

RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2022-1599 (CALI QUESO CORP.) – APPROVING A SITE DEVELOPMENT PLAN FOR A DRIVE-THRU QDOBA RESTAURANT LOCATED AT 8303 PARKWAY DRIVE, APN 490-592-04-00 AND 490-592-02-00 IN THE C-G-D (GENERAL COMMERCIAL/ GROSSMONT OVERLAY/ URBAN DESIGN OVERLAY) ZONE

WHEREAS, project applicant, Cali Queso Corp, submitted an application for Design Review, Lot Consolidation, and Site Development Plan to construct a one-story, 1,903 square foot drive-thru restaurant located at 8303 Parkway Drive (7,552 square foot two-story financial institution building at 8301 Fletcher Parkway (APN 490-592-04-00 and 490-592-02-00) in the C-G-D (General Commercial/Grossmont Specific Plan Overlay/Urban Design Overlay) zone (“Project”);

WHEREAS, all new construction within the Grossmont Specific Plan Overlay zone requires Site Development Plan approval by the Planning Commission;

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 noticed public meeting on July 16, 2025, and accepted public testimony in considering the Project.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15303, which exempts new construction of restaurants not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The project meets the criteria for the categorical exemption and none of the exceptions listed in Section 15300.2 apply.
2. The project complies with all applicable development standards of Title 24 (Zoning) of the La Mesa Municipal Code, including but not limited to the development standards and objectives of Chapter 24.04 (Parking), Chapter 24.06 (Commercial Zones and Development Standards), Chapter 24.11 (Urban Design Overlay Zone – D), and Chapter 24.16 (Grossmont Specific Plan Overlay Zone), design objectives are achieved, and no detriment to the public health, safety or welfare will result.
3. The project is consistent with the Grossmont Specific Plan.

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. 2022-1599 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 16th day of July 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. 2022-1599 – Site Development Plan
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 April 1, 2025, consisting of eighteen (18) sheets total, including TS1.0 – Title Sheet, SD1.0 – Architectural Site Plan, SD1.1 – Enlarged Drive True Equipment Plan, SD1.2 – Drive Thru Equipment Details, SD2.0 – Dumpster Plan & Elevations, G1.0 – Code/Accessibility Reference Plan, A3.0 – Roof Plan, A4.0 – Exterior Elevations, A5.0 – Building Sections, Sheet 1 – Grading and Drainage Entitlement Layout, Drawing L1.00 – Cover Sheet, Drawing L1.01 – Landscape Notes, Drawing L2.01 – Irrigation Plan, Drawing L2.02 – Irrigation Details, Drawing L2.03 – Irrigation Details, Drawing L2.04 – Controller Schedule & M.W.E.L.O. Calcs, Drawing L3.01 – Planting & Layout Plan, Drawing L3.02 – Planting & Layout Details, all designated as approved by the Planning Commission on July 16, 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 and all other applicable City regulations in effect at the time of Building Permit issuance 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. The applicant is responsible for coordinating civil, landscape, and architectural 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 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.
6. 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.

7. The City reserves the right to compel changes to internal circulation, including traffic control measures and to request operational best practices for queue management be applied, at the full cost to the owner/operator, if the City Engineer determines that queueing from the site is significantly impacting traffic flow and safety on offsite public roadway segments.
8. The applicant shall install and maintain all landscaping as noted on plans and as outlined in the required Encroachment Removal Maintenance Agreement (EMRA) in perpetuity, unless determined otherwise by the City Engineer

B. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING AND GRADING PERMITS:

Building

1. Plans must be complete and stamped by a licensed professional/s.
2. All permits (encroachment, fire, or other) for this development project shall be submitted and issued concurrently.
3. The project must comply with all applicable accessibility regulations in Chapter 11B, Title 24 California Building Code.
4. The project must comply with the City's Construction and Demolition Ordinance regulating recycling of construction materials.
5. This project shall comply with the California Building, Mechanical, Electrical, Plumbing, Green and Energy Efficiency codes in effect at time of Building permit plan check submittal.

Fire

1. Submittal of construction plans to the Fire Department will be required. Fire will review these plans for compliance with the California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

Engineering

1. The applicant's engineer shall ensure that the design and construction of all improvements in the public right of way shall be in accordance with standard plans and specifications of the City of La Mesa, and subject to the approval of the City Engineer.
2. Plans shall be submitted to all public utility agencies (AT&T, Cox Cable, Helix Water District, and SDG&E) for review and verification of existing utility locations. Provide cut sheets from utility agencies showing locations or verification that potholing has been performed to precisely locate utilities.

3. The applicant shall submit all plans (as part of building set), and all supporting documents concurrently for plan check and approval, as required for all private storm drains, street, and any public sidewalk improvements.
4. The drainage & erosion control plan (as part of building set) shall be submitted for plan check to Building Division prior to approval of the Building Permits.
5. Additional off-site improvements within the public right of way beyond the parcel boundary may be required to be installed as determined by the City Engineer to provide proper transition to the street and sidewalk, and to address drainage or traffic and pedestrian safety.
6. Street tree locations shall be referenced on the plans for conflict check, located behind the sidewalk, equal to 1 tree for every 35 feet of property frontage along Jackson Drive and Parkway Drive.
7. Site operations shall comply with the City of La Mesa Municipal Code Chapter 7.18 Storm Water Management and Discharge Control Program. A completed City of La Mesa storm water management permit application shall accompany plan submittal.
8. Post-Construction BMPs will be required as part of the building permit.
9. An updated geotechnical report referencing the latest set of plans and additional geotechnical analysis & recommendations, as applicable. The updated geotechnical report shall include:
 - a. Project-specific remedial grading operations recommendations (in consideration of the encountered 6+ feet of unsuitable materials and the recommended minimum 5 ft. outside perimeter footprint over-excavation). Including horizontal setbacks necessary for potential temporary back-cuts during remedial grading (without undermining adjacent ROW and/or Sewer improvements), and/or temporary shoring recommendations (if applicable).
 - b. Specific foundation recommendations for proposed structures, including trash enclosure, and proposed site retaining wall foundations (some proposed improvements are located outside the over-excavation area).
 - c. Steps to address/mitigate ground water, if groundwater or perched water conditions are encountered during remedial grading operations.
 - d. Suitability of onsite soil to be used as engineered fill / retaining wall backfill, (in relation to expansive conditions and/or contamination).
 - e. Characteristics of suitable imported soil material to be used as engineered fill (if applicable).
 - f. Project-specific slab underlayment and subgrade recommendations, for interior slabs, driveway areas and walkways. Also, include updated vehicular pavement recommendations.

- g. The applicant shall include in the updated report (not just Appendix D): field density testing & general QC procedures for engineered fill soil placement during remedial grading operations. (Number of density tests per vertical feet of fill, scarification of bottom, unsuitability of large cobbles/lumps, etc.).
 - h. Show existing structure (to be demolished), in dashed / grayscale.
 - i. Please note, the applicant shall complete remedial grading operations for the preparation of the building pad in one operation (excavation shall not be open for an extended period). This ensures slope stability (if applicable, during temporary back-cuts), erosion control, soil integrity, and the quick export of unsuitable soils from site (if applicable).
- 10. The applicant shall obtain an Encroachment Permit and Traffic Control Permit prior to beginning any proposed work within the City right of way. Traffic control plans for streets which will be opened to public travel during construction shall be in accordance with construction signing, marking and other protection as required by the State Department of Transportation (Caltrans) Traffic Manual.
- 11. Applicant to obtain an Encroachment, Maintenance & Removal Agreement (EMRA), from the City, which includes proposed landscaping and irrigation improvements in the public right-of-way.
- 12. Surety (security) for Encroachment Permit shall be posted with the City of La Mesa prior to permit approval to guarantee the construction of all the required street improvements, drainage, erosion control, landscaping, irrigation, sewer and monumentation. The security shall include all onsite and offsite grading and improvements. The amount of security shall be determined by the City Engineer based upon an estimate furnished to the City taken from approved plans submitted by the engineer of work. The engineer's cost estimate should include an estimate of utility relocation, if applicable.
- 13. Water improvements are separately approved by and bonded with the Helix Water District. Please submit with Helix Water District concurrently to avoid project delays.
- 14. The applicant shall show the following information on the site plan and/or add a note to the plans:
 - a. The sanitary sewer main and new sewer service lateral.
 - b. Abandonment of the existing sewer lateral connection to prevent groundwater seepage into the sewer main.
 - c. The rim elevation of the nearest upstream sewer manhole on the sewer main and the lowest finish floor or lowest wastewater fixture unit shall be identified. If the lowest finish floor elevation or lowest wastewater fixture unit is less than or equal to the top of the manhole elevation PLUS two feet, a backwater valve shall be installed.
- 15. The applicant shall pay the current Sanitary Sewer Connection Fee as determined by the City's current fee structure.

16. A hydrology report prepared by a registered Civil Engineer shall be furnished to establish the adequacy of the drainage system and the base flood elevation of the 100-year storm.
 - a. Hydrologic and Hydraulic analyses shall be based on the County of San Diego Hydrology and Drainage Design Manuals, most current editions.
 - b. Report must clearly address pre-development and post development offsite discharge, and erosion potential. Any post-development increases in offsite discharge, and erosion potential must be minimized, justified and mitigated to the satisfaction of the City Engineer.
17. The applicant shall comply with Storm Water Pollution Control Ordinance (City of La Mesa Municipal Code Chapter 7.18) and (if applicable) the State's current General NPDES Storm Water Permit for Construction. If required, the applicant shall show evidence that a Notice of Intent (NOI) has been applied for and fees paid to the State Water Resources Control board prior to issuance of permit. A Water Quality Technical Report (WQTR) shall accompany submittal, if required.
18. The development plan(s) shall clearly show compliance with the criteria of the City of La Mesa Storm Water Standards Manual for Priority Development Projects. Each component requiring maintenance shall be perpetually maintained by the property owner and located on private property. These include the following:
 - a. A recorded maintenance agreement pursuant to 7.18 of the La Mesa Municipal Code shall be required. Compliance requires each (BMP) component requiring maintenance shall be, perpetually maintained by the property owner and located on the private property.

Planning

19. The applicant shall submit landscape and irrigation plans with application fee or deposit prepared by a registered landscape architect in accordance with City standards and the State of California Model Water Efficient Landscape Ordinance, for review and approval prior to issuance of building permits.
20. The applicant shall prepare and submit plans in conformance with the approved exhibits and conditions of approval for Project 2024-0197. A note shall be placed on the building plans stating that prior to final inspection sign off and release of electrical service, the site and buildings shall be inspected for substantial conformance to the approved exhibits and conditions. The exact materials and colors of all proposed structures shall be prominently noted on all plans and exhibits.
21. A note shall be placed on the construction plans stating that should any archeological (cultural) or paleontological resources or human remains be discovered during construction-phase ground-disturbing activities, all work in the immediate vicinity must stop and the project applicant shall notify the City of La Mesa immediately. A qualified professional shall be retained to evaluate the finds and recommend appropriate action. For human remains, the applicant shall notify the County Coroner. For human remains determined to be of Native American origin, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. The applicant shall ensure, to the satisfaction of the

City and the Native American Heritage Foundation, if applicable, that appropriate measures are undertaken prior to resuming any project activities that may affect such resources.

22. The project shall provide for organic waste recycling services in accordance with State law (see PRC 42649.81(a)(2)). Adequate area(s) for organic waste storage and recycling pickup shall be shown on the project plans.
23. All trees, shrubs, lawns and other planting shall be maintained, including regular irrigation, pruning of trees, trimming of shrubs and cutting of lawns. A note to this effect shall be added to the building plans.

C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF THE FINAL OCCUPANCY PERMIT:

Building

1. The applicant shall obtain finals from all departments for all issued permits: Building, Fire, Planning, Engineering, and San Diego County Environmental Division (APCD and Hazardous Materials) prior to the issuance of a certificate of occupancy.

Fire

1. A deferred submittal for the kitchen hood suppression system will be required to be reviewed and approved by the Fire Department. Ref. CFC 105.1

Engineering

1. The applicant shall remove and replace the existing curb and sidewalk if it's found to be cracked, broken, or displaced. Existing driveways to be removed shall be replaced with full height curb and gutter. The city Inspector will identify the limits of removal and replacement.

D. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ACCEPTANCE OF IMPROVEMENTS AND FILING OF THE NOTICE OF COMPLETION:

Engineering

1. Landscaping for trees, shrubs, walls, fences, cut/fill slopes or other structures at or near driveway and street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation (Caltrans) Highway Design Manual. Any obstructions which exceed a height of thirty-six (36) inches shall not be permitted within a distance of five (5) feet from the property line at the street.
2. Street name signs, street lighting, and traffic control devices shall be built to City standards and as required and approved by the City Engineer and the Traffic Engineer. The applicant

shall pay all applicable fees, energy charges, and/or assessments and shall privately maintain said lights.

3. The City reserves the right to compel changes to the internal circulation, including traffic control measures and to request operational best practices for queue management be applied, if the City Engineer determines that queueing from the site is significantly impacting traffic flow and safety on offsite public roadway segments.
4. Off-site improvements within the public right of way beyond the parcel boundary may be required to be installed as determined by the City Engineer to provide proper transition to the street and sidewalk, and to address drainage or traffic and pedestrian safety.

Planning

5. The developer, contractor or landscape architect shall provide a letter to the Community Development Department stating that all landscaping, irrigation, drainage, and hardscape was installed according to City standards. A Certificate of Completion for landscape improvements shall be submitted, along with an irrigation schedule and soils management report as required by City standards and the State of California Model Water Efficient Landscape Ordinance.