



REPORT to the LA MESA DESIGN REVIEW BOARD

DATE: July 14, 2025

SUBJECT: 2022-0898 (REFOU) – SUBSTANTIAL CONFORMANCE REVIEW FOR A PROJECT APPROVED BY THE DESIGN REVIEW BOARD (DRB) ON MARCH 25, 2024.

DESCRIPTION: SUBSTANTIAL CONFORMANCE CONSIDERATION FOR PROPOSED ARCHITECTURAL REVISIONS OF A 3,694 SQUARE FOOT THIRD STORY ADDITION AND MAJOR RENOVATION TO AN EXISTING TWO-STORY COMMERCIAL BUILDING LOCATED AT 8923 LA MESA BOULEVARD THAT WAS PREVIOUSLY CONSIDERED AND APPROVED BY THE DRB ON MARCH 25, 2024. (APNS 490-472-31-00 AND 490-472-11-00) IN THE C-D-MU (GENERAL COMMERCIAL/ URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE WITH ASSOCIATED PARKING LOCATED ON A PARCEL TO THE WEST AT 5264 WOOD STREET, APN 490-472-07-00 IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/ SCENIC PRESERVATION OVERLAY/ MIXED USE OVERLAY) ZONE

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

1. Does the proposed redesign substantially conform to the project approved by the DRB on March 25, 2024?

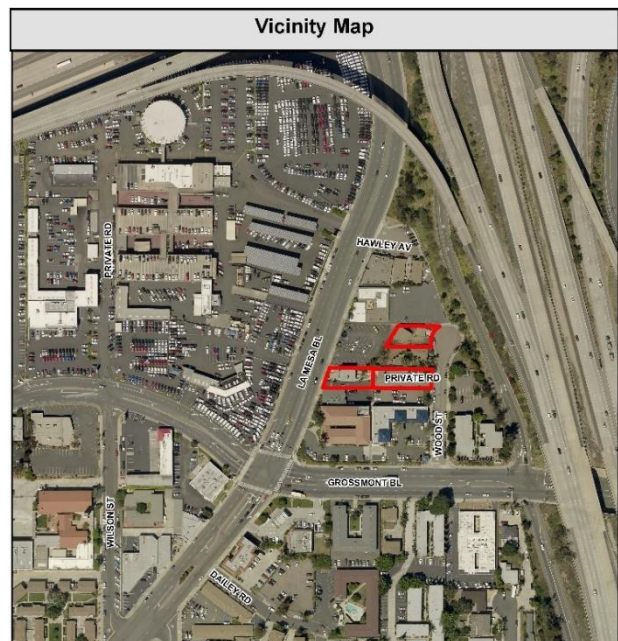
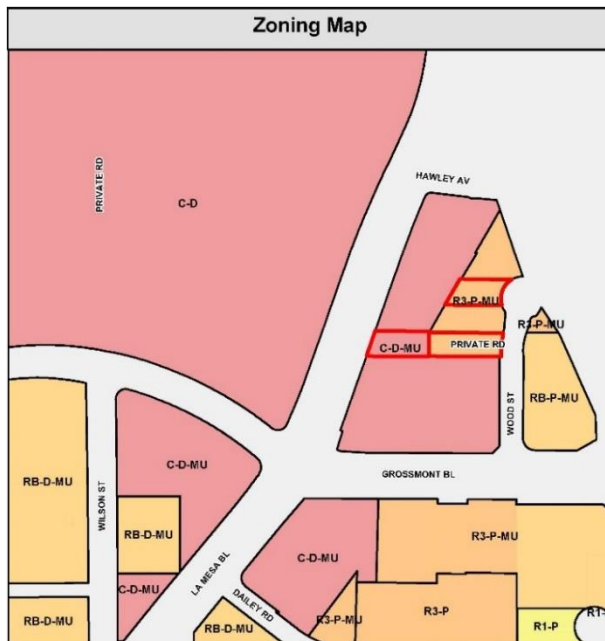
Recommendation:

1. As part of the substantial conformance review, that the DRB:
 - a. Determine that the architectural revisions substantially conforms to the previously approved project;

- b. Determine that the architectural revisions, with a few modifications, substantially conforms to the previously approved project; or
- c. Determine that the proposed architectural revisions do not substantially conform to the previously approved project, and a new application is required.

BACKGROUND:

The 0.44-acre project site includes a total of three legal lots, one of which has frontage on the east side of La Mesa Boulevard, and two of which have frontage on the west side of Wood Street, as can be seen on the vicinity map. The property located at 8923 La Mesa Boulevard is currently developed with an existing two-story commercial building with a parking lot on the adjacent parcel to the west, located in both the C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay) zone and the R3-P-MU (Multiple Unit Residential/ Scenic Preservation Overlay/ Mixed Use Overlay) zone, as shown on the Zoning Map. Existing photos of the project site are provided in **Attachment A**.



Chapter 24.18 (A7) of the La Mesa Municipal Code (LMMC) states that in the MU zone, Urban Design Review is required for all new development and major renovation of existing development that includes remodeling of, or additions to, existing structures, that exceeds 2,500 square feet. The Urban Design Overlay (D) zone requires that new construction and major exterior alterations to be reviewed by the DRB and ratified by the City Council. The DRB considered the original design of the project on March 25, 2024.

At that time, the DRB concluded that the project's design (original design), with the following revisions, met the expected standards of the Urban Design Program and Design Guidelines for Properties in the Mixed-Use Overlay Zone:

1. The applicant shall provide clear, uncolored glass on the railings.
2. The applicant shall use a dark anodized bronze matte metal for the proposed metal building material.

The City Council ratified the DRB's action (**Attachment B**) on May 14, 2024.

Subsequent to the discretionary approvals of the project, the property owner elected to revise the architectural design of the building. Substantial conformance review by DRB is requested to determine whether:

1. The proposed changes substantially conform to the previously approved project. Therefore, no further design review would be needed, and the project may proceed to building permit; or
2. The architectural revisions, with a few modifications, would substantially conform to the previously approved project. Therefore, no further design review would be needed, and the project with modifications may proceed to building permit; or
3. The proposed architectural revisions do not substantially conform to the previously approved project. Therefore, DRB review and further staff analysis would be required to determine if the project, as revised, meets the Urban Design Program policies and the Design Guidelines for properties in the MU Overlay Zone (to be processed under a new application and brought back to the DRB for consideration at a later date).

DISCUSSION:

The originally approved project plans are provided as **Attachment C**, and the originally approved colors and materials board is included as **Attachment D**. The proposed exterior changes to the building design are reflected in the updated project plans (**Attachment E**), and the updated colors and materials board (**Attachment F**), and are described below:

PROPOSED BUILDING DESIGN CHANGES

- Shape and size of cantilevered canopy/roof structure revised to angular feature
- Stucco reveals added to building walls on all elevations
- Location, shape and size of windows on all elevations revised, including the addition of a large, circular window on the west elevation

- Removal of occupant signage from west elevation
- Removal of beveled edge on the northwest corner of the building
- Reduced glass railing for rooftop dining (in compliance with the California Building Code)
- Addition of metal wrap columns on North Elevation
- Closed off stair enclosure on both sides (north and south elevations) to create solid form
- Added windows to staircase enclosure on south elevation
- Revised glass railings on south elevation to cable rail guardrail system

PROPOSED COLOR AND MATERIAL CHANGES

- Original:
 - White Stucco
 - Dark anodized bronze matte metal
 - Finished Natural Wood
 - Clear Glass
- Proposed:
 - Glacier White Stucco
 - Taupe Metal
 - Anodized medium bronze aluminum frames
 - Clear Aluminum metal reveals
 - Clear Glass

CONCLUSION:

The original design of the project was approved by DRB on March 25, 2024 and ratified by the City Council on May 14, 2024. Subsequently, the applicant redesigned the project and has requested substantial conformance review by the DRB. As part of the substantial conformance review, the DRB would determine whether:

1. the proposed changes substantially conform to the previously approved project;
2. the architectural revisions, with a few modifications, would substantially conform to the previously approved project; or
3. the proposed architectural revisions do not substantially conform to the previously approved project.

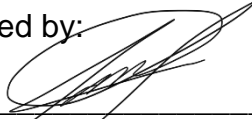
Upon the determination of the DRB, staff will work with the applicant to process the project accordingly.

Respectfully submitted by:



Laura Traffenstedt
Associate Planner

Reviewed by:



Jared Chavez
Assistant Director of Community Development



Lynnette Santos
Director of Community Development

Attachments:

- A. Site Photos
- B. DRB Certificate of Action (dated March 25, 2024)
- C. Approved Project Plans
- D. Approved Colors and Materials Board
- E. Proposed Project Plans
- F. Proposed Colors and Materials Board