

RESOLUTION NO. HPC 2025-xx

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LA MESA GRANTING A CERTIFICATE OF APPROPRIATENESS FOR PROJECT 2025-0867 (1140 LEXINGTON LLC) FOR EXTERIOR ALTERATIONS TO 4566 DATE AVENUE IN THE DATE AVENUE HISTORIC DISTRICT

WHEREAS, the owner of 4566 Date Avenue, a property currently developed with an 8-unit apartment building in the R1 (Urban Residential) zone, has submitted an application to the City of La Mesa for exterior alterations associated with enclosing an attached carport for use as an accessory dwelling unit;

WHEREAS, the subject property is located in the Date Avenue Historic District;

WHEREAS, LMMC 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;

WHEREAS, La Mesa Municipal Code (LMMC) Section 25.03.040A of the Historic Preservation Ordinance provides that no person shall carry out or cause to be carried out on a designated landmark or in a designated historic district any alteration to any exterior architectural feature of such structures, improvements, or sites, including construction or relocation, without a Certificate of Appropriateness;

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed project; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa held a duly noticed public meeting on July 1, 2025, and accepted public testimony in considering Project 2025-0867.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the project is exempt from environmental review under CEQA Guidelines Section 15301, which exempts minor additions to existing structures. The project meets the criteria for the exemption. None of the exceptions in Section 15300.2 apply.
2. That the project complies with Section 25.03.040 of the Historic Preservation Ordinance for issuance of a Certificate of Appropriateness:
 - A. The action proposed is consistent with the purposes of the Historic Preservation Ordinance; and
 - B. The project would not adversely affect and would be compatible with the external appearance of existing improvements, buildings, and structures in the historic district.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation 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 minutes, plans, and exhibits, all of which are herein incorporated by reference.
3. The Historic Preservation Commission approves Project 2025-0867, a request for a Certificate of Appropriateness for exterior alterations to 4566 Date Avenue, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 1st day of July, 2025, by the following vote, to wit:

Aye:

Nay:

Absent:

I, Lynnette Santos, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2025-xx, duly passed and adopted by the Historic Preservation Commission.

Lynnette Santos, Secretary
La Mesa Historic Preservation Commission

Exhibit A
HPC Resolution HPC-2025-xx
Project 2025-0867
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project drawings stamped received by the City on June 23, 2025, consisting of five sheets numbered SP (Site Plan), GN.1 (Notes), A01 (Floor Plan), A02 (Exterior Elevations), and A03 (Electrical Plan) all designated as approved by the Historic Preservation Commission on July 1, 2025, and shall not be altered without express authorization by the Community Development Department.
2. The applicant shall provide and maintain irrigated landscaping in the front yard, of sufficient height and coverage to partially obscure the asymmetrical placement of new windows compared to those above.
3. This constitutes an approval of the Historic Preservation Commission as authorized by the Historic Preservation Ordinance 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.
4. The applicant is responsible for coordinating 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 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.
6. 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.
7. The Owner(s) shall waive any claims of liability against the City and indemnify, hold harm-less and defend the City and City's employees regarding any component of the City's ap-proval, 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 ex-ecute the same.