

RESOLUTION NO. PC-2005-23

RESOLUTION APPROVING VARIANCE A-09-05 (PURDUE) - A REQUEST TO MAKE CHANGES TO AN APPROVED VARIANCE GRANTED TO EXCEED THE HEIGHT LIMIT AND REDUCE THE REAR SETBACK AT 4736 GLEN STREET IN THE RIS-P ZONE

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on July 20, 2005, and accepted public testimony in considering Variance A-09-05, a request to make changes to an approved variance (A-16-03) granted 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 at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone; and

WHEREAS, the originally approved exhibits indicate two individual windows on the south side elevation and a picture window centered within a slightly projected gable dormer on the front elevation; and

WHEREAS, a bay window is proposed for the south elevation instead of the two individual windows and these two windows would be relocated to the front elevation in lieu of the picture window and cross gable; 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-09-05, a request to make changes to an approved variance granted for a rear setback reduction and an increase in the height limitation for a two-story addition to an existing single family residence 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 complete construction of the addition in conformance with the plans submitted on June 30, 2005. As an alternative, the applicant has the option of constructing the cross gable on the front elevation as shown on the originally approved plans dated January 8, 2004. If after one year the discretionary permit has not been exercised, the applicant may upon written request at least 30 days prior to the date of expiration request an extension as set forth in Section 24.02.070 of the Zoning Ordinance.
 - B. The variance shall only apply to the area of the proposed addition as generally shown on the submitted plans.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 20th day of July, 2005, by the following vote, to wit:

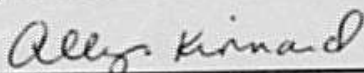
AYES: Chairman Ashman, Commissioners Alessio, Camp, Duggan, Hawkins, Keene, and Reese.

NOES: None.

ABSENT: None.

ABSTAIN: None.

I, Allyson Kinnard, 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-2005-23, duly passed and adopted by the Planning Commission.



Allyson Kinnard, Deputy Secretary
La Mesa Planning Commission



City of La Mesa

COMMUNITY DEVELOPMENT

November 3, 2005

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

Re: Variance A-09-05

Dear Mr. & Ms. Purdue:

Enclosed please find a copy of final Planning Commission Resolution PC-2005-23, approving Variance A-09-05, a request to amend approved variance A-16-03 for a setback reduction and a height increase for a two-story addition to your residence at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone.

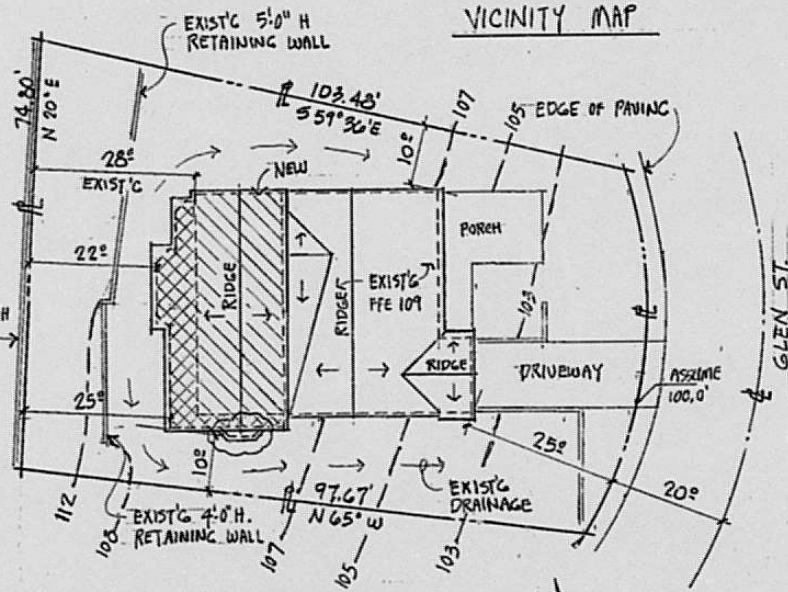
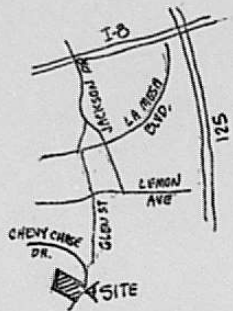
The final resolution was approved at the November 2, 2005 Planning Commission meeting. This document replaces the draft resolution that was mailed to you on July 22, 2005. If you have any questions regarding this matter, feel free to contact me at (619) 667-1196.

Sincerely,

Allyson Kinnard
Assistant Planner

E:\cp2005\resolutions\PC\pc-2005-23.doc





PROJECT DESCRIPTION

DEMO EXIST'G FAMILY ROOM, REBUILD & EXPAND IT WITH 2ND STORY ADDITION ABOVE & OVER PORTION OF EXIST'G HOUSE

BUILDING AREA

EXIST'G HOUSE - 1667 S.F.
 REPLACEMENT - 250 S.F.
 NEW ADDITION - 1021 S.F.

LOT AREA - 6970 S.F.

ZONE - RS-1

LEGAL DESCRIPTION

LOT 78 PAR PER ROS 3052 IN, MAP #2064
 LA MESA HIGHLANDS TRACT 3

APN - 494-492-03

OWNER

LAWRENCE & NOWELL PURDUE
 4736 GLEN ST.
 LA MESA, CA 91941
 TEL. 619-461-8427

John S. Dickinson
 Architect
 4665 Ashby St.
 San Diego, CA 92115
 619-287-5889

LAWRENCE & NOWELL
PURDUE ADDITION
 4736 GLEN ST.

CITY OF LA MESA
 PLANNING DEPARTMENT

EXIST'G 4'-0" H. - 8'-6" H. RETAINING WALL

APPROVED EXHIBITS APPROVED AS CORRECTED REQUIRES RESUBMITTAL

BLDG PLANS DAR DRE or BOA CC

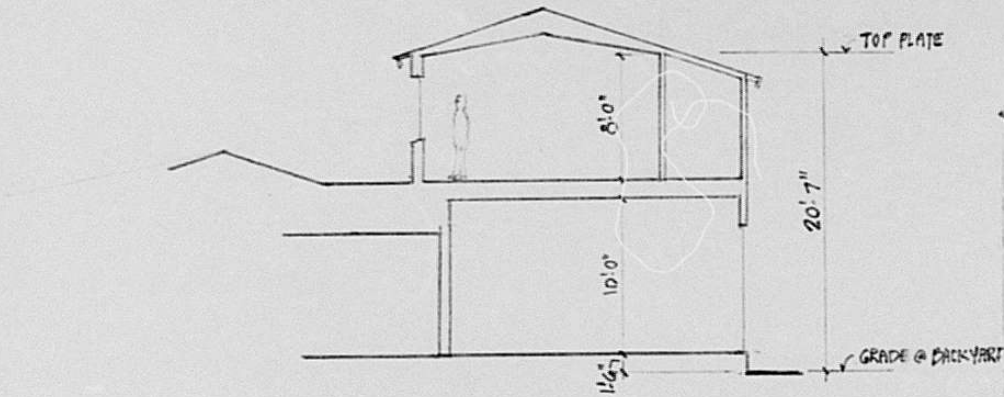
Case File No. A-09-05

Signature: *Allyson Kaurial*

Date: 7-22-05

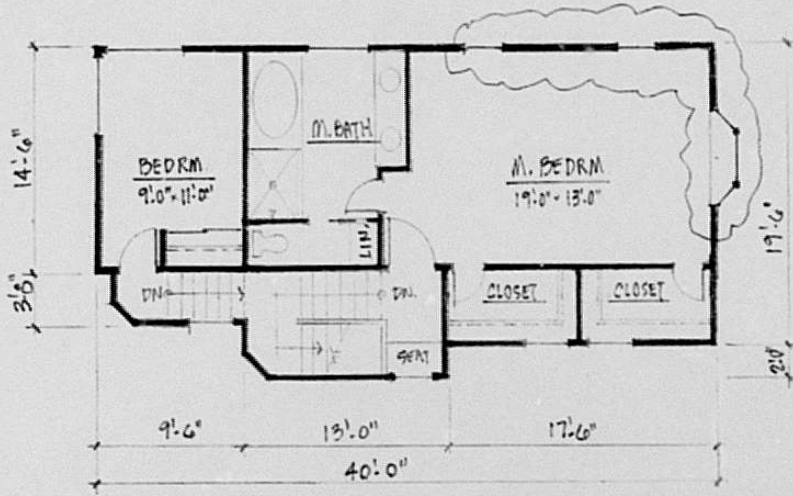
RECEIVED
 JUN 30 2005
 CITY OF LA MESA
 COMMUNITY DEV. DEPT.

6-29-05
 12-5-03
 0F 3



SECTION

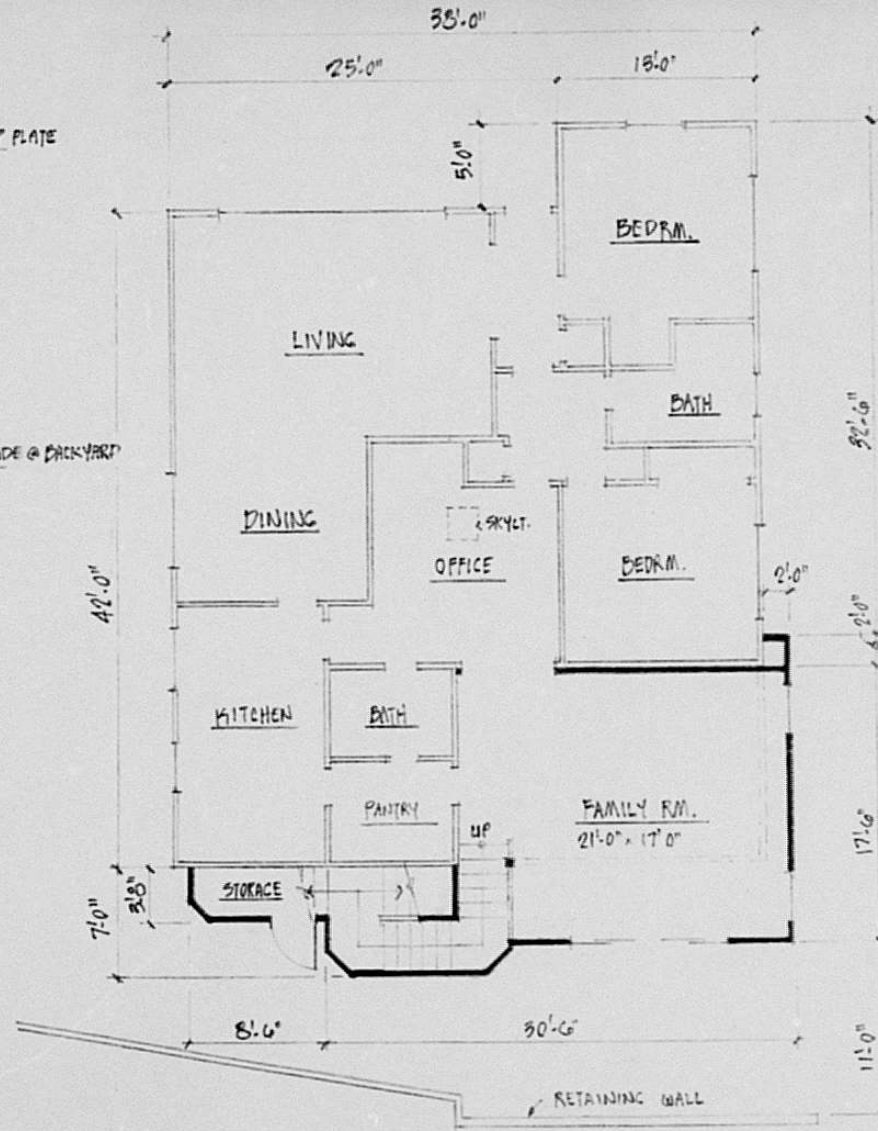
1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

756 S.F.



FIRST FLOOR PLAN

1/8" = 1'-0"

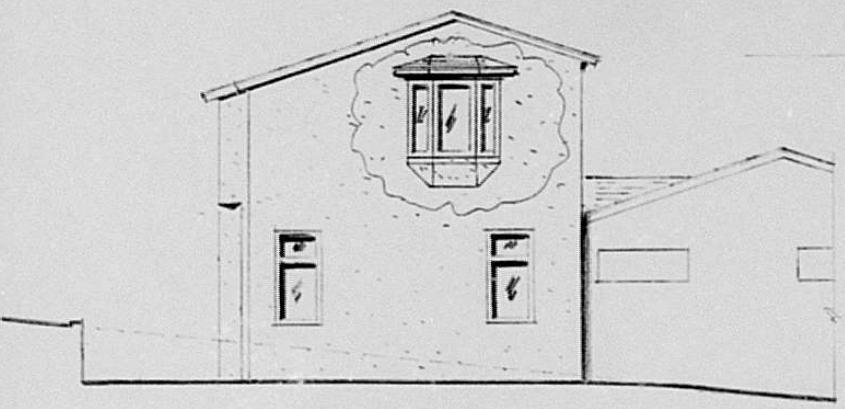
NEW — 295 S.F.
REPLACEMENT — 250 S.F.

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

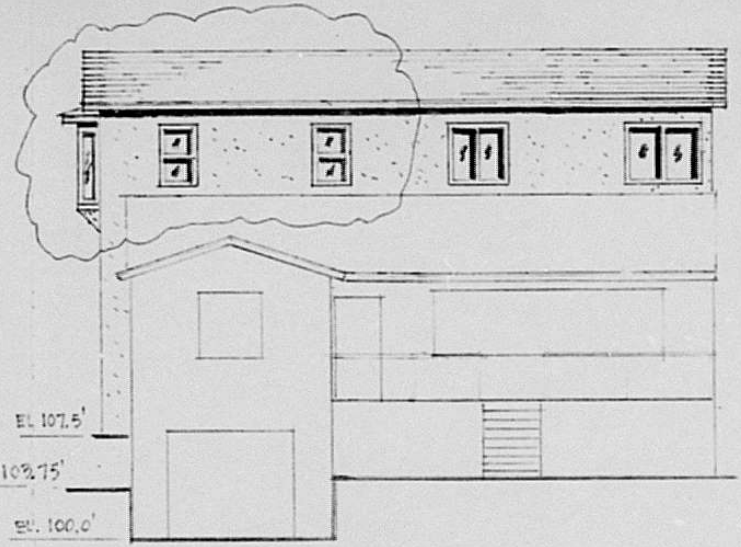
LAWRENCE & ADJELL
PURDUE ADDITION
4730 GLEN ST.

6-29-05
12-5-03

2
OF 3

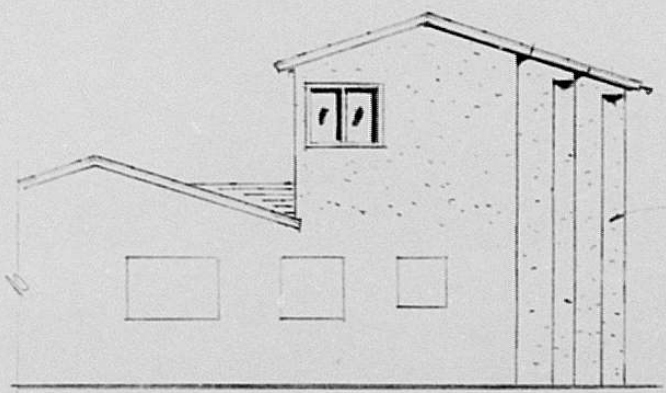


SIDE ELEV. - SOUTH



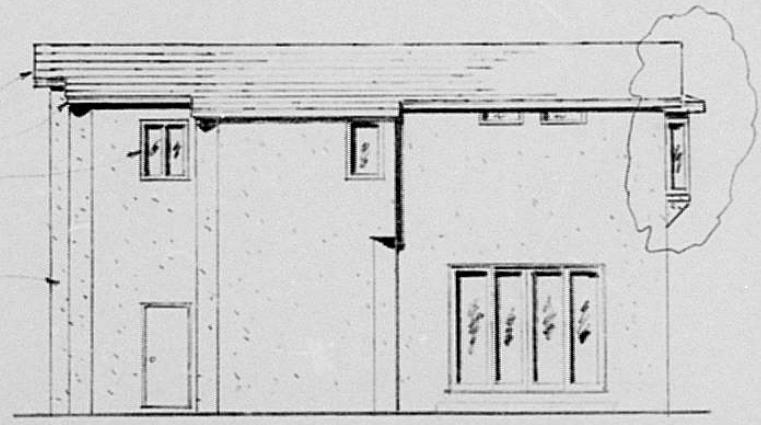
FRONT ELEVATION - EAST

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

6.29.05
 12.5.03