



CERTIFICATION OF DESIGN REVIEW BOARD ACTION

FILE: Project 2026-0124 (Terry J Yarwick Living Trust)

MEETING DATE: April 13, 2026

SUBJECT: DESIGN REVIEW CONSIDERATION FOR A REMODEL AND FAÇADE IMPROVEMENTS OF AN EXISTING COMMERCIAL BUILDING LOCATED AT 7995 LA MESA BOULEVARD, IN THE CD-D (DOWNTOWN COMMERCIAL/URBAN DESIGN OVERLAY) ZONE AND DOWNTOWN VILLAGE SPECIFIC PLAN AREA (APN 470-561-17-00).

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of Project 2026-0124 based on plans stamped received by the City on April 8, 2026, and a materials board stamped received on January 29, 2026, and a finding that the project is consistent with the City's Urban Design Program and Downtown Village Specific Plan.

The vote on the motion was as follows:

Aye:
Nay:
Absent:

ATTEST:

Lynnette Santos
Director of Community Development



Exhibit A

Project 2026-0124
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on April 7, 2026, consisting of sixteen (16) sheets total, including Sheet A001 – Title Sheet / Project Statistics, Sheet A006 – Door Schedule, Sheet A007 – Window Schedule, Sheet C001 – Site Survey, Sheet A100 – Demolition Site Plan, Sheet A101 – Full Site Plan, Sheet A201 – Demolition / As-Built Floor Plan, Sheet A301 – Egress / Exiting Floor Plan, Sheet A401 – Floor Plan Dimensions, Sheet A405 – Floor Plan Call-Outs, Sheet A410 – Reflected Ceiling, Sheet A415 – Roof Plan, Sheet A601 – Interior Elevations, Sheet A701 – Building Sections, Sheet A801 – Building Exterior Elevations, and Sheet D110 – Trash Enclosure Layout.
 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. The Owner 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, and the Community Development Director is hereby authorized to execute the same.
- A. THE FOLLOWING CONDITIONS SHALL BE SATISFIED AT BUILDING SUBMITTAL:**
1. Plans must be complete and stamped by licensed professionals.
 2. All permits (encroachment or other) for this project shall be submitted and issued concurrently.
 3. The project must comply with the City's Construction and Demolition Ordinance regulating recycling of construction materials.
 4. This project shall comply with the California Building (including all accessibility regulations in Chapter 11B), Mechanical, Electrical, Plumbing, Green and Energy codes



in effect at the time of Building permit plancheck submittal.

B. THE FOLLOWING RIGHT-OF-WAY RELATED CONDITIONS MUST BE SATISFIED PRIOR TO BUILDING PERMIT ISSUANCE:

1. In consideration of proposed improvements in the right-of-way, the applicant shall obtain an Encroachment Permit prior to beginning any proposed work within the City right-of-way.
 - a. Design and construction of all public improvements in the right-of-way shall be in accordance with the City of La Mesa standards and specifications.
 - b. Please note that a traffic control plan will be required as part of the encroachment permit application.

C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE CLOSING OF THE BUILDING PERMIT:

1. The applicant shall remove and replace the existing curb and sidewalk if it is found to be unsafe, cracked, broken, or displaced, or was damaged during construction operations. The city Inspector will identify the limits of removal and replacement.

D. THE FOLLOWING CONDITIONS MUST BE SATISFIED DURING CONSTRUCTION OPERATIONS:

1. The proposed removal of the existing store front canopy includes the removal of the existing wooden posts and concrete bases. During said removal of concrete bases, the sidewalk concrete panels affected by the removal of bases, must be replaced from joint to joint.
2. During the construction of proposed overhang posts and base anchors, complete sidewalk panels shall be removed and replaced (from joint to joint).

E. THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO OCCUPANCY:

1. The applicant shall obtain final approvals from all departments for all issued permits: Building, Fire, Planning, Engineering.

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

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. 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.

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

Date

Applicant's name and title

Date