

REPORT to the LA MESA HISTORIC PRESERVATION COMMISSION

DATE: July 1, 2025

SUBJECT: PROJECT 2025-0867 (1140 LEXINGTON LLC) – A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS TO 4566 DATE AVENUE IN THE DATE AVENUE HISTORIC DISTRICT

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

Does the project, as designed, meet the required criteria for issuance of a Certificate of Appropriateness?

Recommendation:

Adopt a resolution granting a certificate of appropriateness (**Attachment A**).

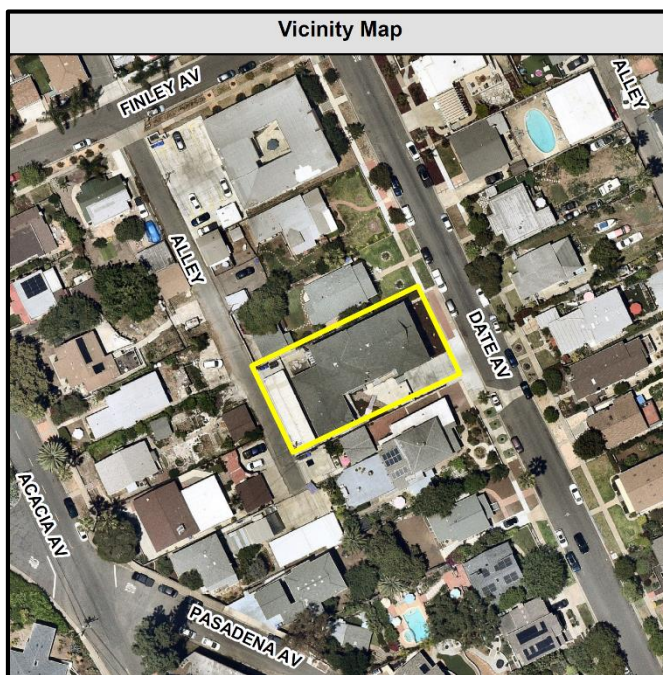
Environmental Review:

The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities. None of the exceptions in Section 15300.2 apply.

BACKGROUND:

The project site, located on the west side of Date Avenue south of Finley Avenue in the Date Avenue Historic District, is developed with an eight-unit apartment building constructed in 1963. At that time, the neighborhood was zoned Multiple Unit Residential (R3) and there are several other apartment buildings along Date Avenue dating from the same period. Surrounding development in the historic district is otherwise comprised of single-family residences built during the first quarter of the twentieth century.

The 0.25-acre project site slopes uphill from the street to a public alley at the rear. The two-story apartment building steps up the slope, with the front portion of the building sitting atop a partially enclosed carport at street level. Other site features include a central courtyard, a covered parking area off the alley completed in 1967, and an original decorative breeze block wall visible from the street that matches breeze block on the front wall of the carport. A vicinity map of the project site is shown to the right, and recent photographs are provided as **Attachment B**.



While the mid-century design of the apartment building exhibits some character defining elements of the Tiki-Polynesian Modernism sub-style, notably an upswept ridge beam and upswept eaves, the property is not from the period of significance of the historic district and therefore is not a contributing resource. It is also not listed on the Historic Resources Inventory. Prior alterations include a 2018 building permit to re-stucco and install replacement windows within the original openings. Otherwise, the apartment building is relatively unaltered from its original condition.

### DISCUSSION:

The property owner proposes to enclose the carport at the front of the building for use as an accessory dwelling unit as shown on the project plans provided as **Attachment C**. Enclosing the carport would involve removing decorative breeze blocks along the front elevation and infilling the three resulting openings. The new wall segments would have exterior cement plaster finish to match the rest of the building. Two vinyl slider windows are also proposed on the front elevation. On the south side elevation, facing the driveway, the carport access would be infilled with a new building wall that includes an entry door and two vinyl slider windows. On the north wall adjacent to the north side property line, two ground-level slider windows are proposed. The owner is also proposing landscaping in the front yard to partially obscure asymmetrical placement of the new windows compared to those above. No exterior changes are planned other than those associated with conversion of the carport.

Municipal Code Section 24.05.020.D.8 allows an ADU within a historic district provided that the location and design of the accessory dwelling unit meets historical preservation

requirements. Accessory dwelling units are required to be designed in substantially the same architectural style and finish materials composition as the primary residence(s) on the site.

CONCLUSION:

The design elements of the proposed ADU are consistent with the existing building design and the project does not add additional building footprint to the site. With the addition of front yard landscaping the project would not detract from the historic district. Staff recommends a condition of approval requiring that irrigated landscaping be provided and maintained in the front yard, of sufficient height and coverage to partially screen the ground-level front building wall.

Staff recommends adoption of a Certificate of Appropriateness (**Attachment A**), with conditions, based on findings set forth in Municipal Code Section 25.03.040.F. The action is consistent with the purposes of the Historic Preservation Ordinance and does not adversely affect and is compatible with the external appearance of existing improvements, buildings, and structures in the historic district.


Respectfully submitted by:

**Allyson Kinnard**

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Allyson Kinnard  
Associate Planner

Reviewed by:



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Lynnette Santos  
Director of Community Development

Attachments:

- A. Draft Certificate of Appropriateness
- B. Photographs
- C. Project Plans