

RESOLUTION NO. PC 2025-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2024-1915 (ESCOBEDO) – A REQUEST FOR A SPECIAL PERMIT TO ALLOW FOR A FENCE TO EXCEED THE 4 FOOT MAXIMUM FENCE HEIGHT ALLOWED WITHIN A FRONT YARD SETBACK BY 3 FEET 8 INCHES AND TO EXCEED THE 6 FOOT MAXIMUM FENCE HEIGHT ALLOWED OUTSIDE OF A FRONT SETBACK BY 1 FOOT 8 INCHES AT 8020 EASTRIDGE DRIVE, APN 475-554-09-00 IN THE SUBURBAN RESIDENTIAL (R1S) ZONE

WHEREAS, project applicants Linda Escobedo and Sydney Daily have submitted a special permit application to the City of La Mesa for fencing to exceed the 4 foot maximum fence height allowed within a front yard setback by 3 feet 8 inches and to exceed the 6 foot maximum fence height allowed outside of a front setback by 1 foot 8 inches at 8020 Eastridge Drive (APN 475-554-09-00) in the Suburban Residential (R1S) zone (Project 2024-1915);

WHEREAS, La Mesa Municipal Code (LMMC) Section 24.05.030I provides that fences of a greater height than typically allowed may be approved by a special permit where topographic or other conditions reduce the effectiveness of normal height fences for privacy;

WHEREAS; pursuant to LMMC Section 24.02.040, 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 on the proposed project; and

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on February 19, 2025, and accepted public testimony in considering Project No. 2024-1915.

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 15303, New Construction or Conversion of Small Structures, which allows for the construction and location of limited numbers of new, small accessory structures such as fences. 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. Special Permit Findings (La Mesa Municipal Code 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 unfavorable upon adjacent properties.

The fence does not impact unfavorably upon adjacent properties. The fence is not highly visible from any adjacent property other than the neighboring site to the south, which is slightly downhill. The neighbor to the south, who would be most affected by the additional height, collaborated with the applicant to have the fence constructed atop the existing stucco wall, along the shared property line, to provide additional privacy due to varying topography between the neighboring lots.

(B) The project is consistent with the design objectives established as a policy of the City Council.

The scale, placement, and materials of the fencing fits within the surrounding area and serves to promote the character of the neighborhood as a unique place to live (General Plan Land Use & Urban Design Element Objective LU-2.2). While there are no specific design requirements for residential property line fencing, the fence exhibits high quality design using durable and decorative materials that complement the subject property and neighborhood. The fence was built using standard construction techniques and is located away from adjacent driveways where vehicular site distance is a safety concern, consistent with General Plan Land Use & Urban Design Element Objective LU-1.2 promoting safety for residents while preserving community identity.

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. 2024-1915 subject to the conditions of approval in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 19th day of February 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.

Lynnette Santos, Secretary
La Mesa Planning Commission

Exhibit A
PC Resolution PC-2025-xx
Project No. 2025-1915 – Special Permit
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 January 31, 2025, consisting of three (3) sheets total, including Site Plan, Site Section, and Elevation; all designated as approved by the Planning Commission on February 19, 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 or any other applicable City regulations in effect 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. This constitutes an approval of the discretionary entitlement only. Additional permits, including but not limited to building and encroachment 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.
5. The Owner(s) 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, recordation of the final map and/or recordation of the final parcel map, as applicable, and the Community Development Director is hereby authorized to execute the same.