



NOTICE OF DECISION NO. 2025-05

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE June 30, 2025

PROJECT DESCRIPTION: Lot Consolidation of two parcels into one to site a new drive-thru restaurant

REVIEW TYPE Adjustment Plat

PROJECT NO.: Project No. 2022-1599

ADDRESS: 8303 Parkway Drive

APN 490-592-04-00, 490-592-02-00

APPLICANT: CALI QUESO CORP

CEQA DETERMINATION: The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305. The exemption applies to minor lot line adjustments on sites with an average slope of less than 20 percent where the adjustment does no result in any changes in land use or density and does not create any new parcels. The project meets the criteria for the exemption and none of the exceptions in Section 15300.2 apply.

DECISION: **APPROVED** based on the findings and subject to the conditions of approval identified herein. This decision is supported by the staff report dated June 23, 2025, and attachments thereto, which are hereby incorporated by reference.

This notice constitutes a decision of the Director of Community Development for the discretionary entitlement only. Additional permits, including but not limited to Building and Grading Permits, may be required by the Community Development Department or other City Departments. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.

Lynnette Santos
Director of Community Development

APPEAL: This decision may be appealed to the Planning Commission within 10 calendar days by filing an appeal in writing as per La Mesa Municipal Code Section 24.02.080. Any appeal must identify the error(s) claimed to have been made and all reasons in support of the request. Consideration of the appeal shall be limited to error(s) identified in the appeal. The filing of an appeal shall suspend this action and any processing of permits in reliance thereon.

FINDINGS


1. The proposed adjustment plat does not create any new lots.
2. The proposed adjustment plat does not include any lot created illegally.
3. The proposed adjustment plat does not include any lots for which the City Engineer has determined that improvements or dedications are necessary and are not installed or guaranteed.
4. The proposed adjustment plat does not impair any existing access or easement or create a need for a new access or easement serving any adjacent lot.
5. The proposed adjustment plat does not require substantial alteration of any existing improvements or create a need for new improvements. Existing access, utilities, and easements will remain in place.
6. The proposed adjustment plat is consistent with the City of La Mesa General Plan.
7. The project is consistent with Title 24 (Zoning) of the La Mesa Municipal Code.
8. The project is consistent with Title 22 (Subdivision) of the La Mesa Municipal Code.

CONDITIONS OF APPROVAL

1. The project is conditionally approved as set forth on the plat stamped received by the City on August 6, 2024, consisting of one sheet, designated as approved by the Director of Community Development on August 21, 2024, and shall not be approved without express authorization of 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 unless specifically waived herein.
3. The applicant shall submit a plat prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying. The plat shall be prepared in accordance with the Subdivision Map Act and Title 22, Subdivisions, of the La Mesa Municipal Code, and shall be subject to approval by the Director of Community Development and the City Engineer.
4. The property owner shall record a grant deed(s) for the transfer of property affected by the adjustment plat prior to recordation of the Certificate of Compliance. A copy of the grant deed(s) shall be provided to the Community Development Department.

Agreement of acceptance

I accept all the requirements for the project indicated above. I am aware that permits might not be granted if the requirements are not fulfilled. I, the applicant, or my lawfully authorized agent, acknowledge and agree to all the above-mentioned requirements imposed by the City of La Mesa.



Business owner/ owner's Agent

July 9, 2025
Date

Karan Gogri - Owner and Operator
Applicant's name and title

July 9, 2025
Date

