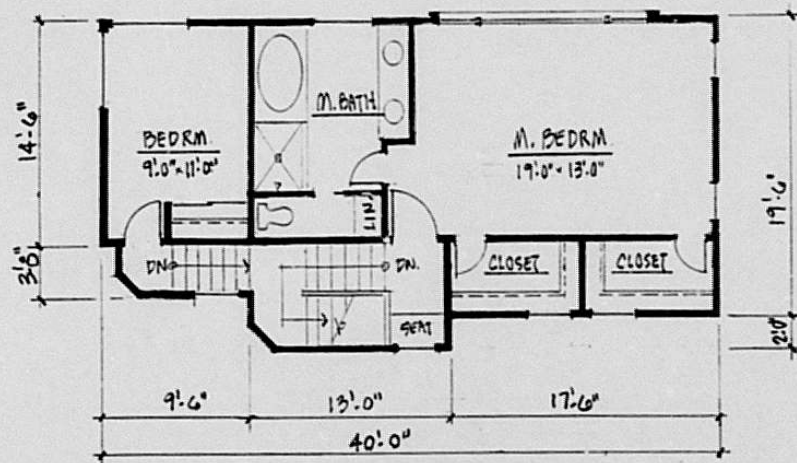
MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)



SECTION

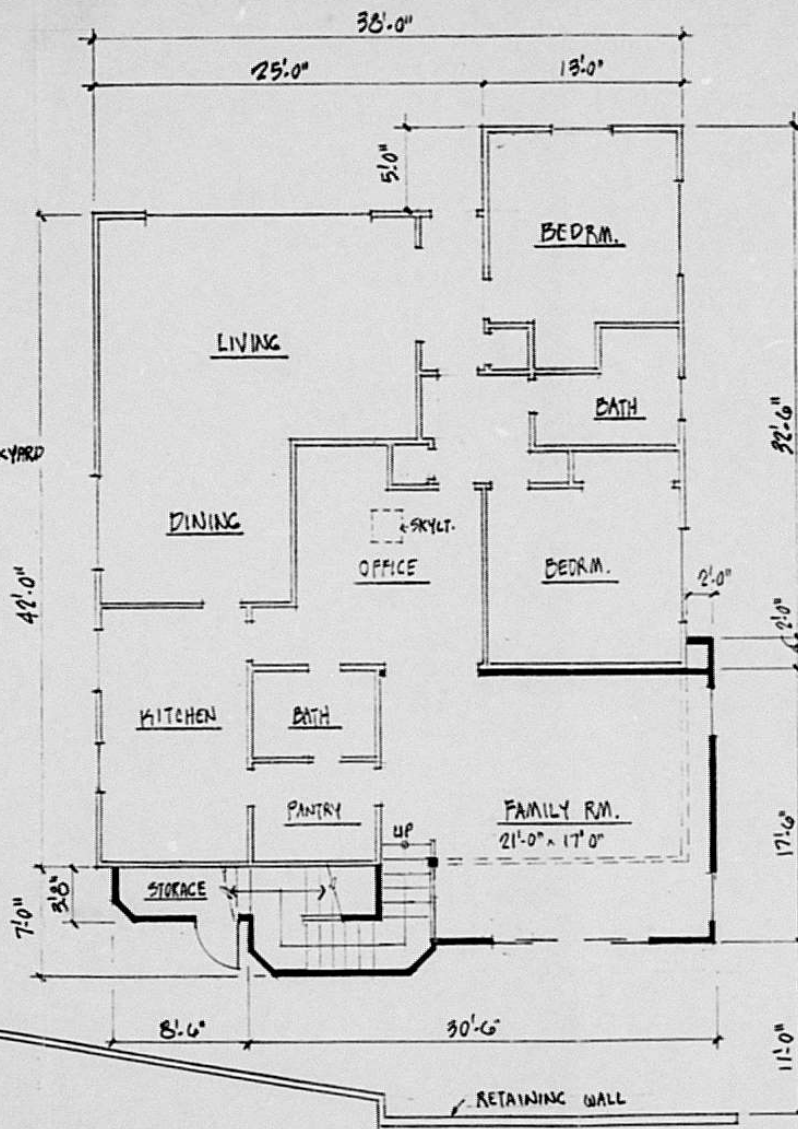
1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

786 S.F.



FIRST FLOOR PLAN

1/8" = 1'-0"

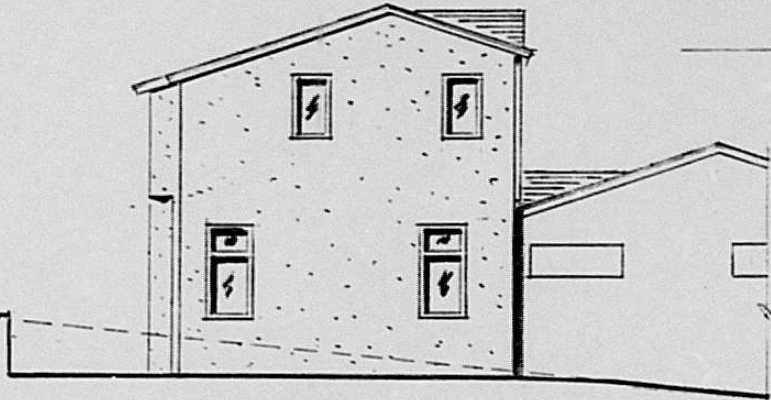
NEW — 235 S.F.
REPLACEMENT — 250 S.F.

John S. Dickinson
Architect
4665 Ashby St.
San Diego, CA 92115
619-287-5689

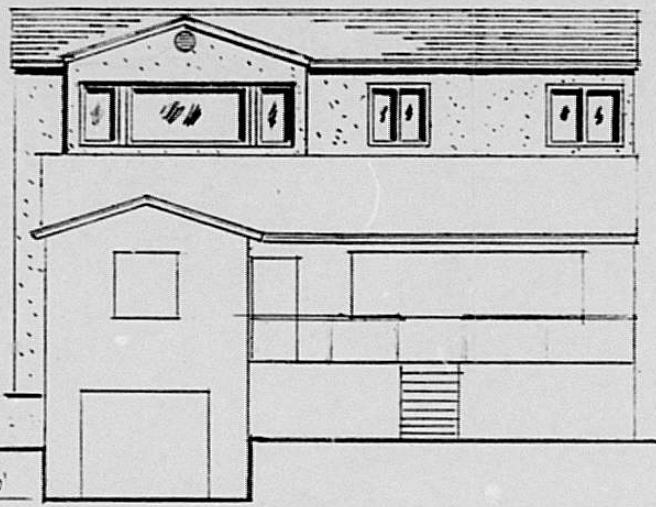
LAWRENCE & ADWELL
PURDUE ADDITION
4726 C. IEN ST.

12-5-03

2
OF 3

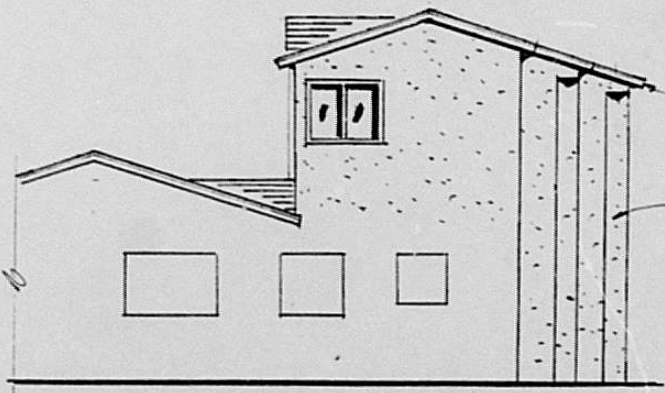


SIDE ELEV. - SOUTH



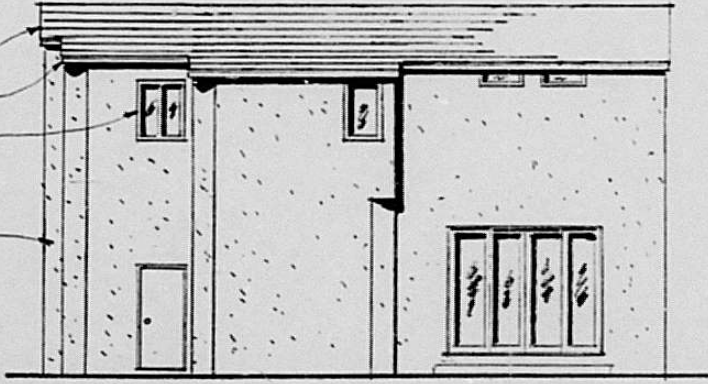
FRONT ELEVATION - EAST

1/8" = 1'-0"



SIDE ELEV. - NORTH

- COMPOSITION SHINGLE ROOFING TO MATCH EXIST'G.
- WOOD TRIM TO MATCH EXIST'G.
- WHITE VINYL FRAME WINDOWS
- STUCCO - COLOR & TEXTURE TO MATCH EXIST'G.



REAR ELEVATION - WEST