



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL  
From the CITY MANAGER

DATE: July 8, 2025

SUBJECT: RATIFICATION OF DESIGN REVIEW APPROVAL OF A PROPOSED REDESIGN OF 6957 UNIVERSITY AVENUE (PROJECT 2025-0498).

DESCRIPTION: CITY COUNCIL RATIFICATION OF DESIGN REVIEW APPROVAL OF A REDESIGN OF A PROPOSED TWO-STORY COMMERCIAL BUILDING LOCATED AT 6957 UNIVERSITY AVENUE IN THE GENERAL COMMERCIAL (URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE (PROJECT 2025-0498).

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

1. Should the City Council ratify the June 25, 2025, approval of the Design Review Board, approving the exterior redesign of a proposed two-story commercial building?

Recommendation:

1. That City Council ratify Design Review Board's approval of Project 2025-0498 (**Attachment A**).

Fiscal Impact:

There would be no impact to the General Fund related to this project. City of La Mesa policy is to recover 100% of the cost of staff time through application processing fees

City's Strategic Goal(s):

- Promote a high quality of life that current and future generations can afford to call home.

BACKGROUND:

The proposed project is on a 5,382 square foot lot located at 6957 University Avenue, at the southwest corner of University Avenue and Lois Street. Construction is currently underway on a two-story 2,377 square foot commercial building (Cannabis Dispensary). This project was approved by the Design Review Board (DRB) on October 28, 2019.

DISCUSSION:

The applicant requested review and approval of design modifications to the project approved by DRB on October 28, 2019 (**Attachment B**). The scope of the design changes are outlined below and shown on **Attachment C**.

*Scope of Design Changes*

1. North and South Elevations
  - Revisions to the Window and Wall Geometry
  - Removal of Decorative Fins
2. West Elevation
  - Material and Articulation Treatment
  - Articulation through a pattern of geometric stucco with squared forms

**Architectural Design**

The current project redesign proposes to remove the wood grain anodized aluminum facade, decorative metal fins, and multi-colored articulated concrete masonry block. The new design is less decorative, and proposes a color and materials palette of white, black, and grey stucco, and a dark bronze anodized aluminum for the trim of the doors and windows. In response to DRB input, the applicant is working with City staff to revise the west elevation to meet the Urban Design Program, which states that colors should be compatible and blend with the existing colors of the surrounding neighborhood and community and should not detract or compete for attention. Earthtones (lighter greys and browns) and white are recommended for base colors of buildings with black used for an accent color.

**CONCLUSION:**

At the June 25, 2025, DRB meeting, the DRB determined that, with some minor improvements to the west elevation, the proposed project redesign meets the Urban Design Program and the Mixed-Use Design Guidelines. The DRB voted unanimously to approve the project redesign and recommended that the City Council ratify the DRB's approval. Therefore, staff recommends that City Council approve the resolution, ratifying Project 2025-0498.

Reviewed by:



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Greg Humora  
City Manager

Respectfully submitted by:



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Lynnette Santos  
Director of Community Development



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Amanda Lee  
Assistant City Manager

**Attachments:**

- A. June 25, 2025, DRB Certificate of Action for 6957 University Avenue Redesign
- B. Original Project Design Approved by DRB October 28, 2019
- C. Redesign Proposal Approved by DRB June 25, 2025