



AGENDA LA MESA PLANNING COMMISSION

Wednesday, July 6, 2016

7:00 PM

La Mesa City Hall Council Chambers, 8130 Allison Avenue, La Mesa

1. Call Meeting to Order
2. Invocation and Pledge of Allegiance
3. Deletions from the Agenda / Urgent Additions to the Agenda / Additions to the next Agenda
4. Public Comments (non-agenda items)

Note: In accordance with State Law, an item not scheduled on the Agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

5. Procedural Rules for Conduct of Hearings

6. **HEARINGS**

- a. **Special Permit SP 16-06 (Gaipa)** – Consideration of a Special Permit to allow outdoor dining for a restaurant at 8141-8147 La Mesa Boulevard in the CD-D (Downtown Commercial / Urban Design Overlay) zone. This project is Categorically Exempt from review under the California Environmental Quality Act Section 15301, Class 1.
- b. **Sign Program DAB 16-14 (RABA LP/Victoria Land Partners)** – A request to amend an existing comprehensive sign program for a commercial retail center at 8200-8216 Parkway Drive in the C-D (General Commercial/Urban Design Overlay) zone. The project is Categorically Exempt from review under the California Environmental Quality Act Section 15311, Class 11.
- c. **Conditional Use Permit CUP-16-04 and Special Permit Sp-16-04 (Westmont Development LP)** – A request for a State licensed residential care facility including assisted living and memory care. The subject property is located on an approximately 3.3-acre portion of the Briercrest Park site, a vacant graded property leased from the City of La Mesa at the northeast corner of State Route 125 and Murray Drive (addressed as 9000 Murray Drive) in the R1S-G (Suburban Residential / Grossmont Specific Plan Overlay) zone and consideration of a Mitigated Negative Declaration. Assessor's Parcel Number: 490-390-25.

7. BUSINESS

- a. Approval of the minutes from the June 15, 2016 Planning Commission meeting.
- b. Election of Officers
- c. Assignment of next invocation

8. Informational Items

9. Adjournment

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at La Mesa City Hall, 8130 Allison Avenue, La Mesa, California, during normal business hours.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Human Resources Manager, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or freeman@ci.la-mesa.ca.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

Citizens who wish to make an audio/visual presentation pertaining to an item at a public meeting of the City should contact Cheryl Davis at 619.667.1190, no later than 12:00 noon, one business day prior to the start of the meeting. Advance notification will ensure compatibility with City equipment and allow meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

NOTICE OF APPEAL PROCEDURES

Actions taken by the Planning Commission may be appealed to the City Council. If you disagree with any action of the Commission and wish to file an appeal, you must do so within ten working days of tonight's meeting. **In order to file an appeal, you must submit an appeal letter stating why you disagree with the Commission's action to the Office of the City Clerk, City Hall, 8130 Allison Avenue along with a \$100.00 appeal fee. If no appeal is filed within this period, the action becomes final.**

Once the appeal is filed, the item will be scheduled for the next available City Council meeting. If the item was previously noticed to the neighborhood, new notices of the City Council meeting will be mailed out ten days prior to the hearing date. The Council will then hold a public hearing to consider the appeal. Planning Commission actions involving a General Plan amendment, rezoning, or changes to the Zoning Ordinance regulations are advisory actions, which will automatically proceed for a hearing before the City Council. Any questions regarding the appeal process should be directed to either the Office of the City Clerk at 619.667.1120 or the Community Development Department at 619.667.1177.



REPORT TO
LA MESA PLANNING COMMISSION

DATE: July 6, 2016

SUBJECT: **Special Permit SP 16-06 (Gaipa)** – A request for a Special Permit to allow outdoor dining for a restaurant at 8141 – 8147 La Mesa Boulevard in the CD-D (Downtown Commercial / Urban Design Overlay) zone.

ISSUING DEPARTMENT: Community Development

SUMMARY

Issues: Does the proposed outdoor seating area meet the findings required for approval of a Special Permit?

Recommendation: Approve Special Permit SP 16-06 subject to the conditions set forth below.

La Mesa Zoning Ordinance Code Sections:

Section 24.02.050 establishes the findings for approving Special Permits, and Section 24.06.040.G requires approval of a Special Permit for outdoor seating areas.

Environmental Review:

This request is categorically exempt from environmental review under the California Environmental Quality Act, Class 1. Class 1 exemptions may be applied to the permitting of an accessory outdoor dining patio serving an existing commercial building.

BACKGROUND:

A remodel is proposed to an existing one-story building, currently the Sanfillipo's Pizza restaurant, located at 8141-8147 La Mesa Boulevard on the southwest corner of Date Avenue and La Mesa Boulevard (**Attachment A**). Existing pedestrian building entrances are accessed from La Mesa Boulevard with vehicular parking in a rear parking lot. Street parking is available along La Mesa Boulevard and Date Avenue. The site has 100 feet of frontage on the north property line along La Mesa Boulevard, 100 feet of frontage on the

east property line along Date Avenue and a public alleyway along the southerly edge. The 4,432 square foot restaurant includes kitchen, dining, storage and restrooms.

The existing building is made of concrete block wall with stucco façade finish, storefront windows and doors, and a flat wood frame roof. Exterior security lighting is mounted outside the building entrances and corners. There are stairs and an accessible ramp that leads to the main building entrance fronting La Mesa Boulevard. A pole sign is located adjacent to the building oriented toward La Mesa Boulevard.

The site was originally developed as a service station, with the original service station building foot print depicted on Sanborn maps dating to 1929. The Sanborn map of 1961 shows a service station, but with a different footprint. County records contain information that describes a store and restaurant permit issued in 1974 and two subsequent remodeling permits. City records contain additional tenant improvement permits.

Improvements to the restaurant site include: interior finishing for restaurant (1975), drain-floor sink (1975), sign permit (1976), accessible ramp (2000), and tenant improvement for Sanfilippo's (2001). The previous property owner was Sanfilippo Family Trust and the current owner is Virgo G. Trust and Gaipa Family Trust. The existing building is being used as a restaurant dating to the 1970's, but a new tenant is anticipated as part of a current remodeling process.

The proposed remodel will decrease the building area to 4,172 square feet and include a new 505 square feet front patio and outdoor dining area. Portions of existing storefront windows, walls, door and accessible ramp would be demolished and relocated. These concepts are being currently considered by the Design Review Board (DRB).

Photographs of existing site conditions are shown on **Attachment B**. The subject property is designated by the La Mesa General Plan for "Downtown Commercial" land use. This land use designation promotes a concentrated blend of pedestrian-oriented shops, personal services, professional and government offices, cultural activities and residential uses. The site is within the Downtown Village Specific Plan area, and is zoned Downtown Commercial/Urban Design Overlay (CD-D) zone.

In the downtown there are several businesses that have either approved sidewalk cafes (in the public right of way) or approved Special Permits authorizing outdoor seating on private property. No parking is proposed to be removed with this application.

On June 6th the Design Review Board (DRB) reviewed proposed exterior changes to the project. The applicant will be returning to the DRB to incorporate the Board's design suggestions into the project design.

DISCUSSION:

As shown on the site plan (**Attachment D**), the outdoor patio is proposed to be 505 square feet in size, accessible from the street frontage along Date Avenue and La Mesa

Boulevard. The proposed patio area is enclosed within a guard rail with stone veneer rail posts. Portions of the patio area are shaded by a hipped roof overhang consisting of concrete Spanish tile and wooden trellis.

A prospective restaurant tenant is currently unknown however the owner has been approached by interested parties and is pursuing the approvals to enhance the property. The current occupant load allows up to one hundred and fifty (150) persons in the restaurant interior. The patio area is proposed to accommodate tables and seats for 34 customers. Proposed outdoor lighting is down lit and shielded. Amplified music and performance entertainment is not proposed in the patio area.

Noise

The outdoor area is surrounded by commercial uses to the west and east. To the north is La Mesa Village Plaza which includes commercial uses and multiple unit residential development, and south of the site are residential uses. The nearest residences are approximately 80 feet to the south on Date Avenue buffered by the existing rear parking lot and public alleyway. The proposed outdoor seating area is located along the La Mesa Boulevard and Date Avenue frontages. The subject business, including the outdoor seating area and sidewalk café, would be subject to the City of La Mesa Noise Ordinance. The Noise Ordinance prohibits the use of sound amplifying equipment past 10:00 p.m. or in a manner that is determined to be "unreasonably loud, raucous, jarring disturbing, or a nuisance to reasonable persons of normal sensitiveness within the area of audibility." Therefore, unfavorable impacts upon adjacent properties are not anticipated.

Parking

The site is located to the east of the municipal parking lot on the south side of La Mesa Boulevard near Acacia Avenue. Patrons typically utilize on-site parking and street parking. The 4,432 square foot restaurant includes kitchen, dining, storage and restrooms. The tenant space is proposed to decrease to 4,172 square feet and includes a new 505 square feet front patio and outdoor dining area. La Mesa Municipal Code Section 24.04.020.D, does not apply since the outdoor seating area does not constitute an increase in building floor area; the outdoor seating area is not considered leasable space. Parking is required to support construction of additional leasable space on a property.

In order to grant a special permit, sufficient facts must be provided in support of two required findings, described below:

1. Will the location and characteristics of the proposed buildings and/or structures and the allowed use of them impact unfavorably upon adjacent properties?

The proposed outdoor seating area is not anticipated to create an unfavorable impact upon adjacent properties including surrounding streets or uses. Opportunities to circulate and park within the downtown area remain available and are not affected by this project. The proposed outdoor seating area is located along the La Mesa Boulevard and Date Avenue street frontages surrounded predominantly by commercial uses to the

north, east, and west. South of the site are existing multi-family residential units. On Date Avenue, the nearest residences are 80 feet to the south, buffered by the existing rear parking lot and public alleyway. The La Mesa Village Plaza project is located across La Mesa Boulevard and includes condominiums on upper floors. Noise from activities along La Mesa Boulevard can be heard from these condominium units. The applicant would be required to comply with the City of La Mesa Noise Ordinance minimizing the potential for incidental noise from the business activities on adjacent properties. Therefore, unfavorable impacts upon adjacent properties are not anticipated.

The site has historically utilized on-site parking and street parking to accommodate patrons. The 4,432 square foot restaurant includes kitchen, dining, storage and restrooms. The restaurant space is proposed to decrease to 4,172 square feet and includes a new 353 square feet front patio and outdoor dining area. La Mesa Municipal Code Section 24.04.020.D, regarding parking, does not apply since the outdoor seating area does not constitute an increase in building floor area; the outdoor seating area is not considered leasable space. There will be 34 seats in the outdoor patio area screened by guard rails and rail posts and partially shaded by a hipped roof and wooden trellis.

2. Is the project consistent with the design objectives established as policy of the City Council?

Approval of this project would be consistent with the following General Plan policies. The urban design policy of the General Plan is to retain the village atmosphere and pedestrian scale of buildings in the Downtown Village (UD-1.1.3). Another urban design policy of the General Plan is to promote reinvestment in private property, and encourage private property maintenance (UD-1.2.1).

The Downtown Village Specific Plan encourages varied and diverse architecture and buildings with a pedestrian scale (p. 9). The proposed project is consistent with the City's design objectives because improvements are intended to complement the tenant space by enhancing the front of the building and providing an active outdoor space along La Mesa Boulevard and Date Avenue.

RECOMMENDATION:

Based upon the ability to make the required findings, staff recommends that the Planning Commission approve Special Permit SP 16-06, authorizing outdoor seating as shown on the submitted plans, subject to the following conditions:

Special Permit Conditions

1. The applicant shall maintain the outdoor dining / seating area in good condition and repair.
2. There shall be no cooking or food preparation in the outdoor seating area without Fire Department approval. Any outdoor heating appliances proposed for the outdoor seating and dining area must be reviewed and approved by the City of La Mesa Fire Department.
3. Provide fire extinguishers rated at 2A-10BC every 75 feet of travel. Extinguishers shall be mounted on walls 48 inches above finished floors to the top of the extinguisher in accessible and visible locations determined by the Fire Department. Fire extinguishers may be installed in locked cabinets with Fire Department approval.
4. Uniform and adequate lighting shall be down-lit and shaded, and shall not directly shine onto adjacent properties.
5. No outdoor and/or amplified music shall be allowed in the outdoor patio area at any time. Speakers shall not be used for announcements.
6. The special permit shall apply only to the outdoor dining area as shown on the plans dated June 27, 2016. The outdoor dining area is approved as an accessory use to a restaurant, which requires building permits and inspection for the construction of the proposed structures.
7. No performance entertainment is allowed in the outdoor dining / seating area.
8. If the outdoor dining area should create a nuisance to surrounding properties, staff may schedule a public hearing before the Planning Commission to evaluate the operation of the outdoor dining area. If the Planning Commission finds that the use is creating a nuisance, the Commission may then impose additional restrictions on the outdoor dining area.

Submitted by:



Howard Lee
Associate Planner

- Attachments:
- A - Vicinity map and aerial photograph.
 - B - Site photographs.
 - C - Draft Planning Commission Resolution PC 2016-xx.
 - D - Submitted Plans.

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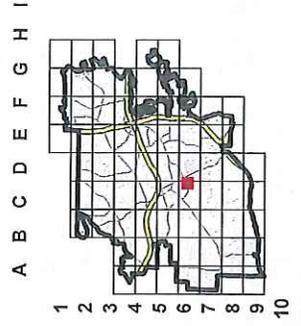
**Special Permit
Design Review
SP 16-06 / DRB 16-11**

PROPERTY INFORMATION

Applicant	Gaipa Family Trust		
Site Address	8141-8147 La Mesa Blvd La Mesa, CA 91942		
APN	470-594-08-00		
Lot Size	0.22 acres		
General Plan	Downtown Commercial		
Zoning	CD-D Downtown Commercial; Urban Design Overlay Zone		



DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011



Vicinity Map





**Special Permit
Design Review
SP 16-06 / DRB 16-11**

PROPERTY INFORMATION

Applicant	Gaipa Family Trust		
Site Address	8141-8147 La Mesa Blvd La Mesa, CA 91942		
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DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011

A B C D E F G H I



Aerial Map





Subject site facing southwest,
8141-8147 La Mesa Boulevard.



Subject site, 8141-8147 La Mesa
Boulevard facing southeast.



Existing building entrance and
accessible ramp.



La Mesa Boulevard facing east.



Subject site, rear parking lot.



Public alley south of the site from Date Avenue.

DRAFT RESOLUTION NO. PC-2016-XX

RESOLUTION APPROVING SPECIAL PERMIT SP-16-06 (GAIPA) - A
REQUEST TO ALLOW OUTDOOR SEATING FOR A RESTAURANT AT
8141-8147 LA MESA BOULEVARD IN THE CD-D (DOWNTOWN
COMMERCIAL / URBAN DESIGN OVERLAY) ZONE.

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on July 6, 2016, and accepted public testimony in considering Special Permit SP-16-06, a request to allow outdoor seating for a new restaurant at 8141-8147 La Mesa Boulevard in the CD-D (Downtown Commercial/Urban Design Overlay) zone;

WHEREAS, the proposed accessory outdoor seating / dining area does not generate additional parking requirements or displace existing legal parking;

WHEREAS, the project is categorically exempt from environmental review in accordance with the California Environmental Quality Act; Class 1; and

WHEREAS, the Planning Commission did receive and consider a staff report on the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

Special Permit Findings:

1. The location and characteristics of the proposed buildings and/or structures, and the allowed uses of them, will not impact unfavorably upon adjacent properties.

The proposed outdoor seating area is not anticipated to create an unfavorable impact upon adjacent properties including surrounding streets or uses. Opportunities to circulate and park within the downtown area remain available and are not affected by this project. The proposed outdoor seating area is located along the La Mesa Boulevard and Date Avenue street frontages surrounded predominantly by commercial uses to the north, east, and west. South of the site are existing multi-family residential units. On Date Avenue, the nearest residences are 80 feet to the south, buffered by the existing rear parking lot and public alleyway. The La Mesa Village Plaza project is located across La Mesa Boulevard and includes condominiums on upper floors. Noise from activities along La Mesa Boulevard can be heard from these condominium units. The applicant would be required to comply with the City of La Mesa Noise Ordinance minimizing the potential for incidental noise from the business activities on adjacent properties. Therefore, unfavorable impacts upon adjacent properties are not anticipated.

The site has historically utilized on-site parking and street parking to accommodate patrons. The 4,432 square foot restaurant includes kitchen, dining, storage and restrooms. The restaurant space is proposed to decrease to 4,172 square feet and

includes a new 353 square feet front patio and outdoor dining area. La Mesa Municipal Code Section 24.04.020.D, regarding parking, does not apply since the outdoor seating area does not constitute an increase in building floor area; the outdoor seating area is not considered leasable space. There will be 34 seats in the outdoor patio area screened by guard rails and rail posts and partially shaded by a hipped roof and wooden trellis.

2. The project is consistent with the design objectives established as policy of the city council.

Approval of this project would be consistent with the following General Plan policies. The urban design policy of the General Plan is to retain the village atmosphere and pedestrian scale of buildings in the Downtown Village (UD-1.1.3). Another urban design policy of the General Plan is to promote reinvestment in private property, and encourage private property maintenance (UD-1.2.1).

The Downtown Village Specific Plan encourages varied and diverse architecture and buildings with a pedestrian scale (p. 9). The proposed project is consistent with the City's design objectives because improvements are intended to complement the tenant space by enhancing the front of the building and providing an active outdoor space along La Mesa Boulevard and Date Avenue.

NOW, THEREFORE, BE IT FURTHER 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 Planning Commission approves Special Permit SP 16-06 as shown on the plans attached and subject to the conditions listed as follows:

Special Permit Conditions

1. The applicant shall maintain the outdoor dining / seating area in good condition and repair.
2. There shall be no cooking or food preparation in the outdoor seating area without Fire Department approval. Any outdoor heating appliances proposed for the outdoor seating and dining area must be reviewed and approved by the City of La Mesa Fire Department.
3. Provide fire extinguishers rated at 2A-10BC every 75 feet of travel. Extinguishers shall be mounted on walls 48 inches above finished floors to the top of the extinguisher in accessible and visible locations determined by the Fire Department.

Fire extinguishers may be installed in locked cabinets with Fire Department approval.

4. Uniform and adequate lighting shall be down-lit and shaded, and shall not directly shine onto adjacent properties.
5. No outdoor and/or amplified music shall be allowed in the outdoor patio area at any time. Speakers shall not be used for announcements.
6. The special permit shall apply only to the outdoor dining area as shown on the plans dated June 27, 2016. The outdoor dining area is approved as an accessory use to a restaurant, which requires building permits and inspection for the construction of the proposed structures.
7. No performance entertainment is allowed in the outdoor dining / seating area.
8. If the outdoor dining area should create a nuisance to surrounding properties, staff may schedule a public hearing before the Planning Commission to evaluate the operation of the outdoor dining area. If the Planning Commission finds that the use is creating a nuisance, the Commission may then impose additional restrictions on the outdoor dining area.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 6th day of July 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Howard Lee, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2016-xx, duly passed and adopted by the Planning Commission.



Howard Lee, Deputy Secretary
La Mesa Planning Commission

NOTE: THESE PLANS HAVE BEEN APPROVED BY A THIRD PARTY. ALL APPLICANTS MUST OBTAIN A PERMIT FROM THE CITY OF LA MESA BEFORE CONSTRUCTION. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS OR PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.

PROJECT: EXTERIOR RESTAURANT RENOVATIONS FOR:	TONY GAIPA	8141 LA MESA BLVD.	LA MESA, CA. 91941
JOB: 16050	SHEET: 1	OF: 1	SHEETS

NOTE

COMPLY WITH THE 2013 CA. CODE WHICH ADOPTS THE 2012 IBC, 12 UMC, 2012 UPC, AND THE 2011 NEC, THE 2010 CA. GREEN CODE, AND THE 2010 CA. FIRE CODE (BASED ON THE 2008 IFC) AND THE CURRENT CITY OF LA MESA CA. CODE.

SCOPE OF WORK

REBUILD NORTH AND EAST FACE OF BUILDING. A FUTURE PLAN WILL BE SUBMITTED FOR INTERIOR WORK WHEN NEW TENANTS HAS RENTED THE BUILDING.

PROJECT INFORMATION

ASSESSORS PARCEL #	470-594-08-00
ZONING	RESTAURANT 4-5-6-7
LOTS	6
BLOCK	786
MAP	V-B
TYPE OF CONSTRUCTION	1
STORIES	1
HEIGHT	22'0"
(E) FLOOR AREA	4432 S.F.
(N) FLOOR AREA	4172 S.F.
DECREASED FLOOR AREA	(260 S.F.)
WEST FRONT PATIO AREA	152 S.F.
CENTER FRONT PATIO AREA	353 S.F.
(E) PORCH AREA	71 S.F.
TOTAL AREA	4748 S.F.

OWNER

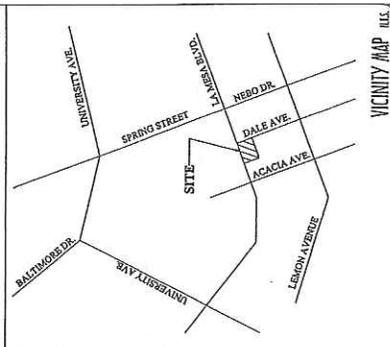
TONY GAIPA

PROJECT ADDRESS

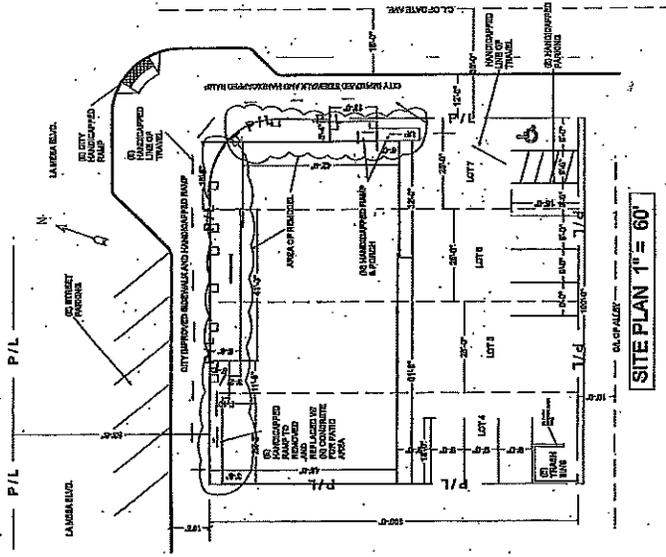
8141 LA MESA BLVD.
LA MESA, CA. 91941

SHEET INDEX

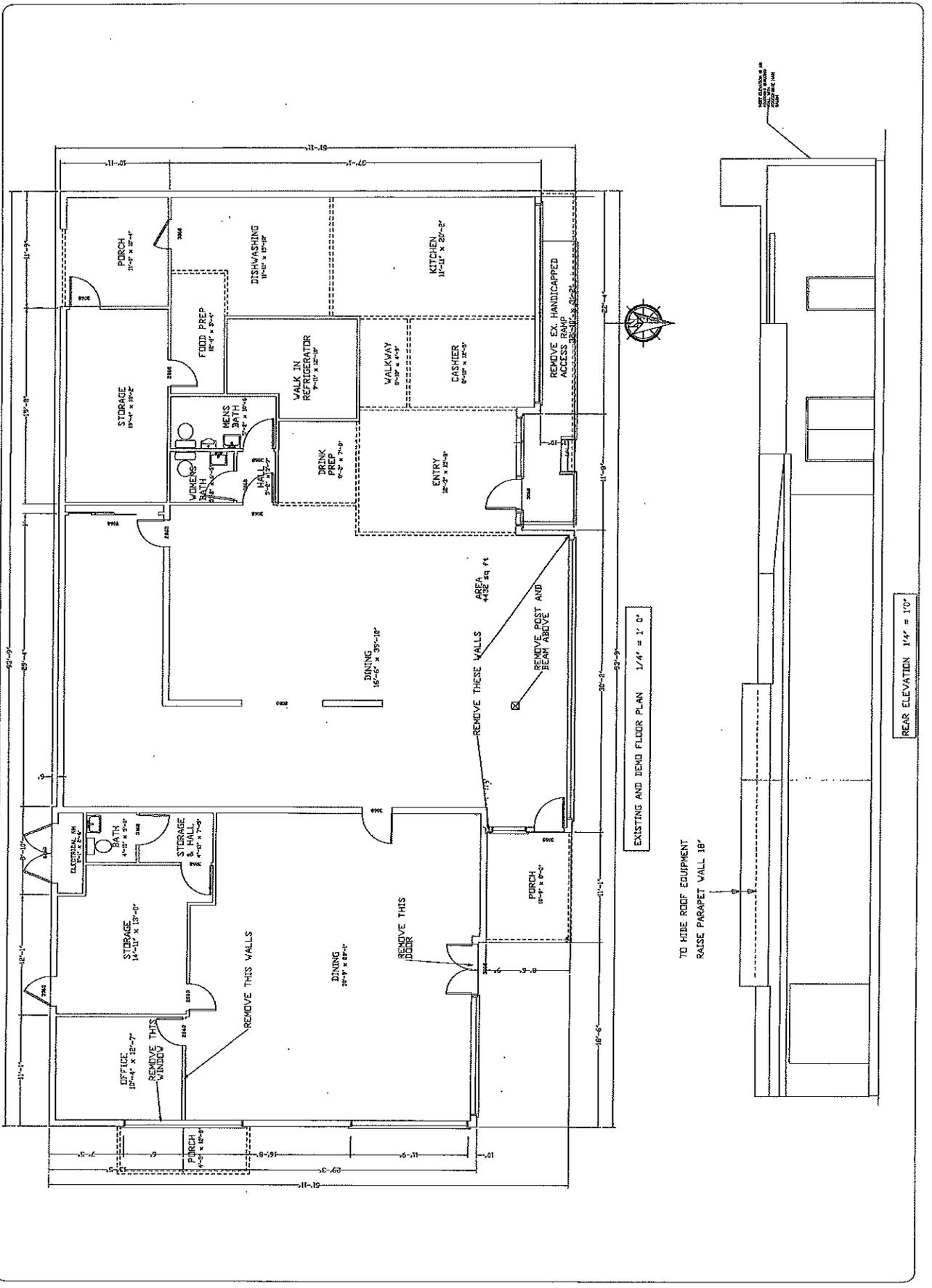
SHEET 1 - TITLE SHEET
SHEET 2 - PLOT PLAN
SHEET 3 - EXTERIOR ELEVATIONS
SHEET 4 - EXISTING FLOOR PLAN / REAR ELEVATION
SHEET 5 - PROPOSED FLOOR PLAN
SHEET 6 - ROOF PLAN
SHEET 7 - SECTIONS
SHEET 8 - EXISTING & NEW FRAMING PLAN
SHEET 9 - FOUNDATION PLAN



NOTE: THESE PLANS HAVE BEEN APPROVED BY THE CITY OF LA MESA. THE CITY ENGINEER'S OFFICE HAS REVIEWED THESE PLANS FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE HAS REVIEWED THESE PLANS FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE HAS REVIEWED THESE PLANS FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.



SITE PLAN 1" = 60'

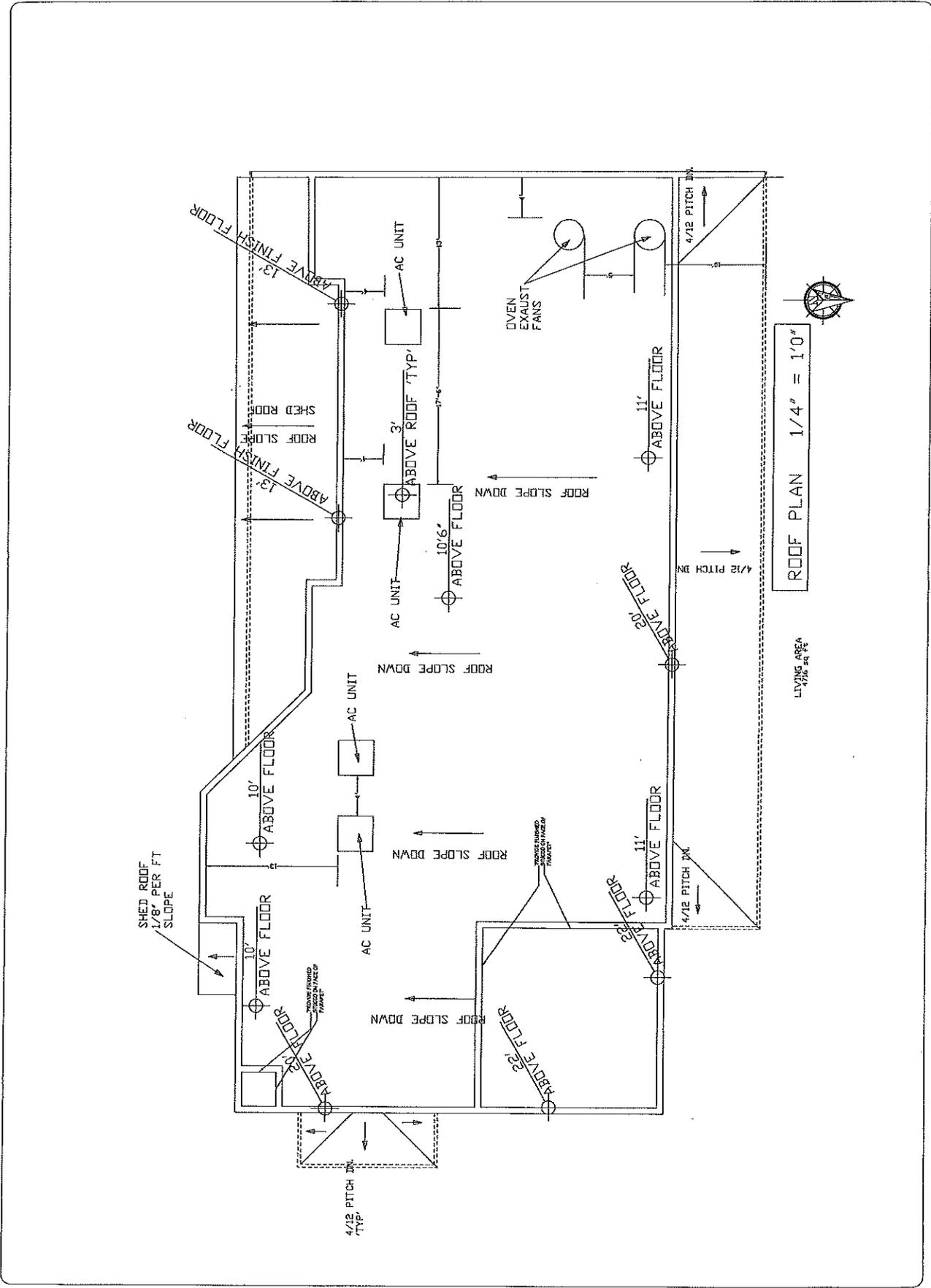


NOTE: THESE PLANS HAVE BEEN PROVIDED BY THE ARCHITECT FOR THE ARCHITECT'S INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

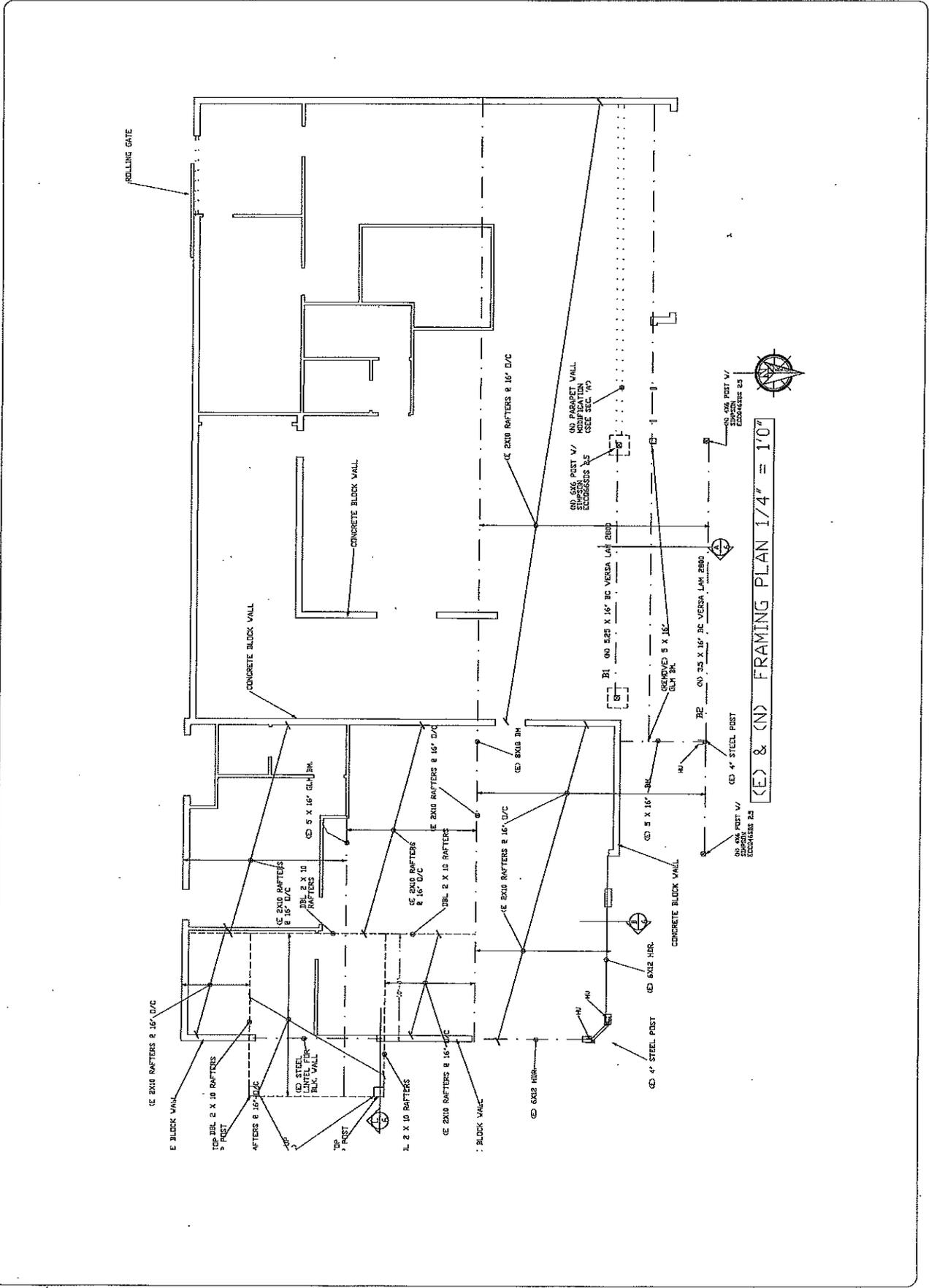
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PROJECT: EXTERIOR RESTAURANT RENOVATIONS FOR:
 TONY GAIPA
 8141 LA MESA BLVD.
 LA MESA, CA 91941

JOB NO. 10550
 SHEET 6
 OF 6 SHEETS

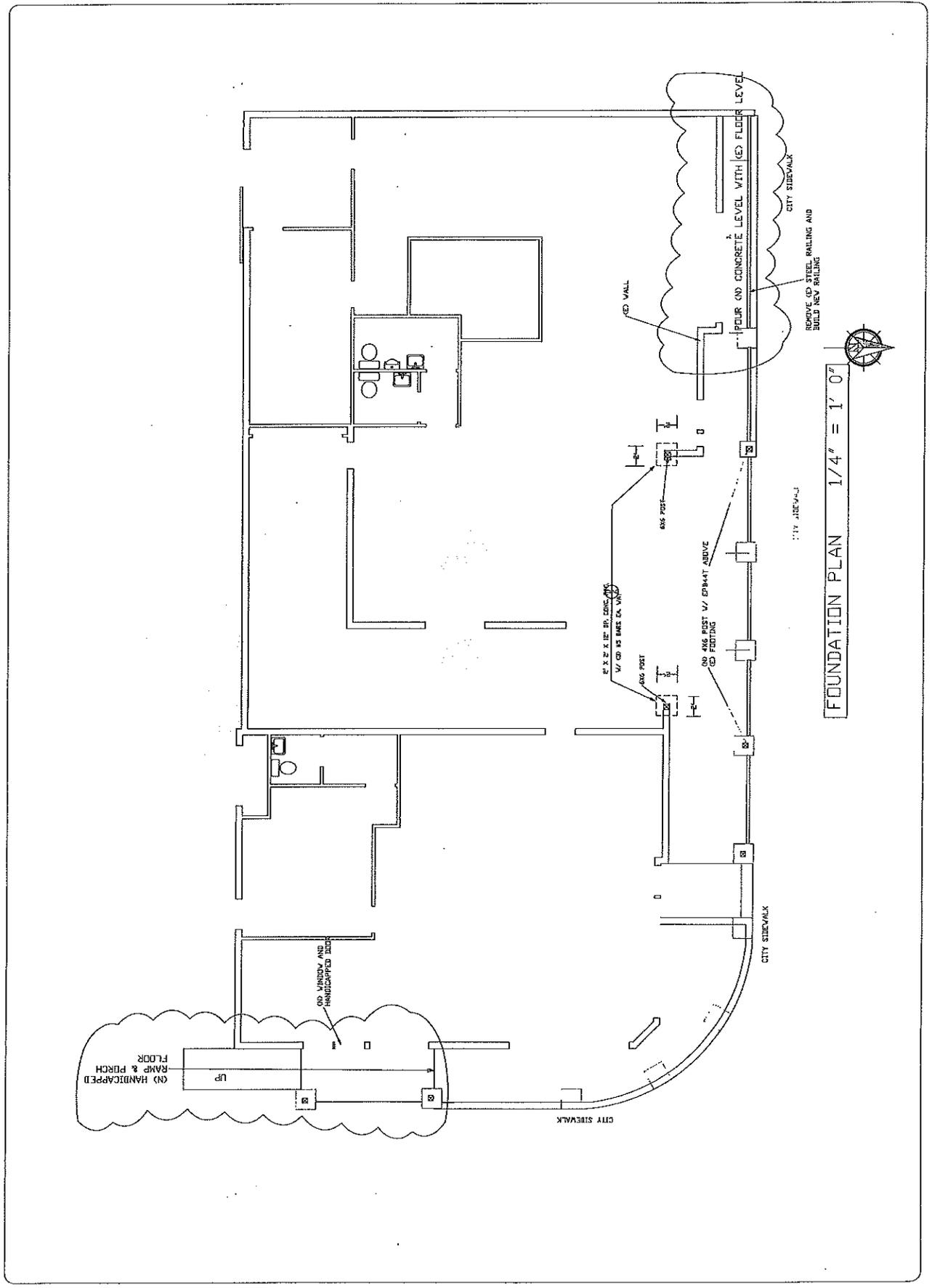


NOTE: THESE PLANS HAVE BEEN PROVIDED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND MATERIALS.



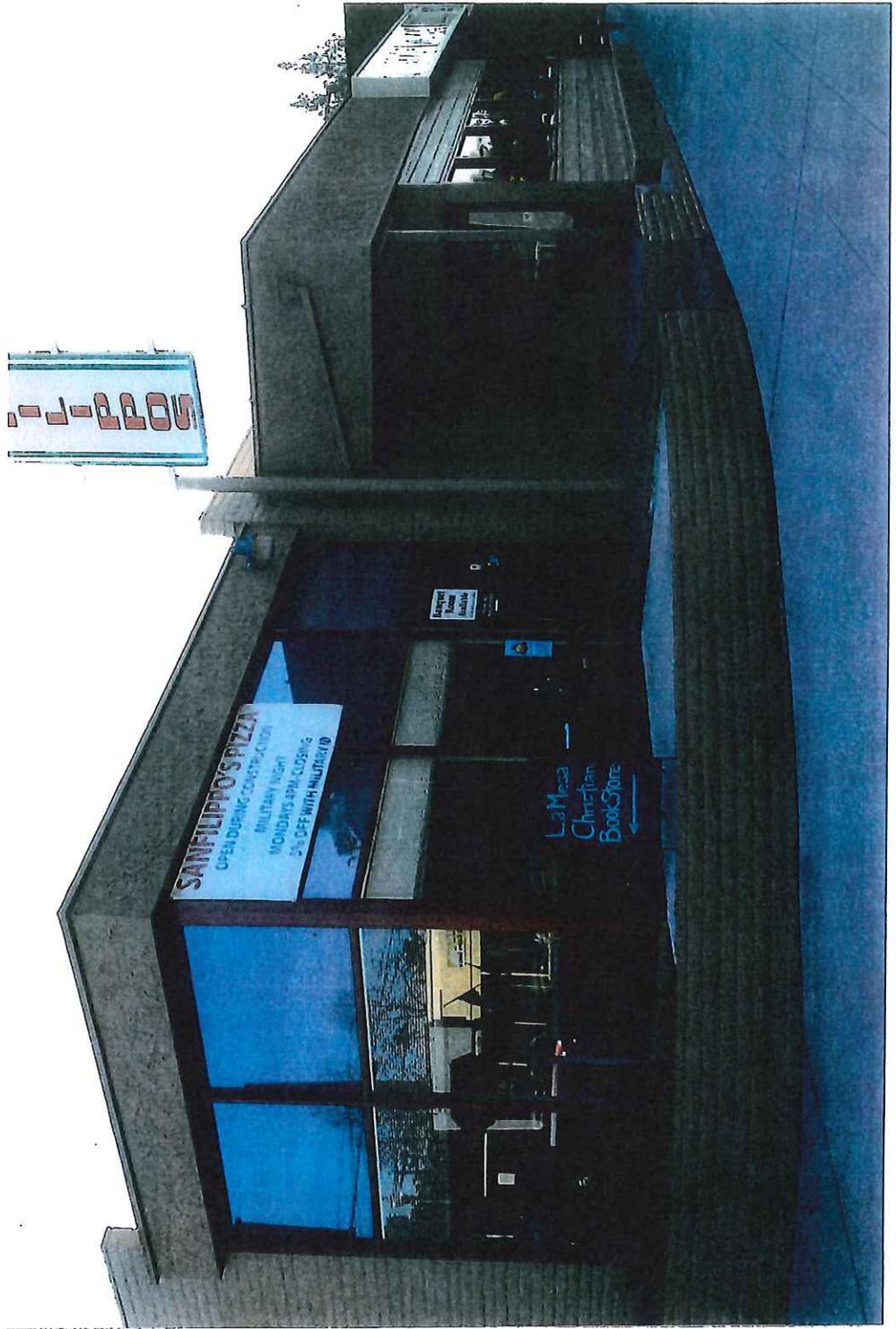
(E) & (N) FRAMING PLAN 1/4" = 1'0"

NOTE: THESE PLANS HAVE BEEN PREPARED BY A REGISTERED ARCHITECT AND SHALL BE USED IN ACCORDANCE WITH THE PROFESSIONAL SEAL AND LICENSE OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON.



FOUNDATION PLAN 1/4" = 1' 0"







REPORT TO
LA MESA PLANNING COMMISSION

DATE: July 6, 2016

SUBJECT: **Sign Program DAB 16-14 (RABA LP/Victoria Land Partners)** – A request to amend an existing comprehensive sign program for a commercial retail center at 8200-8216 Parkway Drive in the C-D (General Commercial/Urban Design Overlay) zone.

ISSUING DEPARTMENT: Community Development

SUMMARY

Issues: Is the proposed sign program amendment consistent with the City's sign ordinance?

Recommendation: Approve sign program DAB-16-14 as shown on **Attachment C**.

La Mesa Zoning Ordinance Code Sections:

Section 15.10.040(c)(3) provides requirements for comprehensive sign programs. Sections 15.10.040(d) and (e) provide the general sign requirements.

Environmental Review:

This sign program has been determined to be Categorically Exempt under the provisions of the California Environmental Quality Act, Class 11. Class 11 exemptions may be applied to the construction of on-premise signs.

BACKGROUND:

The subject property is located on the north side of Parkway Drive, between Marengo Avenue and Jackson Drive (**Attachment A**). A commercial development approved in 2015 is currently under construction on the 1.59-acre site. The project consists of a 4,526 sf. restaurant with drive-through and 5,825 sf. retail pad building suitable for occupancy by one to four tenants.

A comprehensive sign program was approved for the new development by the Planning Commission on December 2, 2015 and subsequently amended on April 6, 2016. The April 6, 2016 amendment incorporated directional signs and increased the size of the wall signs for the tenant of the western building, Chick-fil-A.

The sign ordinance provides for comprehensive sign programs at multi-tenant commercial centers with four or more tenants to ensure that signage within the center is uniform and appropriate to the scale of development. Sign programs are employed to integrate signage with building and landscaping design and to ensure that sign types, sizes, and styles are compatible with surrounding uses. In some cases, exceptions to the strict size, location, and height regulations of the citywide sign ordinance can be allowed provided they are consistent with the purpose and guidelines of the ordinance.

Although the development will function as a single retail center, a tentative parcel map has been approved by the City to split the site into an easterly and westerly lot. Shared site improvements, including driveway access, parking, landscaping, fencing, lighting, and freestanding signage will be managed and maintained by an owner's association.

Notification of the July 6, 2016 public hearing to consider the comprehensive sign program amendment was published in the East County Californian and mailed to all property owners within 300 feet of the subject property on June 23, 2016.

DISCUSSION:

The currently proposed sign program amendment (**Attachment C**) revises the size and location limitations for wall signs on the pad building, Building B. Wall sign size and location allowances for Building A, as well as the freestanding signage, would not be affected by this request.

Under the citywide sign ordinance, each business is allowed one wall sign per building elevation directly facing a public street of a size not to exceed two square feet per linear foot of building frontage (maximum 150 square feet) and one wall sign per building elevation directly facing a parking lot not adjacent to a public street of a size not to exceed one square foot per linear foot of building frontage (maximum 100 square feet).

For the pad building (Building B), the adopted sign program provides four potential tenants with wall signage, consisting of one 28 square-foot sign on the east and west building walls and one additional larger sign for the front and rear corner tenants.

The prospective tenant of the front half of the pad building, The Habit Burger Grill, desires a 56-square foot wall sign on the west-facing elevation of the corner tower. This sign location is identified as sign B4 on the site plan (**Attachment C**). The sign would exceed the length and area allowance, resulting in the need to amend the sign program. In addition to adjusting the requirements for this particular sign, the property owner proposes to similarly increase the allowable area for wall signs on the west and north sides of the rear tower to 56 square feet and 66 square feet, respectively. After recalculating sign areas on the westerly and northerly elevations, the maximum total allowable signage for those two elevations increases from 164 square feet to 240 square feet.

An important consideration of the appropriateness of the additional signage on the west elevation is the side-facing orientation of the pad building. The retail storefronts are

situated at a right angle to the street, facing the parking lot to the west. While the citywide sign ordinance defines the storefront, west-facing wall signs as secondary instead of primary, the storefront signs actually function as the primary signage for each business. If they were to be classified as such, the maximum total allowable area of the storefront signs on the west elevation would be 224 square feet instead of 112 square feet, which is considerably less than 174 square feet as proposed.

On the east building elevation, all four previously approved wall signs are proposed to be withdrawn from the sign program. Removal of these signs reduces the total maximum allowable sign area on Building B by 36 square feet. This sign program amendment therefore results in an overall reduction in the amount of signage allowed on the site as illustrated in the table below:

Building B Wall Signs
(area in square feet)

Building Elevation	Allowed Citywide	Adopted Sign Program	Proposed
South (front) Primary – faces street	104	66	66
West (storefront) Secondary – faces parking lot	112	112	174
East side	0	112	0
North (rear) Secondary – faces parking lot	52	52	66
Total	268	342	306

The proposed amendment also includes a provision to allow either front-lit or halo-lit illuminated channel letters for all wall signs on the site. Front-lit signs, which are the most common channel letter sign type, emit illumination from the front, or face, of the letters. Halo-lit, also known as reverse-lit, channel letter signs are spaced away from the wall to create a halo effect from behind. Previously adopted versions of this sign program allowed front-lit lettering only.

Sign program components remaining unchanged include the use of logos, colors and letter styles. Logos are allowed to be incorporated into allowable sign area. Signs are required to be consistent in color and letter style for each individual tenant, but each individual tenant's lettering and logos may be in any style, color, and size within their allowable sign area. These general criteria are intended to impose uniform standards for sign type, size, and illumination to guarantee a consistent look that is compatible with the building design, while providing adequate flexibility for corporate branding.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Attachment B**) to

approve the amended sign program for the commercial retail center at 8200-8216 Parkway Drive (**Attachment C**) based on a finding that the additional sign area is needed because of the surrounding topography and the relationship of the buildings to the street in order to provide visibility sufficient to identify the proposed businesses.

Submitted by:



Allyson Kinnard
Associate Planner

Attachments: A – Vicinity Map/Aerial Photograph
 B – Draft Planning Commission Resolution
 C – Proposed Comprehensive Sign Program

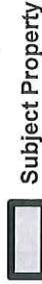


**Sign Program
DAB 16-14**

PROPERTY INFORMATION

Applicant	RABA LP & Victoria Land Partners
Site Address	8200-8216 Parkway Drive La Mesa, CA 91942
APN	490-591-06-00, 490-591-10-00 490-591-11-00, 490-591-12-00 490-591-13-00, 490-591-14-00
Lot Size	1.59 acres
General Plan	Regional Serving Commercial
Zoning	C-D General Commercial; Urban Design Overlay Zone

Legend



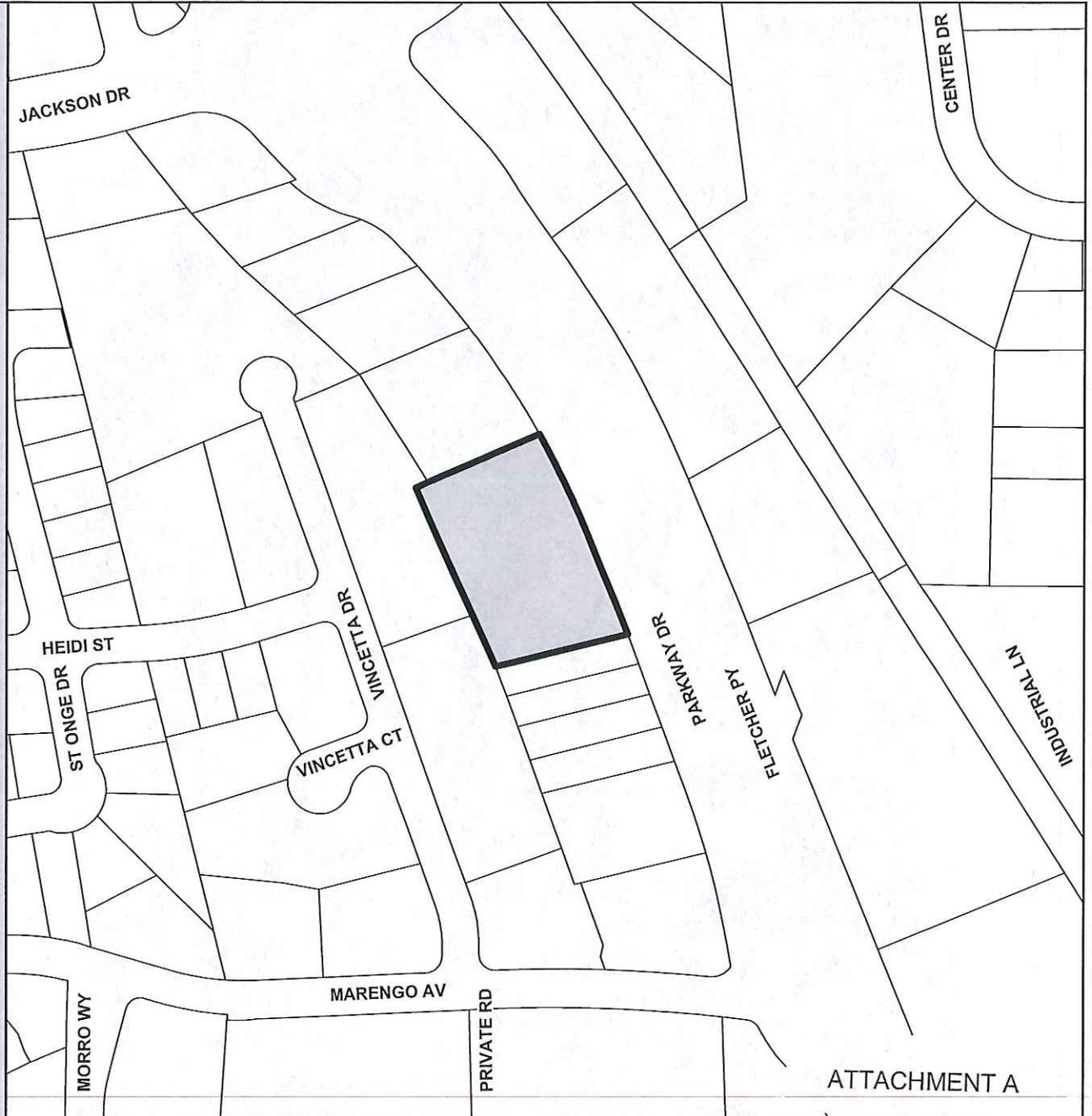
DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011

A B C D E F G H I



10

Location Map



ATTACHMENT A



**Sign Program
DAB 16-14**

PROPERTY INFORMATION

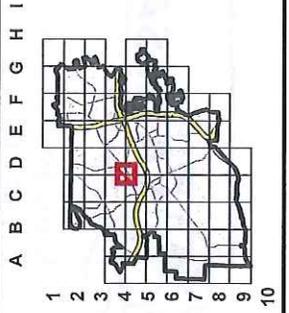
Applicant	RABA LP & Victoria Land Partners
Site Address	8200-8216 Parkway Drive La Mesa, CA 91942
APN	490-591-06-00, 490-591-10-00 490-591-11-00, 490-591-12-00 490-591-13-00, 490-591-14-00
Lot Size	1.59 acres
General Plan	Regional Serving Commercial
Zoning	C-D General Commercial; Urban Design Overlay Zone

Legend

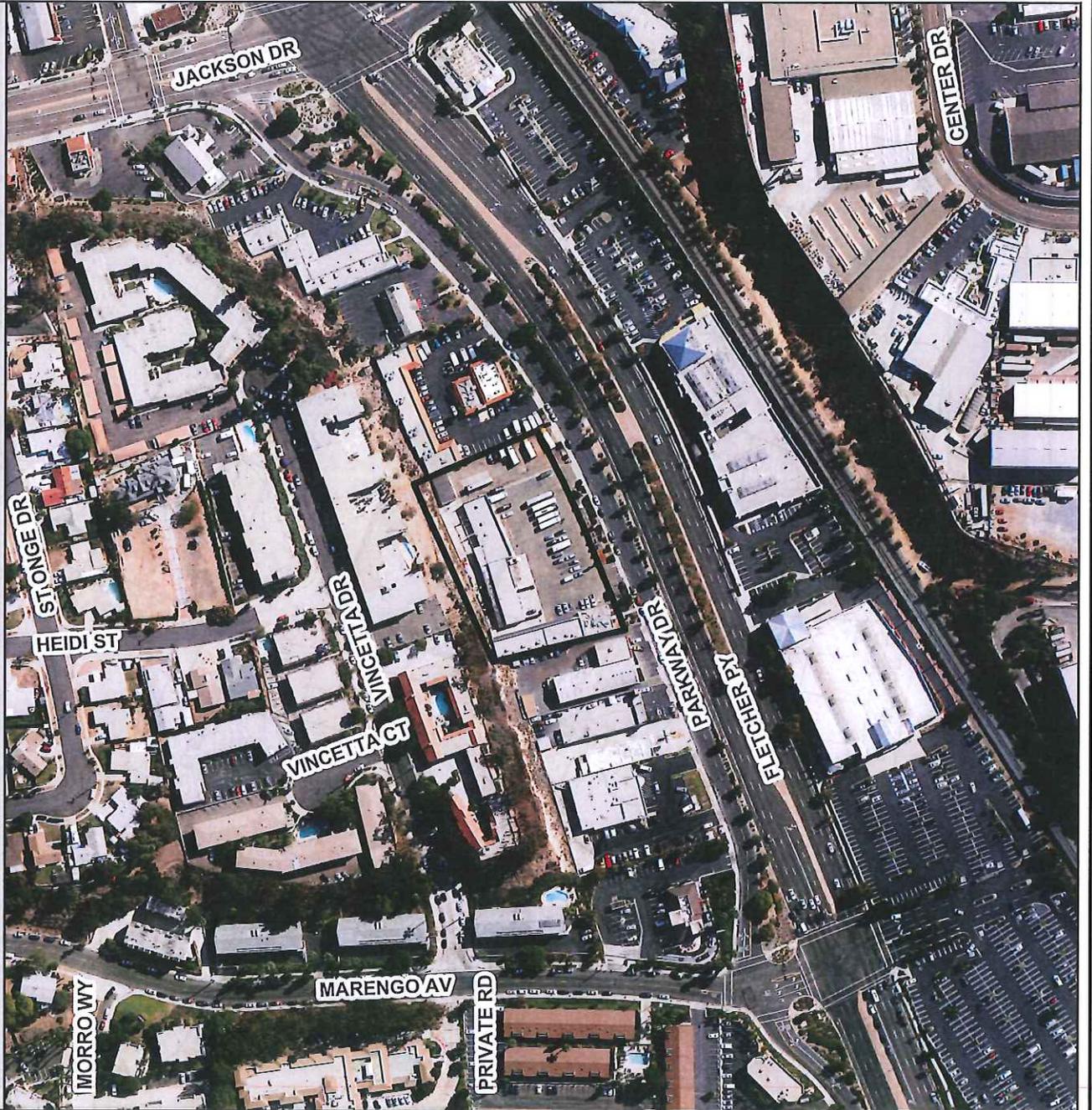
 Subject Property



DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011



Aerial View



RESOLUTION NO. PC-2016-xx

RESOLUTION APPROVING DAB 16-xx (RABA LP/VICTORIA LAND PARTNERS) AMENDING A COMPREHENSIVE SIGN PROGRAM FOR THE COMMERCIAL RETAIL CENTER AT 8200-8216 PARKWAY DRIVE IN THE C-D ZONE

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on July 6, 2016 and accepted public testimony in considering DAB 16-14, a request to amend a previously approved comprehensive sign program for the commercial retail center at 8200-8216 Parkway Drive in the C-D (General Commercial/Urban Design Overlay) zone;

WHEREAS, a comprehensive sign program for the site was initially approved by the Planning Commission on December 2, 2015 and amended on April 6, 2016;

WHEREAS, the property owner wishes to modify the provisions of the adopted sign program by adjusting the maximum allowable size and location limitations of certain wall signs;

WHEREAS, the project is categorically exempt from environmental review in accordance with the California Environmental Quality Act; Class 11; and

WHEREAS, the Planning Commission did receive and consider a staff report on the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the location and characteristics of the signs proposed in the sign program will not impact unfavorably upon adjacent properties.
2. That the sign program is consistent with the design objectives established as policy of the City Council.
3. That the additional sign area is needed because of the surrounding topography and the relationship of the buildings to the street in order to provide visibility sufficient to identify the proposed businesses.
4. That the sign program is consistent with Section 15.10.040 of the La Mesa Sign Ordinance.

NOW, THEREFORE, BE IT FURTHER 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 Planning Commission approves Sign Program DAB-16-14, amending the comprehensive sign program for the commercial retail center at 8200-8216 Parkway Drive in the C-D zone as shown on the attached exhibit.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 6th day of July 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Allyson Kinnard, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2016-xx, duly passed and adopted by the Planning Commission.



Allyson Kinnard, Deputy Secretary
La Mesa Planning Commission

8200-8216 Parkway Drive
Comprehensive Sign Program DAB-16-014
Adopted by Resolution PC-2016-05xx
April/July 6, 2016

I. GENERAL REQUIREMENTS

- A. Signage not expressly permitted by this sign program is prohibited.
- B. Signs shall be consistent in color and letter style for each individual tenant. Individual tenant lettering and logos may be in any style, color, and size within the allowable sign area.
- C. All signs shall be placed entirely within the designated sign locations shown on the attached exhibits.
- D. Approval from the owners' association is required prior to issuance of sign permits by the City.

II. WALL SIGNS

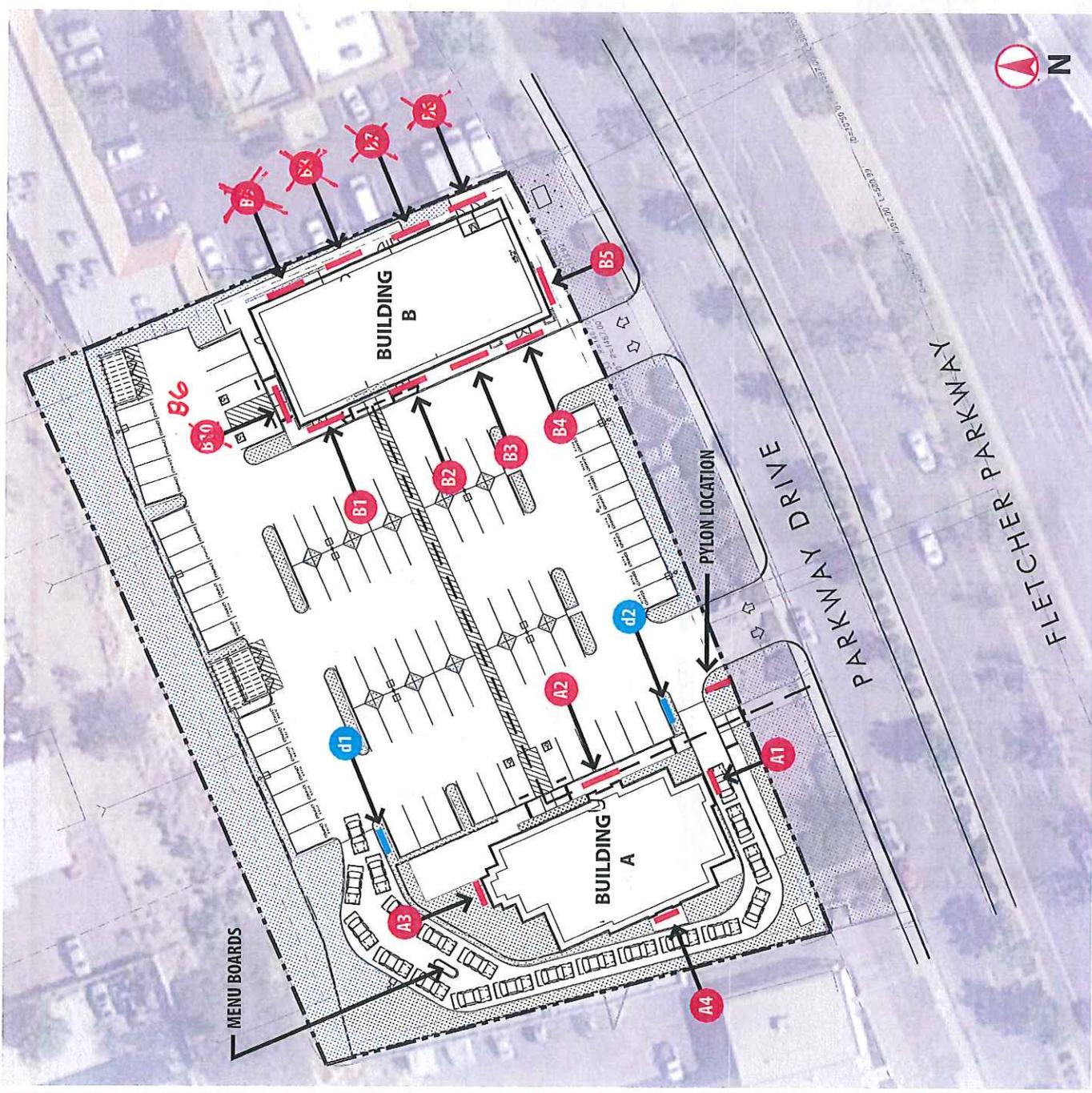
- A. BUILDING A – 8200 Parkway Drive
 - 1. Four wall signs are allowed on the drive-thru restaurant building.
 - 2. All signs to be front-lit and/or halo-lit illuminated channel letter signs in any color or font. Logos may be incorporated into the overall sign area.
 - 3. Sign A4 shall be turned off after hours of operation.
- B. BUILDING B – 8216 Parkway Drive
 - 1. Each tenant in the pad building shall be allowed one wall sign on the front (west) and one wall sign on the rear (east) elevation adjacent to their store frontage.
 - 2. Corner tenants shall each be allowed a third second wall sign adjacent to their frontage on either the north or south elevation.
 - 3. All signs to be front-lit and/or halo-lit illuminated channel letter signs in any color or font. Logos may be incorporated into the overall sign area.
 - 4. Sign B106 shall be turned off after hours of operation.

III. PYLON SIGN

- A. One 20-foot high two-sided pylon sign is allowed as shown on the attached exhibit.
- B. Each tenant shall be allowed one two-sided sign panel on the pylon.
- C. The pylon sign shall contain between two and four sign cabinets, depending on the number of tenants. Panels shall be sized as shown on the attached exhibit.
- D. Each tenant panel shall have a white acrylic face with a beige background color (PMS 7499 or equivalent).
- E. The address of the retail center shall be incorporated onto the face(s) of the sign.

V. OTHER SIGNS

- A. Two double-sided, three-foot high directional signs shall be allowed as shown on the attached exhibit.
- B. Two menu boards shall be allowed as shown on the attached exhibit.
- C. Temporary banners shall be allowed in conformance with the City of La Mesa Sign Ordinance, with the following additional restriction: banners shall be limited to a display period of thirty (30) days.
- D. Temporary window signs shall be affixed to the interior of windows, not exceeding 20% the overall window area. Temporary window signs shall be limited to a display period of 90 days per year.



PROPOSED SIGNS

WALL SIGNS

- BUILDING A**
 A1: 58.75 SF
 A2: 58.75 SF
 A3: 58.75 SF
 A4: 58.75 SF

- BUILDING B**
 B1: 28 SF
 B2: 28 SF
 B3: 28 SF
 B4: 28 SF
 B5: 66 SF
 B6: 28 SF
 B7: 28 SF
 B8: 28 SF
 B9: 28 SF
 B10: 52 SF
- 60 SF**

DIRECTIONAL SIGNS

- d1: 3.18 SF EACH SIDE
 d2: 3.18 SF EACH SIDE

MENU BOARD SIGNS

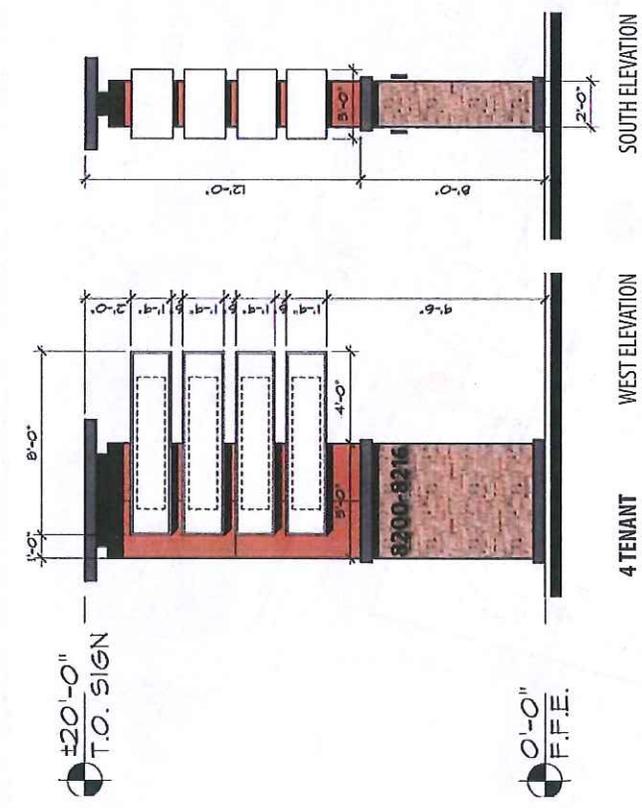
- LEFT: 8.5 SF EACH SIDE
 RIGHT: 8.5 SF EACH SIDE

PYLON SIGN

- HEIGHT: 20'-0"
 AREA: 56-64 SF MAX EACH SIDE

PROPOSED SIGNAGE LOCATIONS





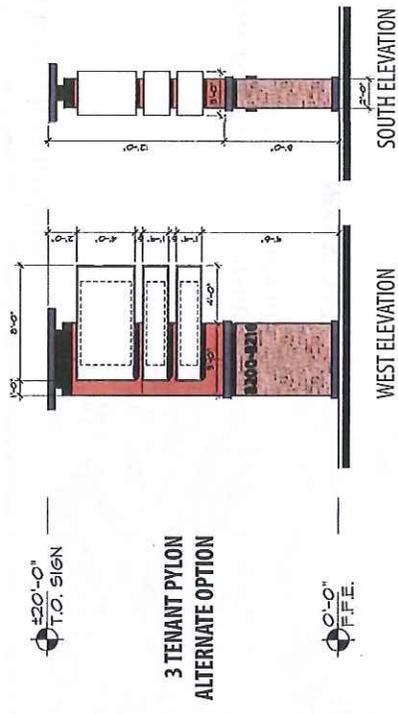
4 TENANT

TOTAL FRONTAGE OF BOTH BUILDINGS	
BUILDING A	55'-0"
BUILDING B	52'-0"

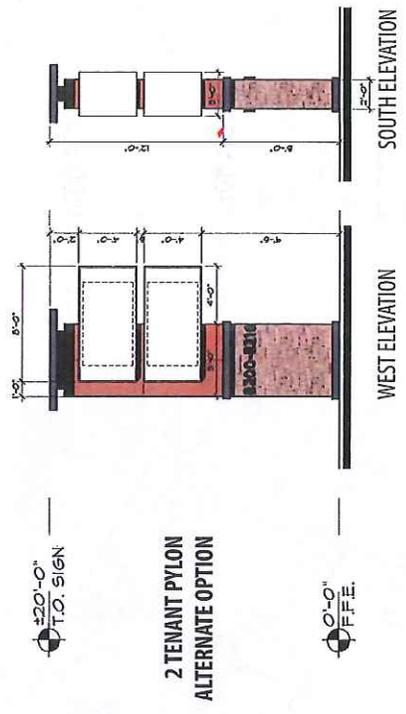
4 TENANT PYLON	HT.	WIDTH	AREA
SIGN PANEL 1	1'-9"	8'-0"	14 SF
SIGN PANEL 2	1'-9"	8'-0"	14 SF
SIGN PANEL 3	1'-9"	8'-0"	14 SF
SIGN PANEL 4	1'-9"	8'-0"	14 SF
TOTAL SF			56 SF EACH SIDE

3 TENANT PYLON	HT.	WIDTH	AREA
SIGN PANEL 1	4'-0"	8'-0"	32 SF
SIGN PANEL 2	1'-9"	8'-0"	14 SF
SIGN PANEL 3	1'-9"	8'-0"	14 SF
TOTAL SF			60 SF EACH SIDE

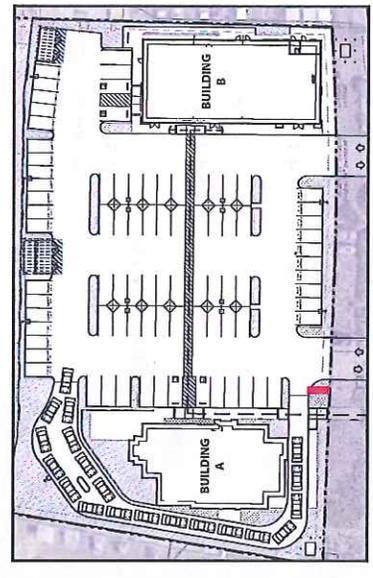
2 TENANT PYLON	HT.	WIDTH	AREA
SIGN PANEL 1	4'-0"	8'-0"	32 SF
SIGN PANEL 2	4'-0"	8'-0"	32 SF
TOTAL SF			64 SF EACH SIDE



3 TENANT PYLON
ALTERNATE OPTION



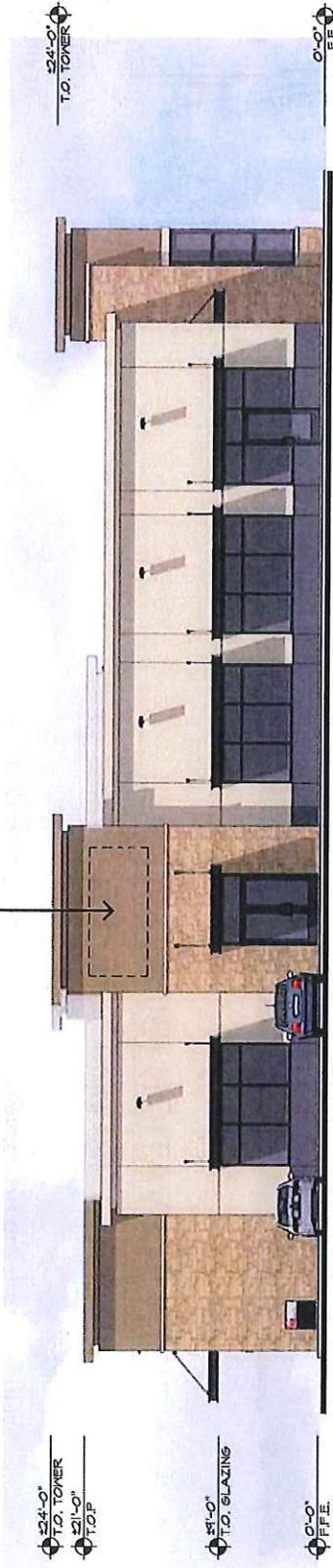
2 TENANT PYLON
ALTERNATE OPTION



KEYPLAN

PYLON SIGN ELEVATIONS - 4 TENANT, 3 TENANT, & 2 TENANT OPTIONS



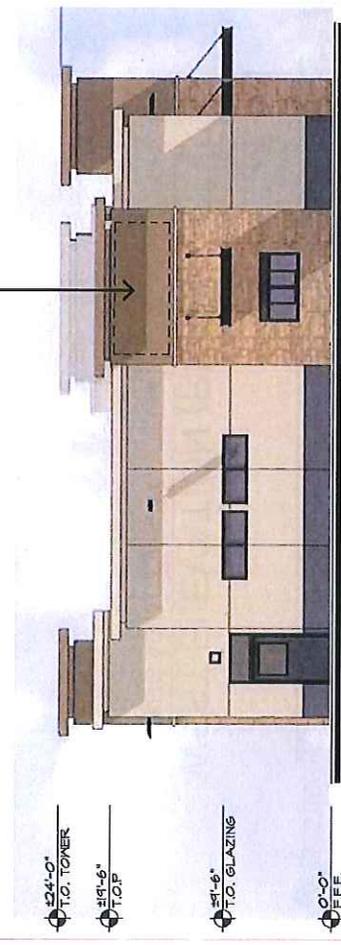


EAST ELEVATION (FRONT)

FACING PARKING AREA

SIGN	MAX HT.	MAX WIDTH	MAX AREA
A2*	5'-0"	11'-9"	58.75 SF
		TOTAL SF	58.75 SF

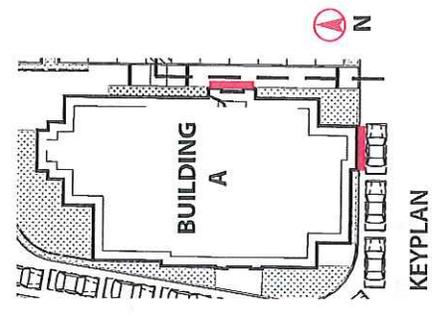
*signage must be centered within space/tower element.



SOUTH ELEVATION (SIDE)

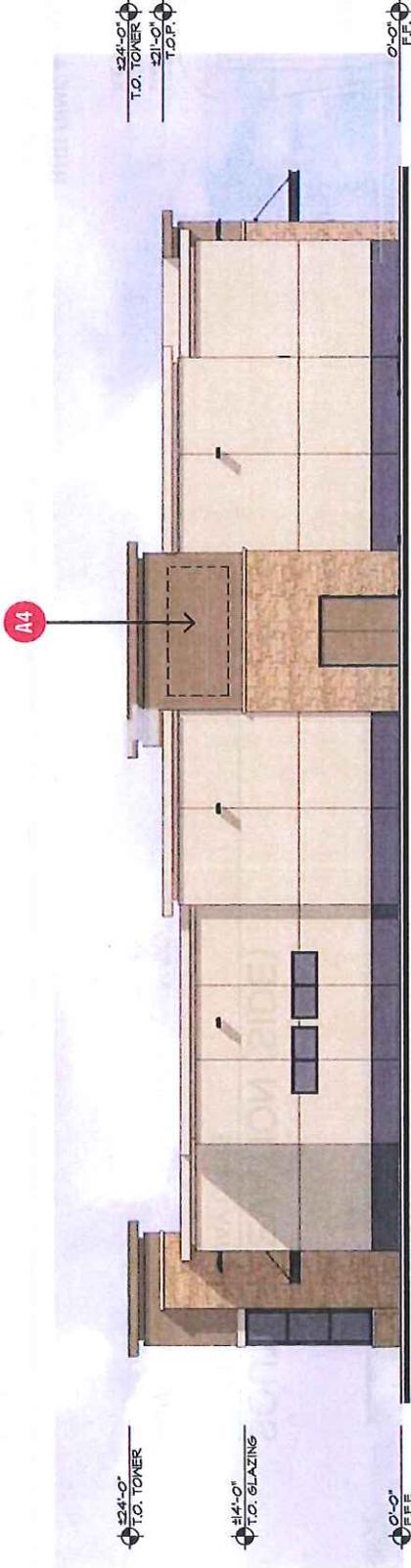
FACING PARKWAY DRIVE

SIGN	MAX HT.	MAX WIDTH	MAX AREA
A1*	5'-0"	11'-9"	58.75 SF
		TOTAL SF	58.75 SF



BUILDING A - SOUTH ELEVATION

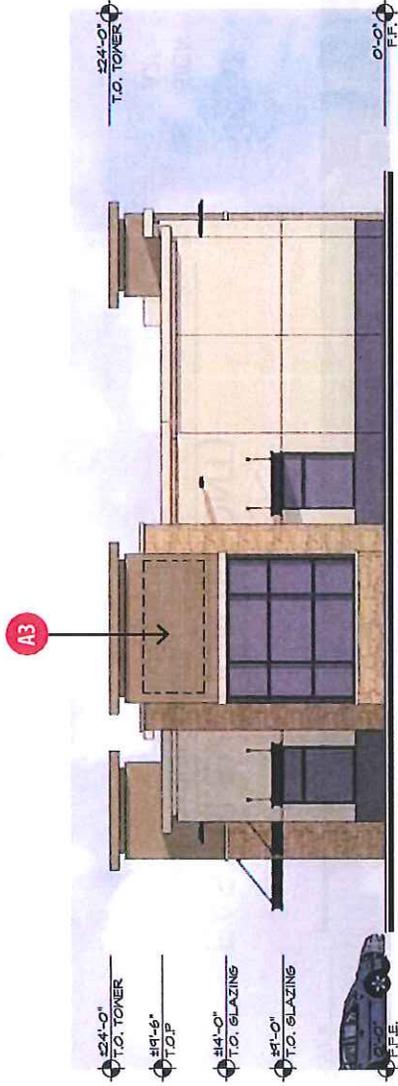




WEST ELEVATION (REAR)

FACING ADJACENT LOT

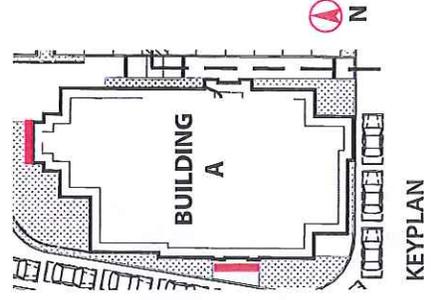
SIGN	MAX HT.	MAX WIDTH	MAX AREA
A4*	5'-0"	11'-9"	58.75 SF
		TOTAL SF	58.75 SF



NORTH ELEVATION (SIDE)

SIGN	MAX HT.	MAX WIDTH	MAX AREA
A3*	5'-0"	11'-9"	58.75 SF
		TOTAL SF	58.75 SF

*width is restricted to architecture and must maintain a clear 12" on each side.



KEYPLAN
BUILDING A - WEST ELEVATION



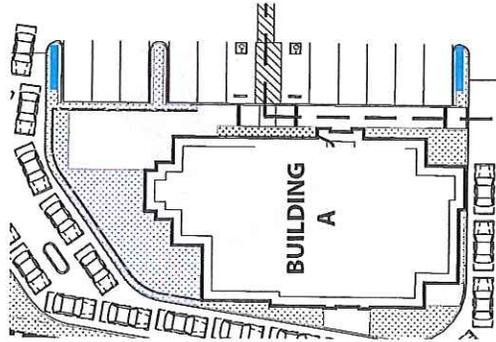


EAST/WEST ELEVATION

NORTH/SOUTH ELEVATION
(SIGN PANEL DESIGN VARIES)

DIRECTIONAL SIGN	HT.	WIDTH	AREA
SIGN PANEL 1	1'-2"	2'-8 3/4"	3.18 SF

TOTAL SF 3.18 SF EACH SIDE



KEYPLAN

Specifications:

CABINETS: FABRICATED .080 ALUMINUM 8" DEEP WITH ALUMINUM ANGLE FRAME CABINET PAINTED MATTE BLACK.

FACES: ALUMINUM PAN FACE WITH WHITE #7328 ACRYLIC WITH APPLIED FIRST SURFACE 3M RED #3632-53 TRANSLUCENT VINYL BACKED UP

POST: 2" X 2" SQUARE STEEL TUBE POLE WITH .080 BREAK FORMED POLE COVER PAINTED MATTE BLACK.

ILLUMINATION: INTERNAL F3078 C/WHO FLUORESCENT LAMPS

SWITCH: COVERED DISCONNECT SWITCH

NOTE: TRY TO KEEP DIRECTIONALS 5'-0" FROM CURBS WHEREVER POSSIBLE TO INSURE VEHICLES WILL NOT HIT THEM.

ALL COMPONENTS TO BE U.L. APPROVED

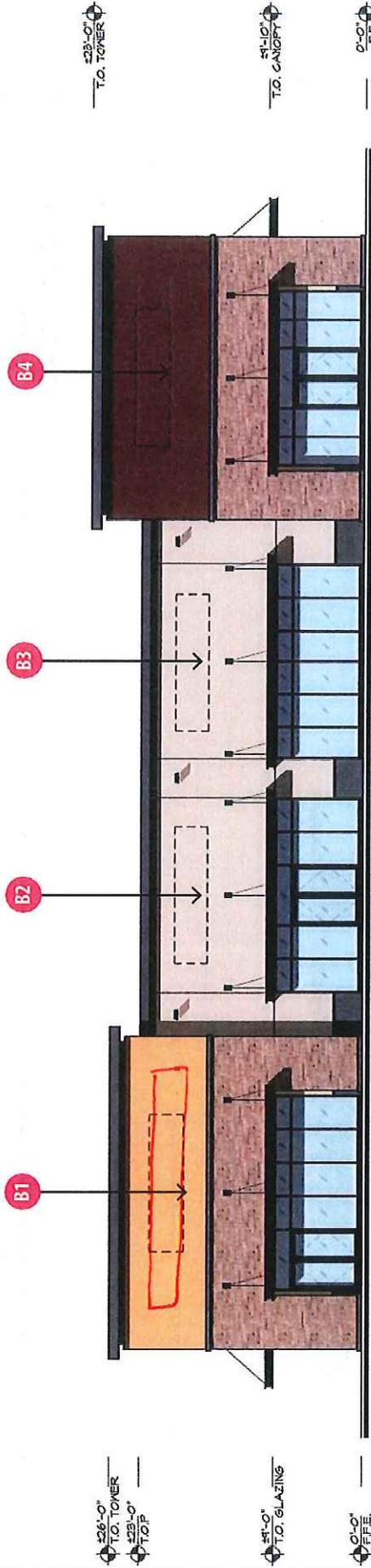
3M RED 3632-53
 MATTE BLACK / MP 929
 MATTHEWS #N6425SP WHITE / ROHM & HAAS #7328 ACRYLIC



d1 SIGN PANELS
d2 SIGN PANELS

BUILDING A - DIRECTIONAL SIGNAGE

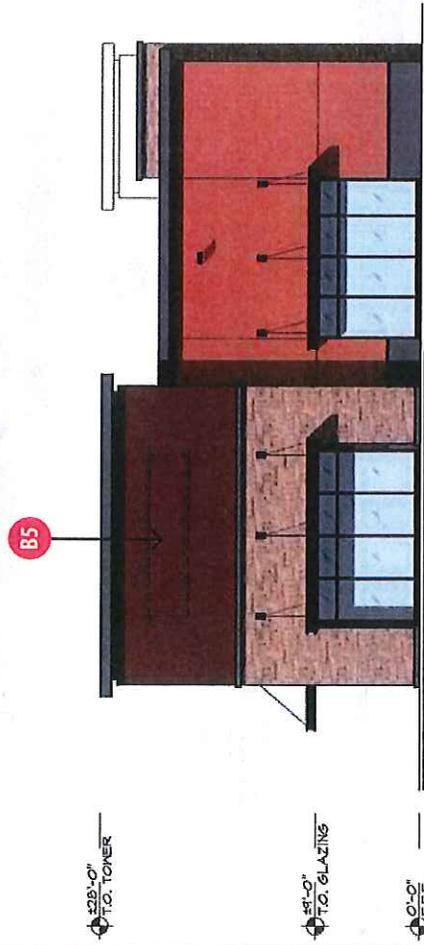




WEST ELEVATION (FRONT)

FACING PARKING AREA

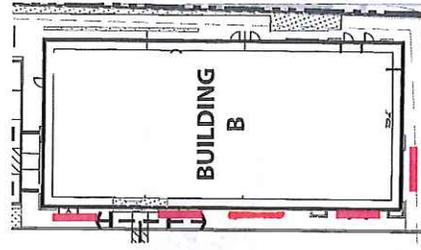
SIGN	MAX HT.	MAX WIDTH	AREA
B1	3'-0"	10'-8" 18'8"	28-SF 56 SF
B2	3'-0"	10'-4"	28-SF 31 SF
B3	3'-0"	10'-4"	28-SF 31 SF
B4	3'-0"	10'-4" 18'8"	28-SF 56 SF
TOTAL SF			112-SF 174 SF



SOUTH ELEVATION (SIDE)

FACING PARKWAY DRIVE

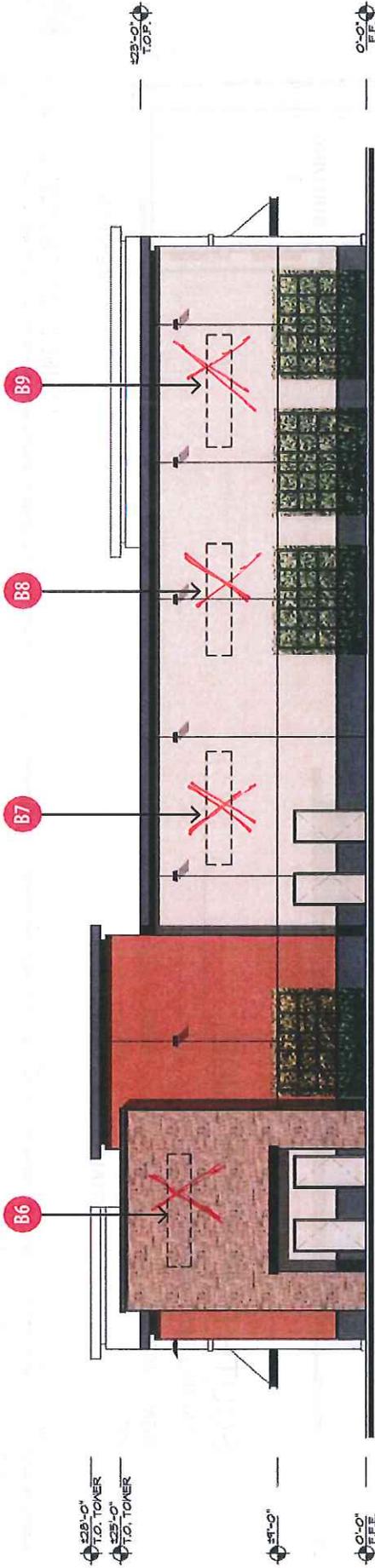
SIGN	MAX HT.	MAX WIDTH	AREA
B5*	3'-0"	22'-0"	66 SF
TOTAL SF			66 SF



KEYPLAN

*width is restricted to architecture and must maintain a clear 12" on each side.

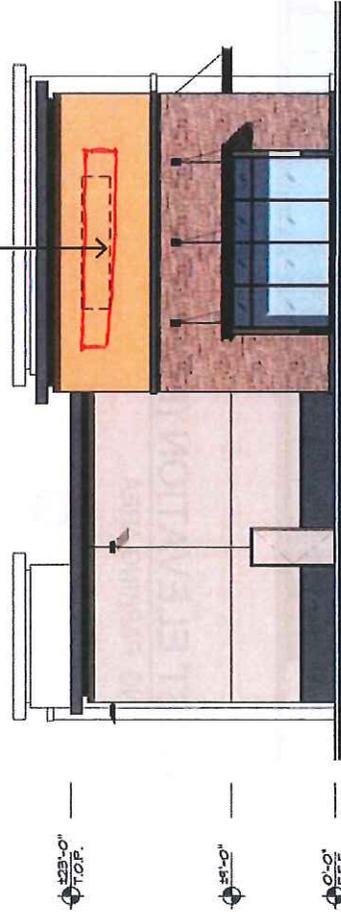




EAST ELEVATION (REAR)

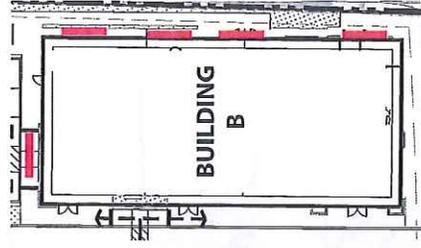
FACING ADJACENT LOT

SIGN	MAX HT.	MAX WIDTH	AREA
B6	2'-6"	10'-8"	28 SF
B7	2'-6"	10'-4"	28 SF
B8	2'-6"	10'-4"	28 SF
B9	2'-6"	10'-4"	28 SF
TOTAL SF			112 SF



NORTH ELEVATION (SIDE)

SIGN	MAX HT.	MAX WIDTH	AREA
B10	2'-6" 3'0"	20'-9" 22'0"	52-SF 66 SF
TOTAL SF			52-SF 66 SF



KEYPLAN

BUILDING B - EAST & NORTH ELEVATION





REPORT TO LA MESA PLANNING COMMISSION

DATE: July 6, 2016

SUBJECT: **Conditional Use Permit CUP-16-04, Special Permit SP-16-04, (Westmont Development LP)** - A request for a State licensed residential care facility including assisted living and memory care. The subject property is located on an approximately 3.3-acre portion of the Briercrest Park site, a vacant graded property leased from the City of La Mesa at the northeast corner of State Route 125 and Murray Drive (addressed as 9000 Murray Drive) in the RIS-G (Suburban Residential/Grossmont Specific Plan Overlay) zone and consideration of a Mitigated Negative Declaration. Assessor's Parcel Number: 490-390-25

ISSUING DEPARTMENT: Community Development

SUMMARY

Issues:

1. Is the proposed project consistent with the La Mesa General Plan and Grossmont Specific Plan?
2. Can the required findings set forth in the Grossmont Specific Plan Overlay Zone be made?
3. Can the required findings be made for approval of a conditional use permit and special permit?
4. Should the Commission recommend approval of the Mitigated Negative Declaration prepared for the project?

Recommendations:

1. Recommend that the City Council adopt the Draft Mitigated Negative Declaration (**Attachment E**).
2. Adopt the draft Planning Commission Resolution making the findings set forth in the Grossmont Specific Plan Overlay Zone and those required to approve the proposed Conditional Use Permit and Special Permit (**Attachment D**).

La Mesa Zoning Ordinance Code Sections:

- Section 24.02.060 lists the requirements for approval of conditional use permits.
- Section 24.02.050 lists the requirements for approval of special permits.
- Section 24.05.020.C allows residential care facilities licensed by the State of California in the R1S zone upon approval of a conditional use permit when the property has frontage on a major or collector street.
- Section 24.05.030.B allows maximum building height of 20 feet to be increased by special permit.

Environmental Review:

After conducting an initial study in compliance with the California Environmental Quality Act, staff concluded that the project will not have a significant adverse effect on the environment based upon a project condition that mitigates potentially significant noise impacts to below a level of significance. Therefore, a Mitigated Negative Declaration has been prepared for the Commission's recommendation (**Attachment E**).

BACKGROUND:

The subject property is addressed as 9000 Murray Drive and is located north of Murray Drive and east of SR-125 (**Attachments A and B**). It consists of one parcel of land totaling 3.3 acres and is owned by the City of La Mesa. To the west of the subject property is the SR-125. To the north is the Dr. William C. Herrick Community Health Care Library, Jim Stieringer Conference Center, Grossmont Healthcare District (HCD) headquarters, and a public parking lot serving HCD facilities and Briercrest Park. To the east of the site is Briercrest Park, Wakarusa Street, some vacant parcels owned by HCD, and a residential neighborhood known as Brier Tract. To the south is Murray Drive, I-8 and commercial centers. The subject property, the existing public park and the HCD facilities were once part of a larger site in excess of eight acres in size comprised of a sports field, a public parking lot, and open space areas known as the Briercrest Park site.

Development goals for the Briercrest Park site were established with the 1994 update of the Grossmont Specific Plan and the 1995 Parks Master Plan. The Specific Plan update expanded the Plan area to include Briercrest Park and, together, these two plans provide an overall strategy for evaluating and developing the site, with the following goals:

- To redevelop the property with a theme as "a place of the healing of the body and soul",
- To create opportunities for partnerships between different agencies and entities,
- To enhance the quality of life in La Mesa through thoughtful development of the land, and

- To provide improved recreational and physical rehabilitative facilities for a large and diverse community.

The Parks Master Plan called for relocation of the sports fields elsewhere in the City and for the transformation of Briercrest Park into a community park that included a development site for a use compatible with the established healing theme. It also encouraged formation of partnerships to maximize park resources to improve the quality of life in La Mesa.

Two important steps toward implementing the goals and redeveloping Briercrest Park have already occurred. First, with the opening and operation of the aforementioned HCD facilities north of the subject property and then with the completion of the unique, three-acre neighborhood park (Briercrest Park) to the east of the subject property. Implementing the final goal, development of a use compatible with the healing theme, has proven elusive, however. Development proposals for residential care facilities on the subject property have been approved in the past but have not come to fruition. In 2004, the City approved a proposal by the Health Care Group, Inc. for a four-story, approximately 116,000 square-foot residential care facility for 150 residents. Conditional Use Permit CP-01-04 was granted by the Planning Commission, as required for residential care facilities in the R1S zone. In addition, the Planning Commission granted a variance for reduced building setbacks and a special permit for an increase in building height and various exceptions to grading limitations. In 2009, the City approved an amended proposal by the Health Care Group, Inc. to incorporate skilled nursing rather than independent living facilities into the design of the project. The project was never completed and the agreement with the Health Care Group was terminated.

In 2012, the City Council approved a new Parks Master Plan that addressed all park sites within the City. In 2013, the City Council approved an update to the General Plan. The Recreation and Open Space Element identified the subject property as vacant, City-owned property that could be leased to private interests for non-park uses to achieve the overall objectives and goals of several elements of the General Plan, including the Land Use, Housing, Health & Wellness, and Open Space Elements.

In 2014, the City of La Mesa issued a Request for Qualifications (RFQ) soliciting interest from qualified development teams to enter into a public-private partnership with the City to develop the 3.3-acre City-owned property. After thorough evaluation of the development teams that responded to the RFQ, the City selected Westmont Development LP to enter into exclusive negotiations on terms of a ground lease to build an assisted living and memory care facility on the subject property. In April 2016, the basic land use and financial terms of a ground lease had been agreed upon between the City Council and Westmont Development LP after which the developer submitted entitlement applications to construct a residential care facility on the subject property.

The subject site, along with the adjoining Healthcare District Library and the City Park, is zoned RIS-G (Suburban Residential / Grossmont Specific Plan Overlay). The Grossmont Specific Plan Overlay Zone allows hospitals and related office uses, in addition to all uses of the R1S zone. The R1S zone permits residential care facilities subject to conditional use permit review and approval by the Planning Commission when a site fronts on a major street (LMMC 24.05.020.C.2.c). Murray Drive is a Major Collector as shown in the Circulation Element of the General Plan.

The site is designated by the La Mesa General Plan for "Recreation Uses: Neighborhood Park". The City's Urban Design Program identifies the Grossmont Specific Plan as a special design district and visually sensitive area. The project was, therefore, subject to review and approval by the Design Review Board (DRB). The DRB Certificate of Action is shown on **Attachment C**. The Development Advisory Board also reviewed the project and identified all of the requirements that would apply if the project is approved.

After Planning Commission action, the project will proceed to City Council for DRB ratification, consideration of the Mitigated Negative Declaration, consideration of any appeals of the Planning Commission action, and approval of the long-term land lease for the project at a public hearing.

DISCUSSION:

Project Description

The proposed project will include a new building, accessory structures, landscaping and parking. Additional park-dedicated parking and walking paths will be constructed to serve the public park and create connections between the park and the project. Parking serving the park is shown as the "hatched" spaces on the site plan, located on the east side of the building. Access to the property will be provided by a driveway from Murray Drive. An existing driveway to the west of the proposed driveway will be closed.

The building footprint is designed in an "L" shape, with a lawn activity area and pedestrian pathway tied directly into Briercrest Park to the northeast. Pedestrian access to Briercrest Park would also be provided from the east parking lot area. From the Murray Drive driveway, a covered drop off area is provided in front of the main entrance with planters in the parking lot and along the building frontage.

Parking for employees, visitors and residents is provided along the west and south sides of the building, with Fire Department access extending across the northern portion of the property. Murray Drive is proposed to be restriped for additional on-street parking and traffic calming. It is anticipated that Briercrest Park would be used by some of the residents of the facility, and the park site is publicly accessible from the east parking lot areas located on the care facility site. The care facility is a secured facility and demarcated by 4-foot tall black vinyl and 6-foot tall black chain link fencing along the east property line.

The proposed care facility consists of one building with 113 suites with 123 beds for assisted living and 27 suites with 32 beds for memory care patients. The building will be three stories in height with a covered entry and sensory garden courtyard within the building envelope. The first floor will include an entrance foyer and common living room area, assisted living suites, memory care beds, dining room, kitchen, offices, theater/chapel, an interior exercise pool and gym area. The second floor includes assisted living suites, a sitting room, covered patio, laundry and storage rooms, corridors, stairs, and elevators. The third floor includes assisted living suites, sitting area, storage area, corridors, elevators, and stairs.

The site, which is mostly level, was graded to its current condition as part of previous grading operations. Additional grading would occur to create the new driveway from Murray Drive, parking areas, biofiltration basins and pedestrian park pathways. An existing curb cut along Murray Drive is to be closed, and a new driveway installed further east as shown on Sheet C1.0. Perimeter slopes will be re-contoured where the emergency generator and parking areas are constructed. To the east, courtyard drainage discharges into on-site basins, and into the park drainage system. Minor grading and drainage adjustments are made for drainage connectivity to the park.

General Plan Consistency

The site is designated by the La Mesa General Plan for Public Uses / Recreation Uses: Neighborhood Park. Within this land use designation, other uses which are compatible with surrounding uses are allowed under some circumstances subject to City Council review and approval (LD-33). Policies relevant to the proposed project are listed as follows:

Policy LU-1.2.1:	Ensure public and private gathering places and activity centers are designed to provide a safe and comfortable environment for users.
Policy LU-2.1.2:	Support infill development and subdivision proposals that reinforce neighborhood strengths and benefit neighborhood identify.
Policy LU-2.2.2:	All new development, redevelopment, and rehabilitation within residential neighborhoods shall be constructed to fit within the context of its neighborhood.
Policy LU-3.1.1:	The City will continue to promote the continued economic growth of the Grossmont Specific Plan Area through Land Use Policies and Implementation Programs intended to provide the necessary circulation pattern and infrastructure necessary for the development of the Grossmont area as a high density urban subcenter.
Policy LU-3.1.4:	Parking and circulation shall be adequate to serve the use and location of new development.
Policy LU-4.1.2:	Ensure that development meets the needs of the aging and disabled population.
Policy LU-4.2.2:	Height limits for non-residential buildings will be specified in each zone. The approval of a Special Permit may allow a building to exceed the specified height limit on a site by site basis.
Policy PSF-6.4.2:	The City will search for new public and private funding sources that can be used to enhance existing park facilities, and to develop and maintain new park facilities.

The proposed project is consistent with the La Mesa General Plan because it achieves the objectives of the policies listed above. The proposed draft findings for General Plan and Specific Plan consistency, Conditional Use Permit request, and Special Permit request are outlined in the following pages.

Grossmont Specific Plan Findings:

In reviewing the project relative to the City's policies and zoning, the Planning Commission should consider the policies for this site established in the Grossmont Specific Plan, and Overlay Zone. The policies provide supplemental development regulations for higher intensity uses located within the Grossmont Hospital campus and surrounding areas. The Overlay Zone permits uses allowed by the underlying zoning as well as higher intensity institutional uses, and is intended to implement the land use policies of the Grossmont Specific Plan.

The use is consistent with the Grossmont Specific Plan, which anticipated the future development of this site with a land use that is compatible with the adjacent park. The Specific Plan states that "intensification of this area is highly feasible and desirable". The project provides a transitional use between the commercial and institutional uses to the west and north and the residential uses further to the east to fit within the context of the area as called for in the General Plan.

1. That the proposed use is consistent with the Grossmont Specific Plan.

That the proposed use is consistent with the Grossmont Specific Plan which anticipated the future development of this site with a land use that is compatible with the adjacent park. The specific plan states that "intensification of this area is highly feasible and desirable". The project provides a transitional use between the commercial and institutional uses to the west and north and the residential uses further to the east to fit within the context of the area as called for in the General Plan.

2 That adequate parking is provided.

For this project, parking is required at 1 parking space per every 5 persons capacity, which is calculated using a ratio of $155/5 = 31$ spaces. In addition, 12 parking spaces are required for office uses (using a ratio of $1/300$) for a total minimum parking requirement of 43 parking spaces. The applicant proposes to provide 53 on-site parking spaces to serve the care facility, plus 15 dedicated spaces for public access to Briercrest Park yielding 68 total spaces which meets and exceeds the parking requirement.

3. That the project will not adversely affect the surrounding circulation system.

The facility is anticipated to generate 388 average daily trips. Murray Drive is classified as a major collector in the Circulation Element of the La Mesa General Plan, with a target capacity of 25,000 average trips per day. Murray Drive currently generates less than 10,000 average trips per day in the vicinity of the subject property. Therefore, the street has capacity to absorb traffic generated from the facility and the project would not affect the surrounding circulation system.

4. That the design of all new buildings is consistent with design guidelines as established by the City Council.

The Urban Design Program identifies the Grossmont Specific Plan area as a Special Design District with "visually sensitive areas". The architecture of the proposed residential care facility was reviewed and approved by the City's Design Review Board and is consistent with the City's design guidelines. The design of the project will be subject to ratification by the City Council.

Conditional Use Permit Findings

In single-family residential zones, residential care facilities licensed by the State and serving more than six persons may be allowed by conditional use permit when the development site has direct frontage on a collector street. Murray Drive is classified in the Circulation Element of the La Mesa General Plan as a major collector. The La Mesa Zoning Ordinance requires the following conditional use permit findings for residential care facilities licensed by the State of California when located in the Suburban Residential (R1S) zone:

The Planning Commission is required to consider findings for development proposed in the Grossmont Specific Plan Overlay zone. Further, residential care facilities of this type in the R1S zone require a conditional use permit, provided that they are located on major/collector streets. Finally, projects within the R1S zone are subject to development standards related to residential maximum building height (and minimum setbacks) from property lines. These standards may be modified on a case-by-case basis by Planning Commission review of a special permit request. The applicant seeks a special permit to increase the 20-foot height limitation of the R1S zone, in accordance with Section 24.05.030.B (Note 3a).

1. Will the project be incompatible with other uses in the same vicinity?

The proposed residential care facility is compatible with other uses in the same vicinity, which include a variety of institutional uses within the Grossmont medical campus, Public Park uses at Briercrest Park, and nearby residential uses.

2. Will the issuance of such a conditional use permit lead to the creation of a nuisance or endanger the public health, safety, or order by:

- Unreasonably increasing pedestrian and/or vehicular traffic in the area in which the use is located.

The residential care facility will not unreasonably increase pedestrian or vehicular traffic in the area. Nearly all new residents will utilize the walking paths provided on site or in the adjacent Briercrest Park. The project, at full capacity, is estimated to generate approximately 388 average daily trips from a maximum of 155 residents. Few residents will operate motor vehicles. Scheduled transportation will be provided at the option of the care facility operator for

required trips on an as-needed basis which may reduce estimated trip generation. Vehicular traffic can be accommodated on Murray Drive, from which the project will take its access, because the street has capacity to absorb traffic generated from the facility.

- Increasing the incidence of disruptive conduct in the area in which the premises is located.

Since indoor and outdoor activities of the residential care facility will be monitored around the clock, the proposed use is not anticipated to unreasonably increase the level of disruptive conduct in the area. The design and operation of the facility will promote a serene setting. Outdoor activities will be buffered from surrounding uses by proposed structures and site improvements. While emergency visits may be more frequent than for other uses, they will occur in parking areas accessed along the Murray Drive frontage and will not be unreasonably disruptive to surrounding uses.

- Unreasonably increasing the level of noise in the area in which the premises is located.

Since indoor and outdoor activities of the residential care facility will be monitored around the clock, the proposed use is not anticipated to unreasonably increase the level of noise in the area. The design and operation of the facility will promote a serene setting. Outdoor activities will be buffered from surrounding uses by proposed structures and site improvements. While emergency visits may be more frequent than for other uses, they will occur in parking areas accessed along the Murray Drive frontage and will not be unreasonably noisy to surrounding uses.

3. Is the use consistent with the General Plan?

The proposed residential care facility is consistent with the La Mesa General Plan, which generally encourages the continued development of the Grossmont Specific Plan area as an urban sub center serving regional needs. The use is also consistent with the Grossmont Specific Plan, which anticipated the future development of this site with a land use that is compatible with the adjacent park. The Specific Plan states that "intensification of this area is highly feasible and desirable". The project provides a transitional use between the commercial and institutional uses to the west and north and the residential uses further to the east to fit within the context of the area as called for in the General Plan.

Special Permit Findings

The applicant has applied for a special permit to increase the 20-foot height limit as shown on the building elevations, to about 38' – 8" to the finish floor. Height is measured to the uppermost plate for primary buildings.

In order to grant a special permit, sufficient facts must be provided in support of the two required findings, described below:

1. Will the location and characteristics of the proposed buildings and/or structures and the allowed use of them impact unfavorably upon adjacent properties?

The proposed buildings and related site improvements and their use will not impact unfavorably upon adjacent properties. The area surrounding the proposed project is highly developed with a mix of public, institutional and residential developments. Nearby medical buildings vary in height, with some having multiple stories. There are no adjacent private properties that could be impacted unfavorably. Further, the proposed building is within an established neighborhood subject to redevelopment and infill.

The proposed building height increase under this special permit is typical for this type of facility and is compatible with the scale of other improvements in the Grossmont Specific Plan area. The project provides a transition between nearby commercial and residential uses, and will have no negative impact on adjacent properties due to the distance of the proposed building from other surrounding development.

2. Is the project consistent with the design objectives established as policy of the City Council?

The project is consistent with the City's design objectives. Land use policy LU-3.1.1 of the La Mesa General Plan acknowledges that the Grossmont area will develop as a high density urban subcenter, and states that the City will continue to promote the continued economic growth of the Grossmont Specific Plan Area. Land use policy LU-4.2.2 indicates that the most appropriate height for buildings can be determined on a site-by-site basis through the approval of a Special Permit, as well as by the limitations set forth in each zone. The proposed project is consistent with this policy given the character of the surrounding institutional and commercial development pattern, which includes large multi-story structures.

One of the actions recommended in the Grossmont Specific Plan is that the City pursue creating a development site adjacent to Murray Drive and the SR-125 (p. 54). The Design Review Board was aware of this issue and has found the project to be consistent with the Urban Design Program as conditioned.

Environmental Review

After conducting an initial study in compliance with the California Environmental Quality Act, staff has concluded that the project will not have a significant adverse effect on the environment based upon a project condition that mitigates potentially significant noise impacts to below a level of significance. Therefore, a Mitigated Negative Declaration has been prepared for the Commission's approval (**Attachment E**).

RECOMMENDATION:

Based upon the ability to make the required findings, staff recommends that the Planning Commission:

1. Recommend adoption of the Draft Mitigated Negative Declaration (**Attachment E**).
2. Find the proposed Project consistent with the Grossmont Specific Plan and Overlay Zone (**Attachment D**).
3. Approve Conditional Use Permit CUP-16-04 subject to the conditions in the Resolution of Approval (**Attachment D**).
4. Approve Special Permit 16-04 subject to the conditions in the Resolution of Approval (**Attachment D**).

Submitted by:



Chris Jacobs
Senior Planner

- Attachments:
- A - Vicinity map and aerial photographs.
 - B - Site photographs.
 - C - Design Review Board Certificate of Action.
 - D - Draft Planning Commission Resolution with Development Plans (Exhibit A).
 - E - Draft Mitigated Negative Declaration.



CUP 16-04/ SP 16-04/ DRB 16-09
 Condition Use Permit
 Special Permit
 Design Review

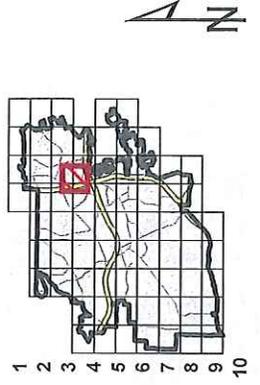
PROPERTY INFORMATION

Applicant	Westmont Development, LP
Site Address	9000 Murray Drive La Mesa, CA 91942
APN	490-390-25-00
Lot Size	3.338 acres
General Plan	Recreation Uses Neighborhood Park
Zoning	R1S-G Suburban Residential; Grossmont Specific Plan Overlay

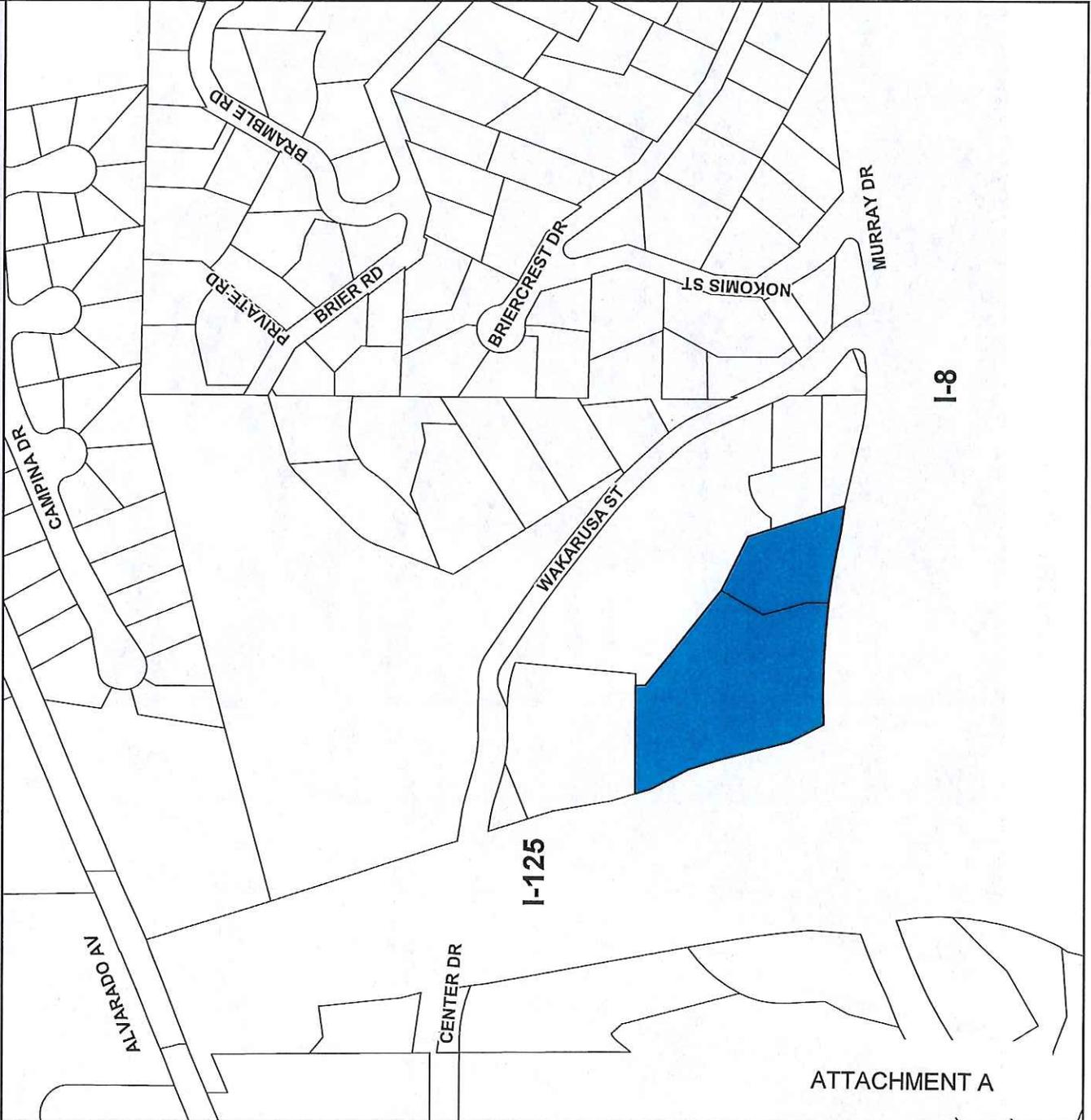


DATA SOURCES:
 City boundary, SanGIS, 2011
 Roads, SanGIS, 2011

A B C D E F G H I



Vicinity Map



I-8

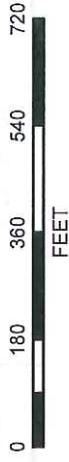
ATTACHMENT A



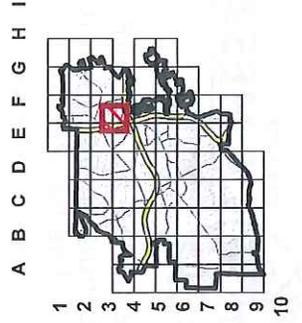
CUP 16-04/ SP 16-04/ DRB 16-09
Condition Use Permit
Special Permit
Design Review

PROPERTY INFORMATION

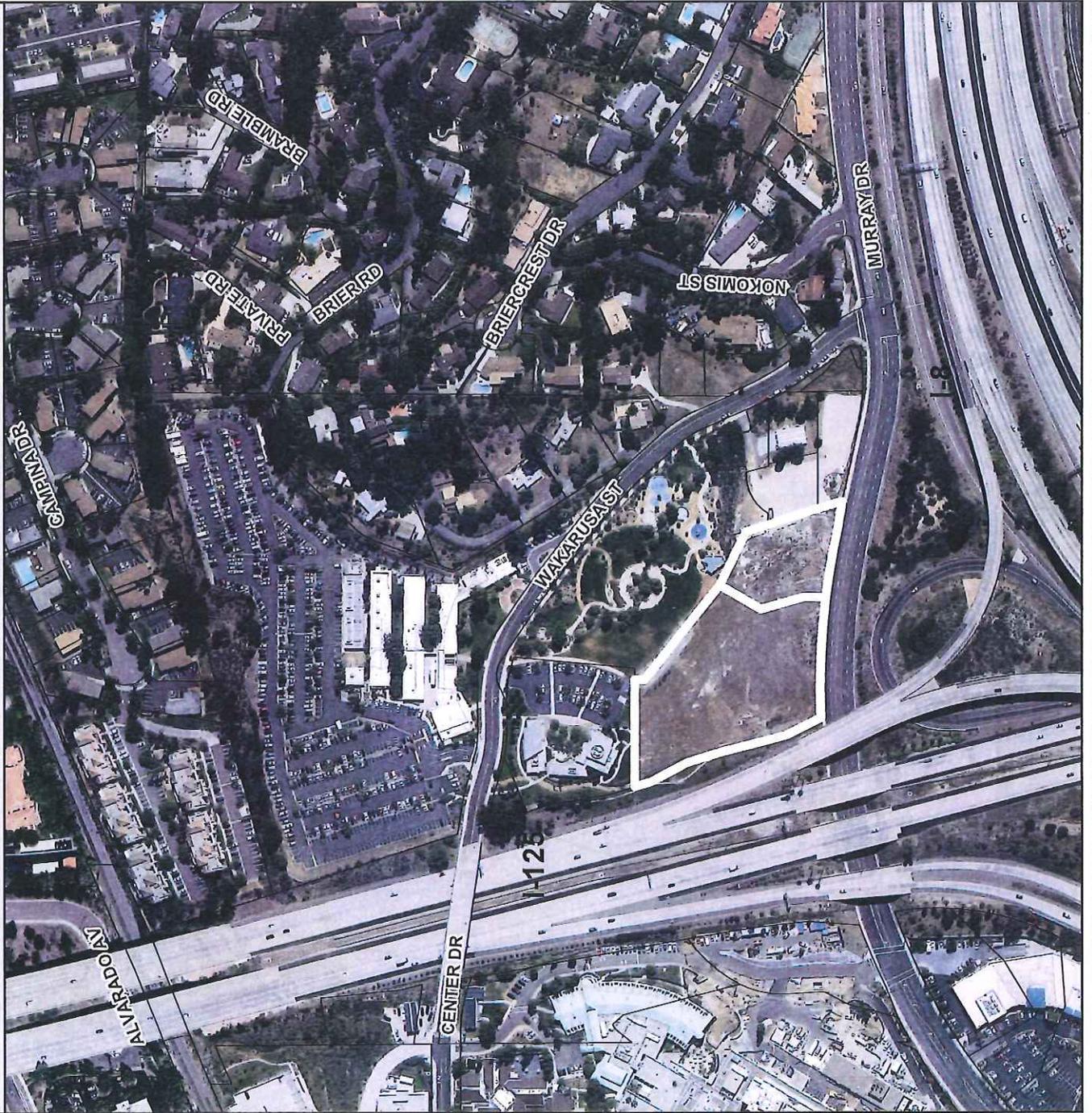
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DATA SOURCES:
 City boundary, SanGIS, 2011
 Roads, SanGIS, 2011

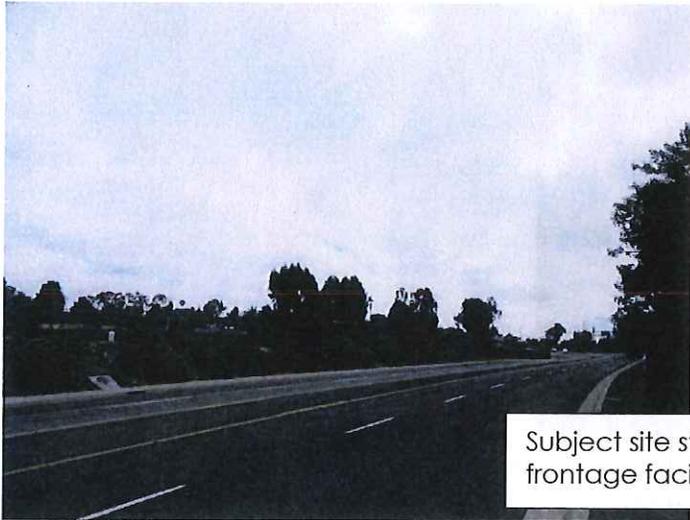


Aerial Map





Subject site street frontage facing north



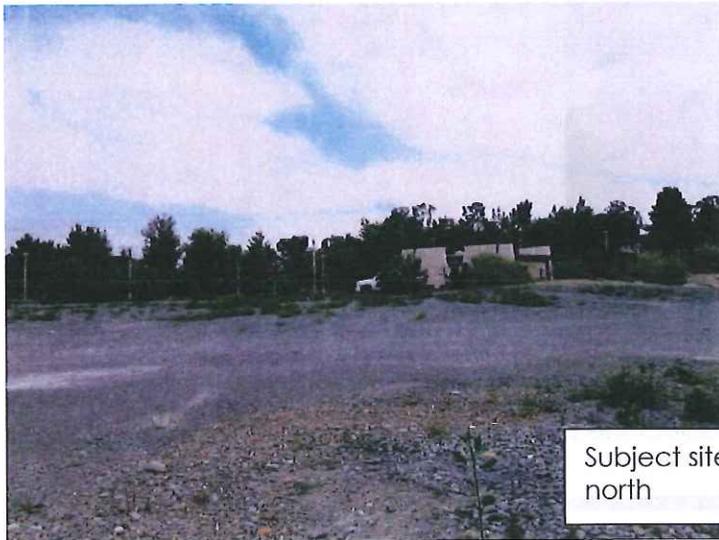
Subject site street frontage facing east



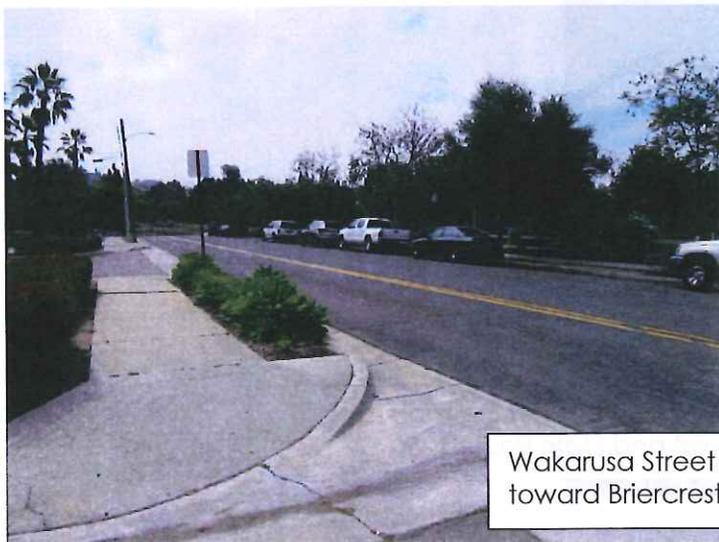
Subject site street frontage facing west and State Route 125



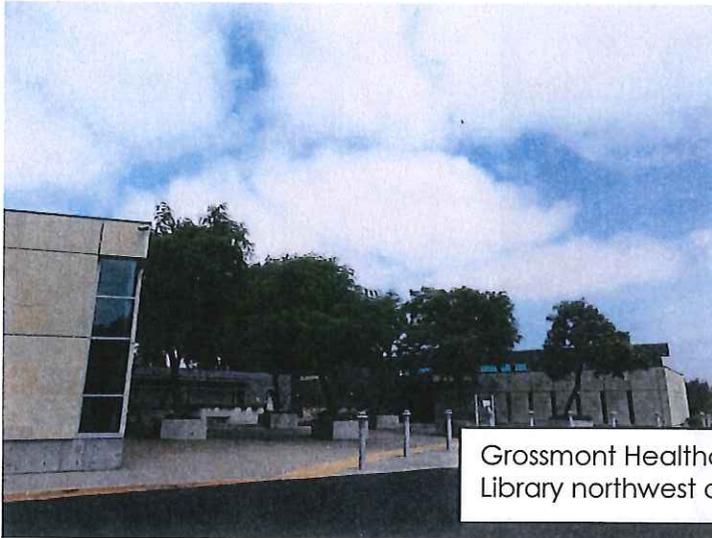
Subject site facing northwest



Subject site facing north



Wakarusa Street facing southwest toward Briercrest Park



Grossmont Healthcare Center and Library northwest of subject site



Northeast edge of subject site facing south from library parking lot



Northeast edge Briercrest Park along Wakarusa Street facing west



Northwest edge of subject site facing west



Brier Patch Campus on Wakarusa Street, north of subject site

E:\C Jacobs\Current Planning\Briercrest\2016\Site Photos taken June 7, 2016.docx



**CERTIFICATION OF
DESIGN REVIEW BOARD ACTION**

FILE: DRB 16-09 (Westmont Development LP)

MEETING DATE: June 6, 2016

SUBJECT: Review and recommendation to the City Council of a State licensed residential care facility on an approximately 3.3-acre site to be leased from the City of La Mesa at the northeast corner of State Route 125 and Murray Drive in the R1S-G (Suburban Residential / Grossmont Specific Plan Overlay) zone.

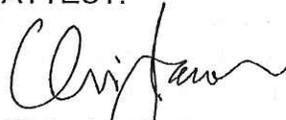
DETERMINATION: After reviewing the proposal the Board made a motion to recommend approval of DRB 16-09 based on plans dated April 29 and May 23, 2016 and a finding that the project is consistent with the City's Urban Design Program with the following recommended conditions:

- 1) Increase window recesses by moving sills to the outside, and
- 2) Widen the eaves wherever rafter tails are used.

The vote on the motion was as follows:

AYES: Dick, Hulitt, and Podeswik.
NOES: McCullough.
ABSENT: None.
ABSTAIN: None.

ATTEST:


Chris Jacobs
Senior Planner

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DRAFT RESOLUTION NO. PC-2016-xx

RESOLUTION APPROVING THE MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT CUP-16-04 AND SPECIAL PERMIT SP-16-04 (WESTMONT DEVELOPMENT LP) - A REQUEST FOR A STATE LICENSED RESIDENTIAL CARE FACILITY, INCLUDING ASSISTED LIVING AND MEMORY CARE USES, ON AN APPROXIMATELY 3.3-ACRE SITE TO BE LEASED FROM THE CITY OF LA MESA AT THE NORTHEAST CORNER OF STATE ROUTE 125 AND MURRAY DRIVE IN THE R1S-G (SUBURBAN RESIDENTIAL / GROSSMONT SPECIFIC PLAN OVERLAY) ZONE

WHEREAS, Westmont Development LP submitted a complete application on April 29, 2016 (Exhibit A);

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on July 6, 2016, and accepted public testimony in considering Conditional Use Permit CP-16-04 and Special Permit SP-16-04, a request for a State licensed residential care facility, including assisted living and memory care uses, on an approximately 3.3-acre site to be leased from the City of La Mesa at the northeast corner of State Route 125 and Murray Drive in the R1S-G (Suburban Residential / Grossmont Specific Plan Overlay) zone;

WHEREAS, the proposed project is located within the boundaries of the Grossmont Specific Plan, and has been reviewed for consistency with both the La Mesa General Plan and Grossmont Specific Plan;

WHEREAS, the City of La Mesa approved a residential care facility at the Briercrest Park site in 2004, and then a revised development concept in 2009 to incorporate skilled nursing rather than independent living facilities into the design;

WHEREAS, Planning Commission did receive and consider an environmental initial study and Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program for this proposal prepared in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission did receive and consider a staff report and considered facts from public testimony on the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

Grossmont Specific Plan findings:

1. That the proposed use is consistent with the Grossmont Specific Plan which anticipated the future development of this site with a land use that is compatible with the adjacent park. The specific plan states that "intensification of this area is highly feasible and desirable". The project provides a transitional use between the commercial and institutional uses to the west and north and the residential uses further to the east to fit within the context of the area as called for in the General Plan.

2. That adequate parking is provided.

For this project, parking is required at 1 parking space per every 5 persons capacity, which is calculated using a ratio of $155/5 = 31$ spaces. In addition, 12 parking spaces are required for office uses (using a ratio of $1/300$) for a total minimum parking requirement of 43 parking spaces. The applicant proposes to provide 53 on-site parking spaces to serve the care facility, plus 15 dedicated spaces for public access to Briercrest Park yielding 68 total spaces which meets and exceeds the parking requirement.

3. That the project will not adversely affect the surrounding circulation system.

The facility is anticipated to generate 388 average daily trips. Murray Drive is classified as a major collector in the Circulation Element of the La Mesa General Plan, with a target capacity of 25,000 average trips per day. Murray Drive currently generates less than 10,000 average trips per day in the vicinity of the subject property. Therefore, the street has capacity to absorb traffic generated from the facility and the project would not affect the surrounding circulation system.

4. That the design of all new buildings is consistent with design guidelines as established by the City Council.

The Urban Design Program identifies the Grossmont Specific Plan area as a Special Design District with "visually sensitive areas". The architecture of the proposed residential care facility was reviewed and approved by the City's Design Review Board and is consistent with the City's design guidelines. The design of the project will be subject to ratification by the City Council.

Conditional Use Permit findings:

1. That the project is compatible with other uses in the same vicinity, which include a variety of institutional uses within the Grossmont medical campus, public park uses at Briercrest Park and nearby residential uses.
2. That the issuance of a conditional use permit will not lead to the creation of a nuisance or endanger the public health, safety, or order by any of the following:
 - Unreasonably increasing pedestrian and/or vehicular traffic in the area in which the use is located.

The residential care facility will not unreasonably increase pedestrian or vehicular traffic in the area. Nearly all new residents will utilize the walking paths provided on site or in the adjacent Briercrest Park. The project, at full capacity, is estimated to generate approximately 388 average daily trips from a maximum of 155 residents. Few residents will operate motor vehicles. Scheduled transportation will be provided at the option of the care facility operator for required trips on an as-needed basis which may reduce estimated trip generation. Vehicular traffic can be accommodated on Murray Drive, from which the project will take its access, because the street has capacity to absorb traffic generated from the facility.

- Increasing the incidence of disruptive conduct in the area in which the premises is located.

Since indoor and outdoor activities of the residential care facility will be monitored around the clock, the proposed use is not anticipated to unreasonably increase the level of disruptive conduct in the area. The design and operation of the facility will promote a serene setting. Outdoor activities will be buffered from surrounding uses by proposed structures and site improvements. While emergency visits may be more frequent than for other uses, they will occur in parking areas accessed along the Murray Drive frontage and will not be unreasonably disruptive to surrounding uses.

- Unreasonably increasing the level of noise in the area in which the premises is located.

Since indoor and outdoor activities of the residential care facility will be monitored around the clock, the proposed use is not anticipated to unreasonably increase the level of noise in the area. The design and operation of the facility will promote a serene setting. Outdoor activities will be buffered from surrounding uses by proposed structures and site improvements. While emergency visits may be more frequent than for other uses, they will occur in parking areas accessed along the Murray Drive frontage and will not be unreasonably noisy to surrounding uses.

3. The proposed residential care facility is consistent with the La Mesa General Plan, which generally encourages the continued development of the Grossmont Specific Plan area as an urban subcenter serving regional needs. The use is also consistent with the Grossmont Specific Plan which anticipated the future development of this site with a land use that is compatible with the adjacent park. The specific plan states that "intensification of this area is highly feasible and desirable". The project provides a transitional use between the commercial and institutional uses to the west and north and the residential uses further to the east to fit within the context of the area as called for in the General Plan.

Special Permit findings:

1. That the location and characteristics of the proposed building and the allowed use will not impact unfavorably upon adjacent properties. The area surrounding the proposed project is highly developed with a mix of public, institutional and residential developments. Nearby medical buildings vary in height, with some having multiple stories. There are no adjacent private properties that could be impacted unfavorably. Further, the proposed building is within an established neighborhood subject to redevelopment and infill.

The proposed building height increase under this special permit is typical for this type of facility and is compatible with the scale of other improvements in the Grossmont Specific Plan area. The project provides a transition between nearby commercial and residential uses, and will have no negative impact on adjacent properties due to the distance of the proposed building from other surrounding development.

2. That the project is consistent with the design objectives established as policy of the City Council. Land use policy LU-3.1.1 of the La Mesa General Plan acknowledges that the Grossmont area will develop as a high density urban subcenter, and states that the City will

continue to promote the continued economic growth of the Grossmont Specific Plan Area. Land use policy LU-4.2.2 indicates that the most appropriate height for buildings can be determined on a site by site basis through the approval of a Special Permit, as well as by the limitations set forth in each zone. The proposed project is consistent with this given the character of the surrounding institutional and commercial development pattern which includes large multi-story structures.

One of the actions recommended in the Grossmont Specific Plan is that the City pursue creating a development site adjacent to Murray Drive and the SR-125 (p. 54). The Design Review Board was aware of this issue and has found the project to be consistent with the Urban Design Program as conditioned.

NOW, THEREFORE, BE IT FURTHER 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 Planning Commission approves the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and Conditional Use Permit CUP-16-04 and Special Permit SP-16-04, a request for a State licensed residential care facility on a site to be leased from the City of La Mesa, at the northeast corner of State Route 125 and Murray Drive, in the R1S-G (Suburban Residential/Grossmont Specific Plan Overlay) zone, subject to the following conditions:
 - A. Approval of Conditional Use Permit CUP-16-04 and Special Permit SP-16-04 shall be contingent upon City Council ratification of the Design Review Board approval of Design Review Case File DRB-16-09.
 - B. The applicant shall implement the Mitigation Monitoring and Reporting Program (MMRP) of the Westmont of La Mesa Mitigated Negative Declaration to reduce interior noise impacts to below a level of significance:
 - C. The applicant shall prepare and submit building permit plans in conformance with the approved exhibits and conditions of approval for Design Review Case File DRB-16-09, Conditional Use Permit CUP-16-04 and Special Permit SP-16-04.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 6th day of July 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

**CITY OF LA MESA
COMMUNITY DEVELOPMENT DEPARTMENT
(REVISED) MITIGATED NEGATIVE DECLARATION**

Project Title: Westmont of La Mesa Assisted Living and Memory Care Facility

Lead Agency Name and Address:

City of La Mesa
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Contact Person / Phone Number: Chris Jacobs, Senior Planner, City of La Mesa, 619-667-1188

Project Location: The proposed residential care project is located on an approximately 3.3-acre portion of the Briercrest Park site, a vacant graded property at the northeast corner of State Route 125 and Murray Drive. The project site is addressed as 9000 Murray Drive in the City of La Mesa in San Diego County (**Attachments A and B**).

La Mesa General Plan Land Use Designation: Recreation Uses – Neighborhood Park
Grossmont Specific Plan land use Designation: Site 29

Applicant Names and Addresses: Westmont Development LP, c/o Kailina Kunert at Lenity Architecture (503-399-1090), 3150 Kettle Court SE, Salem, OR 97301

Zoning: RIS-G (Suburban Residential/Grossmont Specific Plan Overlay)
Assessor Parcel Number: 490-390-25-00

Project Description:

A request by Westmont Development LP to lease a portion of the Briercrest Park site from the City of La Mesa for a State licensed residential care facility including assisted living and memory care. In order to implement this project, the applicant has applied for a Conditional Use Permit, Special Permit, and Design Review to construct a (approximately) 124,000 square foot building with accessory structures. The facility will consist of one building with 113 suites with 123 beds for assisted living and 27 suites with 32 beds for memory care patients. The building will be three stories in height with a covered entry and sensory garden courtyard within the building envelope. The first floor will include an entrance foyer and common living room area, assisted living suites, memory care suites, dining room, kitchen, offices, theater/chapel, and interior exercise pool and gym area. The second floor will include assisted living suites, a sitting room, a covered patio, laundry and storage rooms, corridors, stairs and elevators. The third floor will include assisted living suites, sitting area, storage area, corridors, elevators and stairs. Site improvements will include a lawn activity area, landscaping, site lighting, trash enclosure and parking. Additional park-dedicated parking and walking paths will be constructed to serve the public park and create connections between the park and the project. Access to the property will be provided by a driveway proposed from Murray Drive.

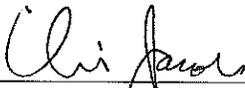
The site is designated by the La Mesa General Plan for “Recreation Uses: Neighborhood Park” and is zoned R1S-G (Suburban Residential/Grossmont Specific Plan Overlay). The Grossmont Specific Plan identifies the subject property as a portion of Site 29. City of La Mesa Case File Numbers are: Conditional Use Permit CUP-16-04, Special Permit 16-04 and Design Review DRB 16-09.

COMMUNITY DEVELOPMENT DEPARTMENT DETERMINATION:

On the basis of the initial environmental study prepared for the project, it has been determined that this proposal does not have the potential to create adverse impacts to the environment due to a mitigation measure which reduces potentially significant adverse impacts to below a level of significance. The mitigation measure is shown below:

NOI-1: Demonstrate that the project will have interior noise levels that meet the noise standards of the City of La Mesa and State of California. Specific recommendations for interior noise control include but are not limited to fresh air ventilation and enhanced glazing. Minimum sound ratings of STC 50 for walls and STC 50 and ICC 50 for floor/ceiling assemblies must be met at the proposed development. Evidence from an acoustical engineer shall be submitted with the building permit plans verifying compliance.

The Mitigation, Monitoring and Reporting Program is shown on **Attachment C**.



6-30-16

Chris Jacobs, Senior Planner
Community Development Department, City of La Mesa

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Environmental Initial Study
Westmont of La Mesa Assisted Living and Memory Care Facility
City of La Mesa, County of San Diego, CA

Lead Agency:

City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942
619-667-1188
Contact: Chris Jacobs

June 30 2016

Project Title:	Westmont of La Mesa Assisted Living and Memory Care Facility
Lead Agency Name and Address:	City of La Mesa Community Development Department Planning Division 8130 Allison Avenue La Mesa, CA 91942
Lead Agency Contact Person and Phone Number:	Chris Jacobs, Senior Planner, 619-667-1188
Project Location: (Address and/or general location description)	Vacant property at the northeast corner of Murray Drive and SR-125, addressed as 9000 Murray Drive, City of La Mesa, California 91942, County of San Diego
Applicant's Name and Address:	Westmont Development, LP c/o Kalina Kunert at Lenity Architecture, 503-399-1090 3150 Kettle Court, SE Salem, OR 97301
General Plan Land Use Designation:	Recreation Uses – Neighborhood Park
Grossmont Specific Plan:	Portion of Site 29
Zoning:	R1S-G (Suburban Residential / Grossmont Specific Plan Overlay)
Assessor Parcel Number:	490-390-25
Project Description:	A request by Westmont Development LP to lease a portion of the Briercrest Park site from the City of La Mesa for a State licensed residential care facility including assisted living and memory care. In order to implement this project, the applicant has applied for a Conditional Use Permit, Special Permit, and Design Review to construct a 124,000 square foot building with accessory structures. The facility will consist of one building with 113 suites with 123 beds for assisted living and 27 suites with 32 beds for memory care patients. The building will be three stories in height with a covered entry and sensory garden courtyard within the building envelope. The first floor will include an entrance foyer and common living room area, assisted living suites, memory care suites, dining room, kitchen, offices, theater/chapel, and interior exercise pool and gym area. The second floor will include assisted living suites, a sitting room, a covered patio, laundry and storage rooms, corridors, stairs and elevators. The third floor will include assisted living suites, sitting area, storage area, corridors, elevators and stairs. Site improvements will include a lawn activity area, landscaping, site lighting, trash enclosure and parking. Additional park-dedicated parking and walking paths will be constructed to serve the public park and create connections between the park and the project. Access to the property will be provided by a

	<p>driveway proposed from Murray Drive.</p> <p>The site is designated by the La Mesa General Plan for “Recreation Uses: Neighborhood Park” and is zoned R1S-G (Suburban Residential/Grossmont Specific Plan Overlay). The Grossmont Specific Plan identifies the subject property as a portion of Site 29. City of La Mesa Case File Numbers are: Conditional Use Permit CUP-16-04, Special Permit 16-04 and Design Review DRB 16-09.</p>
Surrounding Land Uses:	
North:	Herrick Community Health Library, Briercrest Park, Wakarusa Street and Grossmont Healthcare District Uses
South:	Murray Drive, Interstate 8 and SR-125 northbound on ramp
East:	Briercrest Park, Wakarusa Street, residential land uses
West:	State Route 125, Grossmont Center Regional Mall, and Grossmont Healthcare District Uses
Site Features and Setting:	<p>The subject property is an irregularly shaped parcel of land that is part of the Briercrest park site, located north of Murray Drive and east of State Route 125. Wakarusa Street defines the northern and eastern edges of the overall park property, with a mix of residential and institutional uses beyond. A medical library is located to the north of the subject property. The property was graded to its current elevations as part of a previous grading operation to establish the existing pads. As a result of this grading, the topography of the project area is characterized by a single level area for the future residential care facility and related parking. Elevations across the site to support the proposed residential care facility and related parking are approximately 650 feet above mean sea level with minor slopes along the perimeters of these pads. Along Murray Drive, an existing geogrid retaining wall was installed in recent years to support the pad created for the residential care facility.</p>
Other Agencies Whose Approval is Required:	N/A



ENVIRONMENTAL INITIAL STUDY

The Environmental Review Checklist below is used by staff to evaluate whether a Project has the potential to cause significant environmental impacts. The purpose of the checklist is to assist in the determination of whether an Environmental Impact Report (EIR) should be prepared for the Project. If it is determined that no EIR is needed to identify potential environmental impacts from a Project, a Negative Declaration will be adopted. A Negative Declaration does not mean that a Project will have no effect; it is documentation that a Project will not have the potential to cause "significant" environmental impacts that need a complete EIR to properly evaluate. Once the proper level of environmental analysis has been established utilizing the checklist below, the Project itself will be evaluated based upon a separate analysis of compliance with ordinances, policies, standards, and required findings established for review of the Project by the City.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
<i>Would the Project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No impact.** Vistas and panoramic views are identified in the City's Urban Design Program. The Urban Design Program describes vistas as occurring along streets, corridors, or groves that open on to scenic views. The proposed care facility will be sited above Murray Drive, near the State Route 125 which includes a segment designated as a scenic highway further to the south of the subject property. The project uses and activities would occur within enclosed buildings, with incidental activities occurring outdoors. The outdoor activities would have no impact upon the function of the highway corridor. The development would not create a significant adverse impact on the SR-125 due to topographic differences, setbacks, and project landscape and architectural amenities. There would be no impact to scenic vistas along the street and highway corridors.
- b) **No impact.** The subject property was previously used as an athletic field and has since been graded to establish the building pads for development purposes. After the completion

of grading, the site was used as a construction staging area for many months. The proposed care facility project would not substantially damage scenic resources such as natural features or historic buildings within a scenic highway because no such features exist on the site.

A segment of State Route 125 that passes through the project area further south is designated a state scenic highway. The Scenic Preservation Overlay Zone, which surrounds the scenic highway segment to the south of the subject property, contains supplemental development standards to ensure the preservation of natural scenic resources. No impact would occur.

- c) **No impact.** See sections I.a and I.b) above. The project is subject to review and approval by the City of La Mesa Design Review Board and City Council, which will review the project for conformance with the City's Urban Design Program. No adverse aesthetic impact would occur.
- d) **No impact.** The proposed project will include exterior building lighting and site lighting to illuminate the parking lot and walking paths. Outdoor lighting is required to be located and arranged in a manner consistent with City ordinance requirements, to promote public safety, and also minimize unnecessary light and glare effects to the surrounding community. Therefore, impacts related to light and glare are less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. Agriculture and Forest Resources. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.</i> Would the Project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a-e) **No impact.** The City of La Mesa is comprised of urbanized and suburban neighborhoods designated for residential and commercial uses, and contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City has no agricultural zoning designations and no Williamson Act Contract lands. There are no forest lands or timber resources within the City. There are no farmland areas or sites designated for agricultural use nor are there any nearby agricultural sites that could be affected by the project. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a) **No impact.** Air quality plans applicable to the San Diego Air Basin (SDAB) include the San Diego Regional Air Quality Strategy (RAQS) and applicable portions of the State

Implementation Plan (SIP). The RAQS outlines the San Diego County Air Pollution Control District's (APCD) plans and control measures designed to attain the state air quality standards for ozone (O₃). The APCD also has developed the SDAB's input to the SIP, which is required under the federal Clean Air Act for areas that are classified as non-attainment areas. Non-attainment areas are those that do not meet the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) for a particular pollutant. The SDAB is currently classified as a non-attainment area under CAAQS for O₃ and respirable particulate matter (PM₁₀ and PM_{2.5}), and for O₃ (eight-hour) and PM_{2.5} under NAAQS. The RAQS and SIP rely on information from the California Air Resources Board (CARB) and the San Diego Association of Governments (SANDAG), including mobile and area source emissions, as well as information regarding projected growth in the County, to project future emissions and then determine from that the strategies necessary for the reduction of emissions through regulatory controls. The CARB mobile source emission and SANDAG growth projections are based on population and vehicle trends and land use plans developed by cities and the County. As such, projects that propose development consistent with growth anticipated by applicable general plans would be consistent with the RAQS and SIP. The subject use is consistent with applicable land use plans including the City of La Mesa General Plan and La Mesa Municipal Code zoning ordinances. Project development would, therefore, not conflict with or obstruct the implementation of the RAQS or SIP, and a less than significant impact would occur.

- b) **Less than significant.** In general, air quality impacts are the result of emissions from motor vehicles and short-term construction associated with development projects. During Project construction, emissions associated with fugitive dust, heavy construction equipment and construction personnel commuting to and from the site would be generated for approximately 14 months during the site preparation and construction phases of the Project. The amount of fugitive dust generated during construction activities would be minimal because development of the proposed Project would result in normal construction emissions that alone would not be sufficient to cause a violation of air quality standards. The City's standard grading requirements serve to minimize fugitive dust and air pollutant emissions during the temporary construction period. Operational emissions generated by the Project would mainly be attributed to Project-generated traffic. The proposed Project has been accounted for in the City's General Plan and applicable regional air quality plans (see response III.a), above. Furthermore, the proposed Project consists of a State licensed residential care facility including assisted living and memory care that is not anticipated to result in substantial new emissions. A less than significant impact would occur.
- c) **No impact.** See response III.a), above. Projects that propose development consistent with growth anticipated by applicable general plans were considered in, and therefore are consistent with, the RAQS and SIP. The existing use is consistent with applicable land use plans including the City of La Mesa General Plan, Parks Master Plan and La Mesa Municipal Code zoning ordinances. Therefore, development of the Project site has been accounted for in these region-wide air quality plans. A less than cumulatively considerable impact would occur.
- d) **Less than Significant Impact.** Sensitive receptors in the Project vicinity include single family residential and non-residential development, such as the Grossmont Healthcare District facilities to the north. Interstate 8 is located to the south and State Route 125 to the west. The Project, consisting of development of a State licensed residential care facility including assisted living and memory care, would not generate substantial additional pollutant concentrations beyond those already occurring, and anticipated to occur in the area. Existing pollutants in the vicinity include traffic emissions on surrounding surface streets and the Interstate 8 and State Route 125. Sensitive receptors would not be exposed

to substantial pollutant concentrations because to topographic differences and distance from freeway travel lanes, the proposed siting of the building and HVAC systems, and location of outdoor use areas. A less than significant impact would occur.

- e) **Less than Significant Impact.** The Project consists of development of a State licensed residential care facility including assisted living and memory care and would not include uses that would be considered sources of nuisance odors during either construction or use of the site because odors would be contained. The project will not introduce any new use that would generate new objectionable odors. The project site is separated from surrounding residential development by streets and major highways. However, hazardous materials handling and management is required by the County Department of Environmental Health. Approval of the facility operations is required prior to issuance of building permits and certificates of occupancy. Therefore, potential odor impacts would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
<i>Would the Project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **No Impact.** The City of La Mesa Habitat Conservation Plan (also referred to as the City of La Mesa Sub-area of the Multiple Species Conservation Plan [MSCP]) vegetation mapping identifies coastal sage scrub as the only sensitive natural habitat within the City limits. No habitat for listed species or protected habitat are present or expected to occur in the proposed development footprint area. The site is a previously graded and disturbed site that was recently used as a construction staging area. The site is not located within an MSCP Multi-Habitat Planning Area or Core Biological Resource Area. Therefore, no impact would occur.

b) **No Impact.** The proposed development site is disturbed. No listed species or protected habitat is expected to occur on the site. Furthermore, due to the urbanized nature of the neighborhood, the site would not be considered a sensitive biological resource. The proposed project would not have the potential to create a substantial adverse effect on riparian habitat or other sensitive natural community because the site was previously graded. Therefore, no impact would occur.

c) **No Impact.** In Section 404 of the Clean Water Act, wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system meaning the kind of soils that form, the plants that grow and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the general public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water) and prairie potholes.

The Project site is disturbed and graded. This area has not been classified as wetlands; no jurisdictional delineation has been conducted in this area. Construction of the Project would not result in a substantial adverse effect on a wetland. Therefore, no impact would occur.

d) **No Impact.** The MSCP does not identify any wildlife movement corridors on or within the vicinity of the Project site. The site is not located within a wildlife corridor or near a wildlife nursery site. Therefore, no impact would occur.

e) **No Impact.** Apart from the City of La Mesa Habitat Conservation Plan, the only City document that addresses biological resources is the Conservation and Open Space Element of the La Mesa General Plan, which contains specific policies and objectives for preserving biological resources. As there are no threatened or protected biological resources on the Project site, the Project would not conflict with any of the policies

contained in the MSCP or the Open Space Element of the City of La Mesa General Plan. The site was previously graded and disturbed having been used as a construction staging area. No trees exist on the development site. No impact would occur.

- f) **No Impact.** There are no other applicable conservation plans in addition to those listed in a) and e) above. No impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
<i>Would the Project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No impact.** This project is a residential care facility on a previously graded parcel. There are no structures on the site and the site is not on the City of La Mesa Historic Resources Inventory or within a designated historic district. The project will not cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5. Therefore no impact to historical resources is anticipated.
- b) **No Impact.** The site is not known to have, or suspected to yield, archaeological resources. The proposed project includes minor grading and earthwork to level the site. Impacts to archeological resources are not expected to occur due to the depth of excavation proposed on the previously disturbed and developed site. Therefore, no impact would occur.
- c) **No Impact.** The site is not known to have, or suspected to yield, paleontological resources. The proposed project includes minor grading and earthwork to level the site. Impacts to paleontological resources are not expected to occur due to the depth of excavation proposed on the previously disturbed and developed site. Therefore, no impact would occur.
- d) **No Impact.** There are no known human remains on the subject property and there is no record of use of the property as a cemetery or burial ground. Therefore, no impact would occur.
- e) **No Impact.** There are no known tribal cultural resources on the subject property and there is no record of use of the property by tribes. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Geology and Soils.				
<i>Would the Project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) i) **No impact.** Although the City is located within a seismically active region, no active or potentially active faults are known to exist on the site or within City limits and the site is not situated within an Alquist-Priolo Earthquake Fault Zone (CA Department of Conservation 2007). Therefore, no impact would occur.
- ii) **Less than significant impact.** As is the case in all southern California, Some risk of earthquake does occur at the Project site. The closest known active faults to the site are the Rose Canyon Fault and Newport-Inglewood Fault, located approximately 10 miles west of the site. The site is subject to moderate to severe ground shaking in the event of a major earthquake on any of the referenced faults or other faults in Southern California. With respect to seismic shaking, the site is considered comparable to the surrounding developed area. However the Seismic design of the project structures should be evaluated in accordance with the California Building Code (CBC) guidelines adopted by

the City of La Mesa. With implementation of building and other applicable development codes, a less than significant impact would occur.

- iii) **No impact.** The lack of shallow groundwater and the dense nature of the underlying Stadium Conglomerate present a very low risk of liquefaction at the Project site. Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soils are cohesion-less, groundwater is encountered within 50 feet of the surface, and soil densities are less than about 70 percent of the maximum dry densities. The potential for liquefaction at the site is considered to be negligible due to the dense formational material encountered, remedial grading to be conducted and lack of shallow groundwater condition. Therefore there is no impact.
- iv) **No impact.** The proposed project is a residential care facility consisting of assisted living care and memory care. The proposed development consists of a single three story building with accessory uses and structures. The property is underlain by dense Stadium Conglomerate formational material. No evidence of landslide deposits were encountered at the site during the geotechnical investigation prepared by GeoCon Incorporated, received by the City on April 29, 2016. There is no impact.
- b) **No impact.** The project will not result in substantial soil erosion or the loss of topsoil because the project features include storm water detention basins and ornamental landscaping installed in accordance with local and State requirements. According to the geotechnical investigation prepared by GeoCon Incorporated, received by the City on April 29, 2016, the site is underlain by undocumented fill that is unsuitable in its present condition and will require remedial grading where improvements are planned. There is no impact
- c) **No impact.** The site is not mapped in the vicinity of geologic hazards such as landslides, liquefaction areas, or faulting (CA Department of Conservation 2007). No evidence of landslide deposits were encountered at the site during the geotechnical investigation as stated in the report prepared by GeoCon Incorporated, received by the City on April 29, 2016. The potential for liquefaction at the site is considered to be negligible due to the dense formational material encountered, remedial grading recommended, and lack of a shallow groundwater condition. Furthermore, construction activities would be subject to review and approval of the Building Official and City Engineer. Therefore, no impact would occur.
- d) **Less than significant impact.** Expansive soils are generally high in clays or silts that shrink or swell with variation in moisture. Moisture occurs in a number of ways, including absorption from the air, rainfall, groundwater fluctuations, lawn watering, or broken water or sewer lines. Stadium Conglomerate soil generally consists of cobbles with a moderately cemented course-grained sandstone matrix and therefore have a low to medium expansion potential. The proposed Project would incorporate standard engineering techniques in accordance with the California Building Code and City Municipal Code to avoid adverse effects of expansive soils. With mandatory implementation of standard building requirements, on-site soils would be adequately stabilized to accommodate the proposed development. Furthermore, construction activities are subject to review and approval of the Building Official and City Engineer. Therefore, a less than significant impact would occur.
- e) **No impact.** The proposed project is the construction of an assisted living and memory care facility. No septic tanks or alternative wastewater disposal systems are proposed. Existing public sanitary systems are in place within the public right of way on Murray Drive south of the project site. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Greenhouse Gas Emissions.				
<i>Would the Project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** As discussed in Section 15064.4 of the State CEQA Guidelines, the determination of the significance of greenhouse gas (GHG) emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make good faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from the Project. Although the City of La Mesa has not yet set a goal, many other lead agencies have set a goal to reduce GHG emissions by a certain amount to demonstrate consistency with Assembly Bill 32 (AB 32). Different agencies and studies estimate different goals for reduction of emissions to achieve 1990 levels by the year 2020, as set forth in AB 32. Most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020.

In 2014, the City prepared a Greenhouse Gas Emissions Inventory, which summarizes greenhouse gas emissions for 2010, 2011 and 2012. The inventory identifies transportation and natural gas accounting for 30 percent and 18 percent, respectively, of greenhouse gas emissions, preceded by electricity (42 percent).

The principal source of emissions generated by the Project would come from traffic trips generated by the project. The estimated daily trip generation rate, derived from SANDAG's "Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region", for the assisted living facility is 2.5 trips per dwelling unit totaling 282.5 daily trips. The memory care facility daily trip generation rate is 3 trips per bed totaling 96 daily trips. The total daily trips for the 140 total dwelling units is 378.5 and the weighted trip generation rate for CalEEMod is 2.7 (Stantec, Westmont of La Mesa Greenhouse Gas Emissions Estimate, April 16, 2016).

Since the City has not adopted emission-based thresholds for GHG emissions under CEQA, the GHG analysis conducted for the proposed Project utilized guidance established by the County of San Diego in their *Guidelines for Determining Significance and Report Format and Content Requirements – Climate Change* (County 2013). If a proposed project exceeds the County's significance threshold for GHG emissions (2,500 metric tons [MT] of carbon dioxide equivalent [CO₂e] per year), then that project would be required to provide a full GHG emission analysis and implement emission reduction measures. This emission level is based on the number of vehicle trips, the typical energy and water use, and other factors associated with projects.

Greenhouse gas emissions estimated from Project construction and operation are shown as follows.

Construction and Operational Emissions (MT CO2e/year)	
Construction	
2017	513
2018	137
Total	650
Project Lifetime / Amortized over 20 years	32.5
Operational	
Area sources	88
Energy	242
Mobile (motor vehicles)	372
Waste	44
Water	59
Total Operation Emissions	804
Total Emissions	
Total Project Emissions	837
Source: Modeled by Stantec in 2016, using CalEEMod	

CalEEMod emission outputs, modeled by Stantec, are available under separate cover.

As shown in the table above, the annual emissions (amortized construction plus operations) associated with the project would be 837 MT CO2e per year. As with the 2,500-metric ton threshold tied to AB 32, the project would also not exceed the 900-metric ton threshold that uses the 2008 California Air Pollution Control Officers Association White Paper. The project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The impact is less than cumulatively considerable.

- b) **Less Than Significant Impact.** The City of La Mesa participates in the San Diego Regional Climate Protection Initiative. Applicable plans, policies and regulations either adopted or supported by the City of La Mesa include the 2010 California Green Building Standards, SANDAG Climate Action Strategy, and the U.S. Conference of Mayor's Climate Protection Agreement. The proposed Project makes use of infill development, and the facility will feature shuttle bus service to provide access to nearby services.

The City has not yet adopted a qualified plan, policy, or regulation to reduce GHG emissions. Therefore, the most applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions is AB 32, which codified the state's GHG emissions reduction

targets for the future. Executive Orders S3-05 and B30-15 are also policies for reducing GHG emissions. The County of San Diego has adopted a 2,500 MT CO2e per year threshold that is being used as criteria for determining which projects require further analysis and mitigation under CEQA. As discussed above, construction-related GHG emissions would not exceed the 2,500 MT CO2e per year threshold. Therefore, Project construction and operations would support implementation of AB 32 and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This impact is considered less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Hazards and Hazardous Materials. <i>Would the Project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a-b) **Less Than Significant Impact.** Construction of the project would involve the transport, use and disposal of hazardous materials. Construction would involve fuels, lubricants and greases, solvents and other cleaning agents, and coatings including paints. All hazardous materials would be stored in containers clearly labeled per requirements of the State Occupational Safety and Health Administration and the US Department of Transportation. Consequently, use of these materials for their intended purpose and in accordance with applicable laws and regulations would not pose a significant risk to the public or environment. During project construction, the use of construction equipment would require oil and other hydrocarbons to be consumed. Potential spills may occur that would result in a significant hazard to the environment. However, a SWPPP would be prepared and implemented, in compliance with the requirements of the SWRCB Construction Permit (2010-0014-DWQ). The SWPPP would identify Best Management Practices (BMPs) for hazardous materials handling and controlling of runoff discharged from the site.

The project would generate some hazardous medical wastes such as needles requiring disposal or recycling. All hazardous wastes generated by the project would be transported by a certified hazardous materials hauler and disposed of or recycled at facilities permitted to recycle, treat, store, and/or dispose of hazardous materials by the California Department of Toxic Substances Control (DTSC) and the County Department of Environmental Health in accordance with all applicable laws and regulations. Therefore, project construction and operation would not create significant hazards to the public or the environment through routine use, transport, or disposal of hazardous materials, and impacts would be less than significant.

c) **Less Than Significant Impact.** The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school because there are no schools in the project vicinity. The site is bounded by a neighborhood park, medical library land use, streets and freeways. The site has disturbed soil / undocumented fill across the property. The fill has not been imported on-site from off-site fill sources; therefore, any existing undocumented fill was likely generated from on-site material during previous grading operations. This disturbed soil/undocumented fill is not considered an environmental concern for the site. The Phase I Environmental Site Assessment prepared by GeoCon Incorporated received on April 29, 2016, did not identify recognized environmental conditions (RECs) or potential environmental concerns associated with the site or adjacent/nearby properties. On that basis, additional environmental assessment of the site does not appear to be warranted at this time. Therefore, a less than significant impact would occur.

d) **No Impact.** Based on the Phase I Environmental Site Assessment prepared by GeoCon Incorporated received on April 29, 2016, there are no known or suspect recognized environmental conditions (RECs), historical RECs, controlled RECs, and de minimis environmental conditions on the subject property. Therefore no impact would occur.

e) **No Impact.** The City of La Mesa is located approximately 7 miles southwest of Gillespie Field Airport, and approximately 11 miles southeast of the Montgomery Field Airport. Both airports are subject to Airport Land Use Compatibility Plans that promote compatibility between the airports and the land uses that surround them. The compatibility plans address four types of airport impacts: noise, safety, airspace protection and overflight. The airspace protection area flights are mapped at approximately 1,300 feet above mean sea level.

Therefore, no impact would result due to the project because the proposed height of the project is approximately 39 feet.

- f) **No Impact.** The only private airstrip near the project area is a heliport located at Grossmont Hospital. The project would not disturb the operation of the heliport, or result in a hazard for people in the project area due to the heliport. Therefore, no impact would occur.
- g) **Less Than Significant Impact.** The proposed Project would not interfere with the City's Emergency Plan, which provides a comprehensive emergency management system for response to natural and human-made disasters. Construction of the Project would not hinder access to the site or immediate environs by emergency vehicles because the construction phasing plan would be reviewed by the Fire Department. Project staging and equipment storage would occur on site in order to avoid hindering any access along Murray Drive. The Project also would not result in any long-term effects on emergency access, as existing intersections in the Project area would not be substantially affected by Project-generated traffic. Adequate emergency access would be provided to the site and additional measures required by the Fire Department as part of Project approval (if any) would further ensure that safety issues for the proposed Project have been addressed. During construction of the proposed Project, adequate emergency access would be maintained to existing development for access. Therefore, a less than significant impact would occur.
- h) **Less Than Significant Impact.** The Project site is located in a developed area surrounded by urban development. No large open space or wildland areas are located adjacent to the property. The Project would be required to comply with fire standards and regulations contained in the Uniform Fire Code and the La Mesa Municipal Code with respect to access, building material and design, building occupancy, adequate fire flows, hydrants, and fire sprinklers. Therefore, a less than significant impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hydrology And Water Quality.				
<i>Would the Project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hydrology And Water Quality.				
<i>Would the Project:</i>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **Less Than Significant Impact.** The existing site is graded and relatively level, except along the south side where the site slopes down upwards of 10 feet to meet grade along Murray Drive. Approximately one-third of the site drains towards the north and the other two-thirds drains toward the south. There are existing temporary inlets onsite that capture and convey site storm water to existing underground storm drainage systems, one located at the northeast corner of the site and a second system located within Murray Drive. The proposed drainage condition would result in storm water generated by the proposed project, surface flowing to a storm drain conveyance network consisting of curb cuts, inlets and gutters. This network routes flows to bio-filtration basins where the water will be treated, detained, and then discharged into the existing storm drain network.

The operation of the project would not violate any water quality standards or waste discharge requirements because storm drain facilities are in place and would be improved with implementation of the project. The City of La Mesa is subject to a Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit issued to San Diego County, the Port of San Diego, and 18 cities (co-permittees) by the San Diego Regional Water Quality Control Board (Regional Board). This permit requires the development and implementation of a program addressing urban runoff pollution issues in development planning for public and private projects. The primary objectives of the urban

runoff program are to ensure that discharges from municipal urban runoff conveyance systems do not cause or contribute to a violation of water quality standards, to prohibit non-storm water discharges in urban runoff, and to reduce the discharge of pollutants from urban runoff conveyance systems to the maximum extent practicable. The project is subject to water quality standards or waste discharge requirements. Therefore, the project would not violate water quality standards or discharge requirements and the effect is less than significant.

- b) **No Impact.** The project does not require the use of groundwater resources; there is no impact.
- c-d) **No Impact.** Implementation of the project would not result in substantial changes to absorption rates, drainage patterns, or the rate and amount of surface water runoff as compared to existing pre-project conditions. Current drainage patterns have the site separated by a ridge line that runs east to west across the middle of the site. On the north half of the site, water sheet flows north until it is collected into an existing two feet grated drop inlet. This inlet is connected to the existing storm drain system that runs across the northeast corner of the site. The southern portion of the site drains to one of two low points located east and west of the entry from Murray Drive. The proposed drainage condition would result in storm water generated by the proposed project, surface flowing to a storm drain conveyance network consisting of curb cuts, inlets and gutters. This network routes flows to five bio-filtration basins where the water will be treated, detained, and then discharged into the existing storm drain network.

The proposed grading does not significantly alter the existing site topography or overall drainage patterns. The project will not discharge concentrated flows to Murray Drive. The additional runoff as a result of the project, due to increased impervious area is minimal and does not exceed the capacity of the existing downstream storm drain system (Kimley-Horn, Westmont La Mesa Assisted Living Drainage Report, April 2016). In addition, no stream or river courses would be altered by the project. No impact would occur.

- e-f) **Less Than Significant Impact.** See IX.a) above. The project would not affect the capacity of the storm water drainage system because the project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The pervious and imperious areas have been calculated relative to the proposed drainage system.

Site Information	
Parcel Area	3.33 acres (145,055 square feet)
Area to be disturbed by the project	3.15 acres (137, 200 square feet)
Project proposed impervious area	2.13 acres (92,900 square feet)
Project proposed pervious area	1.02 acres (44,300 square feet)
Source: Kimley-Horn, Priority Development Project / Water Quality Technical Report for Westmont La Mesa Assisted Living, April 2016	

The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff due to the proposed design of the drainage filtration, retention and

conveyance system proposed in accordance with local and state development standards. The impact on storm water drainage runoff and water quality is less than significant.

- g-j) **No Impact.** The Project site is not located within a 100-year floodplain, and does not propose the placement of any housing or other structures within the 100-year floodplain. Therefore, no impact would occur.

Although the Project site is approximately two miles southeast of Lake Murray, the Project site is not located downstream of the lake's dam. Therefore, the risk associated with inundation hazard due to flooding as a result of a failure of a levee or dam is considered low. Therefore, no impact would occur.

The Project site is not located near the ocean, or downstream of a large body of water, and therefore, there are no risks associated with inundation hazard due to seiche or tsunamis. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Land Use and Planning.				
Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** The Project site is located in an area within the City of La Mesa currently developed with residential and non-residential development. Construction of the proposed Project, therefore, would constitute infill development and would help maintain continuity within the existing neighborhood. In addition, no public roadways or other structures or facilities are proposed that would disrupt or divide physical arrangements of an established community. Therefore, the Project would not physically divide an established community, and no impact would occur.
- b) **No Impact.** The proposed Project would not conflict with General Plan or zoning designations. The lease of a portion of the Briercrest Park site to construct a State licensed residential care facility and related structures is consistent with the City of La Mesa Parks Master Plan, which includes as a goal partnerships between different agencies/entities for development of the park as a "healing place for the body and soul". The subject property is also identified in the Grossmont Specific Plan (a portion of Site 29), which anticipated a development site adjacent to Murray Drive and State Route 125. The City of La Mesa General Plan designates the property for "Recreation Uses: Neighborhood Park". The

proposed development does not conflict with specific plan or master plan policies or the La Mesa General Plan. The project is consistent with the La Mesa Zoning Ordinance which permits residential care facilities licensed by the State of California, subject to approval of a conditional use permit by the Planning Commission. Based on these General Plan land use and zoning designations, the proposed Project would be consistent with and not be in conflict with the City of La Mesa General Plan and Zoning Ordinance. Therefore, no impact would occur.

- c) **No Impact.** The project would not conflict with applicable environmental plans, including the regional Multiple Species Conservation Program and the City of La Mesa Subarea Habitat Conservation Plan as described in section IV a)-f). The Project site is not located within or near any area proposed for preservation under these plans. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Mineral Resources.				
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a-b) **No Impact.** The City of La Mesa General Plan has not identified any important mineral resources and there are no known mineral resources of value located on the property. This project would not result in any increased loss of availability of mineral resources. Therefore, there is no impact to mineral resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Noise.				
Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) *Less than Significant Impact with mitigation incorporated.*

In March 2016, a Noise Impact Analysis was prepared by Eilar Associates, Inc. to assess noise impacts from nearby roadway traffic noise and to identify project features or requirements necessary to achieve exterior noise levels of 65 CNEL or less in outdoor activity areas and interior noise levels of 45 CNEL or less. The primary noise sources in the vicinity of the site include automobile and truck traffic noise from State Route 125, Interstate 8, Murray Drive and Wakarusa Street. No other noise sources are considered significant. The noise impact analysis recommends that the developer have an exterior to interior noise analysis be done by an acoustical consultant when building plans become available. Specific recommendations would be provided in the referenced supplemental study. Mitigation typically includes fresh air ventilation and enhanced glazing.

Summary of Mitigation

The following the mitigation measure is required at the project site to ensure that noise impacts to the project site will be less than significant:

NOI-1: Demonstrate that the project will have interior noise levels that meet the noise standards of the City of La Mesa and State of California. Specific recommendations for interior noise control include but are not limited to fresh air ventilation and enhanced glazing. Minimum sound ratings of STC 50 for walls and STC 50 and IIC 50 for floor/ceiling assemblies must be met at the proposed development. Evidence from an acoustical engineer shall be submitted with the building permit plans verifying compliance.

With the aforementioned mitigation measure in place, noise impacts to residents on the project site and to off-site receivers are expected to be controlled such that they will remain in compliance with City of La Mesa noise regulations and will be less than significant.

b) ***Less than significant impact.*** The project does not propose blasting or other construction methods that would result in exposure of people to excessive groundborne vibration, nor

does the completed project propose a land use that would result in groundborne noise levels. While some groundborne vibration would occur during project construction, adherence to local, state and federal safety laws would reduce such an impact to less than significant.

- c) **No Impact.** The dominant current and future source of noise during the measurement was traffic noise from surrounding roadways, with most of the traffic noise coming from State Route 125 (Eilar Associates, Inc., Noise Impact Analysis, March 2016). The project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project because the land use is a care facility for the elderly. There is no impact.
- d) **Less than significant impact.** The dominant current and future source of noise during the measurement was traffic noise from surrounding roadways, with most of the traffic noise coming from State Route 125 (Eilar Associates, Inc., Noise Impact Analysis, March 2016). The project will not result in a substantial temporary or periodic increases in ambient noise levels in the Project vicinity above levels existing without the Project. The Noise Impact Analysis prepared by Eilar Associates, Inc. evaluated noise from future air conditioning units, delivery service, landscape maintenance and trash removal in addition to temporary construction equipment. No mitigation is required for air conditioning, deliveries, landscaping and trash removal. Project construction noise is subject to the City of La Mesa noise ordinance. Therefore the impact is less than significant.
- e-f) **No Impact.** The subject property is not located within an airport land use plan, is not located within two miles of a public airport or public use airport, and is not within the vicinity of a private airstrip. The project site is located approximately 7 miles southwest of Gillespie Field Airport, and approximately 11 miles southeast of the Montgomery Field Airport. Both airports are subject to Airport Land Use Compatibility Plans that promote compatibility between the airports and the land uses that surround them. The project affects urban and developed areas of the City and would not introduce people to new airport noise.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Population and Housing.				
<i>Would the Project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **No Impact.** The proposed Project would not directly or indirectly induce population growth, as it is a vacant site that would be developed as a residential care facility within the City of La Mesa. Construction of the new facility would not result in substantial growth inducement because: (1) no obstacles to population growth would be removed, such as provision of an essential public service or access to a previously inaccessible area; (2) the Project would not induce further growth through the expansion or extension of existing services, utilities, or infrastructure, as the Project site is located in a development area currently served by existing infrastructure and surrounded by development; and (3) the proposed Project is consistent with the existing land use and zoning designations of the site. Thus, the proposed Project would be considered in-fill development within an existing urban area. No impact would occur.
- b) **No Impact.** The Project proposes development of a new residential care facility. The Project does not involve displacing any existing residential development. Therefore, no impact regarding displacement of housing would occur.
- c) **No Impact.** The Project proposes development of a new residential care facility on a vacant property and would not result in the displacement of any people or residences. The site is vacant and its development would not necessitate the construction of replacement housing elsewhere. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Public Services.				
<i>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:</i>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** The Project site is located in a developed neighborhood currently served by existing public services, including fire protection. The Heartland Fire and

Rescue Department provides fire protection and emergency medical services to the City and would provide such services associated with the proposed Project. The Fire Department operates out of three stations: Station No. 11, located at 8034 Allison Avenue (approximately 2.1 miles away [driving distance]); Station No. 12, located at 8844 Dallas Street (approximately 1.5 miles away [driving distance]); and Station No. 13, located at 9110 Grossmont Boulevard (approximately 1.0 miles away [driving distance]). Implementation of the Project would result in an increase in demand for fire protection and emergency medical services; however, buildout of the Project site at an intensity consistent with the Project proposal has been anticipated in the City's General Plan and Parks Master Plan and related long-term emergency services planning efforts. Therefore, a less than significant impact would occur.

- b) **Less Than Significant Impact.** Police protection services are provided by the La Mesa Police Department, which operates out of the La Mesa Police Station at 8085 University Avenue (approximately 2.1 miles away [driving distance]). Implementation of the proposed Project would not result in substantial adverse physical impacts related to police protection services. Buildout of the Project site at an intensity consistent with the Project proposal has been anticipated in the City's General Plan and related long-term emergency services planning efforts. Therefore, a less than significant impact would occur.
- c) **No Impact.** Development of a new residential care facility would not generate additional students to be served by local school districts. Therefore, no impact would occur.
- d) **No Impact.** Maintenance of public facilities and demand for other governmental services (i.e., public parks, libraries, child care centers, utility systems) would not incrementally increase due to Project development. Therefore the project would not increase the need for new parks in the area because the General Plan anticipated this development. No impact would occur.
- e) **No Impact.** See response XIV.d), above.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Recreation.				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** As part of the implementation of the Parks Master Plan, a portion of the Briercrest Park site located immediately adjacent to the proposed residential care facility is being used as a neighborhood park with new facilities to serve surrounding residents. The residential care facility is designed to have direct access to the park facilities and provide a proper interface between these uses. On-site recreational facilities will be

provided to serve the residential care facility, including private gardens with walking paths and a swimming pool. Therefore, the proposed project will not significantly increase the demand for the adjacent neighborhood park facilities.

The existing park system consists of 14 local parks and several additional public recreational facilities. According to the Conservation and Open Space element of the La Mesa General Plan, the ratio of parkland within the City should be one Neighborhood Park (3-7 acres) per 5,000 residents, and one Community Park (15-30 acres) per 20,000 residents. In order to provide parkland at these ratios, the City charges park fees to offset the cost of park development due to new residential development in the City.

- c) **No Impact.** See response XIV.d above. Maintenance of public facilities and demand for other governmental services such as parks would not be impacted because the project was planned as part of the Parks Master Plan. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Transportation/Traffic.				
<i>Would the Project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a) **No impact.** The proposed project features walking paths, van service and parking for vehicles and bikes. According to regional trip generation estimates prepared by the San Diego Association of Governments (SANDAG), a congregate care facility generates 2.5 trips per dwelling unit, while a convalescent/nursing facility generates 3 trips per bed. With 113 assisted living units and a 27 unit memory care facility, the project would result in a total trip generation of 363.5 average daily trips per day. This is derived by taking 113 assisted living units x 2.5 trips/dwelling resulting in 282.5 or 283 trips for the assisted living component, plus 27 beds x 3 trips/bed resulting in 81 trips for the memory care component. Murray Drive is classified as a major collector in the Circulation Element of the La Mesa General Plan, with a target capacity of 25,000 average trips per day. Murray Drive currently generates less than 10,000 average trips per day in the vicinity of the subject property. Therefore, the street has capacity to absorb traffic generated from the project would not result conflict with Circulation Element policies of the La Mesa General Plan.

In terms of parking, the proposed development will provide 68 parking spaces plus a shuttle van service for seniors who do not drive. Since the building generates a demand for 31 spaces from residents (1 parking stall for every 5 persons x 155 persons) and 12 spaces for office use (1 parking space for every 300 square feet of office x 3,400 square feet) there is sufficient parking available to serve the facility and therefore no adverse parking impact.

b) **No Impact.** The project would not impede any component of the transportation system (including roadways, transit, air, or pedestrian facilities) or emergency access. The project would have no impact in regard congestion management programs, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. No impact would occur.

c) **No Impact.** The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The closest airports to the Project site are County of San Diego-owned Gillespie Field in El Cajon, located approximately seven miles northeast of the Project site, and Montgomery Field, located approximately 11 miles northwest of the Project site. The Project site is not located within the Airport Influence Area for Gillespie Field (ALUC 2010a). The Project site

is identified as falling within Review Area 2 of the Airport Influence Area for Montgomery Field, and within the Part 77 (Federal Aviation Regulations) Airspace Protection Area (ALUC 2010b). However, the site is outside of Montgomery Field's Federal Aviation Administration Height Notification Boundary. The latitude and longitude of the subject site is 32° 46' 49.3824" N / 117° 0' 10.3752" W and requires filing with the Federal Aviation Administration, in accordance with Code of Federal Regulations Title 14, Part 77.9. Notice must be filed with the FAA at least 45 days prior to construction.

The Project does not propose any features that would otherwise affect air travel. Therefore, no impact would occur.

- d) **No Impact.** The Project would not include the construction of any hazards (e.g., sharp curves or dangerous intersections), and would not result in incompatible uses with the surrounding developed area. Therefore, no impact would occur.
- e) **Less Than Significant Impact.** Construction of the proposed Project would not hinder access to the site or immediate environs by emergency vehicles. A Traffic Control Plan would be required by the City for all work in the Murray Drive right-of-way (sidewalks, approaches, driveways, utilities, etc.). Staging areas and equipment storage would occur on site so that access would be maintained along Murray Drive. The Project also would not result in long-term effects on emergency access. The Fire Department has accepted the Project driveway design for emergency vehicle access. Any additional measures such as signage or painted curbs, required by the City Engineering Department and/or Fire Department as part of Project approval, would further ensure that safety issues for the proposed Project have been addressed. Therefore, a less than significant impact related to emergency access would occur.
- f) **No Impact.** The Project site is located in an area developed with single-family residential, commercial and institutional uses. No transit facilities are located in the immediate Project vicinity; however, bus and trolley service is provided in the general area. Although the Project does not propose any changes to existing bus stops or transit routes, it does offer a shuttle service. Implementation of the Project would not conflict or interfere with policies contained in the Circulation Element of the La Mesa General Plan regarding alternative transportation modes. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Utilities and Service Systems.				
<i>Would the Project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- a) **Less Than Significant Impact.** See discussion of Issue IX, *Water Quality and Hydrology*, above. The Project is required to comply with the requirements of the City, subject to review and approval by the City Engineer. The Project is also required to comply with the requirements of the applicable municipal stormwater permits issued by the Regional Water Quality Control Board (RWQCB). Therefore, a less than significant impact would occur.
- b) **Less Than Significant Impact.** The Project site is located within a developed area currently served by existing utilities and utility infrastructure. Project development would be consistent with levels anticipated in the City's General Plan. It would not require the construction or expansion of water or wastewater treatment facilities. Therefore, a less than significant impact would occur.
- c) **Less Than Significant Impact.** See discussion of Issue IX, *Water Quality and Hydrology*, above. Storm water discharges the site in an existing storm drain conveyance network at two locations: one on the north side of the property and one on the south side of the property at Murray Drive. The north conveyance network consists of an existing 30 inch pipe flowing east to west. The south conveyance network consists of an existing 24 inch pipe flowing south to an existing point of connection in Murray Drive. Both conveyance systems drain toward the west and eventually discharge to the San Diego River which outlets at the Pacific Ocean.

Storm water facilities are proposed to adequately capture, convey, and contain post-development runoff quantities and volumes from the site. Therefore, a less than significant impact would occur.

- d) **Less Than Significant Impact.** The Helix Water District provides residential water service to the City of La Mesa. Project development would not require access to new supplies of water or the construction of new water treatment or storage facilities. Therefore, a less than significant impact would occur.
- e) **Less Than Significant Impact.** Refer to response XVI.b), above.
- f) **Less Than Significant Impact.** Solid waste disposal and recycling services in the City of La Mesa are contracted through EDCO Disposal Corporation. Solid waste is transported to the EDCO Station, located approximately 2.5 miles to the west of the Project site at 8184 Commercial Street. The EDCO Station is a 4.1-acre large volume transfer and processing facility with a permitted capacity of 1,000 tons of solid waste per day (CalRecycle 2011). Trash is processed at this station and hauled to regional landfills. The Project would generate an incremental increased demand for solid waste disposal, which would be accommodated at the station and receiving landfills. As the Project is consistent with the existing General Plan land use designation, solid waste generation resulting from Project implementation has been anticipated in the City's General Plan and related long-term solid waste planning efforts. Therefore, a less than significant impact would occur.
- g) **No Impact.** Construction and maintenance of the Project would be required to conform to all applicable state and federal solid waste regulations. Therefore, no impact would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Mandatory Findings Of Significance.				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- a) **No Impact.** Based on evaluation and discussions contained in this Initial Study, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or

restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history. Therefore, no impact would occur.

- b) **No Impact.** The project does not have the potential to incrementally contribute to cumulative impacts because it is not growth inducing and would not contribute to population growth. The project would be consistent with the General Plan because the subject property was anticipated to be a development site. The project would be subject to federal, state and local regulations to ensure that potential adverse impacts are minimized. Therefore, no cumulatively considerable impact would occur.
- c) **Less than Significant Impact.** As discussed in this Initial Study, the proposed project would result in less than significant impacts associated with air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, hydrology and water quality, public services, recreation, transportation/traffic and utilities and service systems. The project is consistent with the City's General Plan and would be subject to federal, state and local regulations. These regulations ensure that potentially adverse impacts are minimized. Therefore, the impact is less than significant.

Environmental Factors That Could Result in a Potentially Significant Impact

The environmental factors checked below would be potentially affected by this Project, involving a least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Mandatory Findings of Significance |

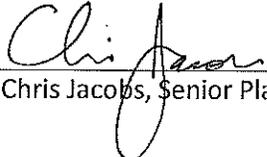
Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed Project could not have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an **Environmental Impact Report** is required.
- I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signed

Date



 Chris Jacobs, Senior Planner

 6-30-16

Attachments:

- A: Regional location map
- B: Project location map
- C: Mitigation, Monitoring and Reporting Program (MMRP)

References:

Technical Reports

- April 2016 Kimley-Horn, Priority Development Project / Water Quality Technical Report for Westmont La Mesa Assisted Living.
- April 2016 Kimley-Horn, Westmont La Mesa Assisted Living Drainage Report
- April 2016 Geocon Incorporated, Geotechnical Investigation, Westmont of La Mesa
- April 2016 Eilar Associates, Inc., Noise Impact Analysis
- April 2016 Stantec, Westmont of La Mesa Greenhouse Gas Emissions Estimate
- April 2016 Geocon Incorporated, Phase I Environmental Site Assessment Report

California Air Pollution Control Officers Association (CAPCOA)

- 2008 CEQA and Climate Change. Available at: <http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>. January 2008.

California Department of Resources Recycling and Recovery (CalRecycle)

- 2011 Facility/Site Summary Details: EDCO Station (37-AA-0922). Available at: <http://www.calrecycle.ca.gov/swfacilities/directory/37-aa-0922/detail/>. October 4.

City of La Mesa (City)

- 1998 Subarea Habitat Conservation Plan/Natural Community Conservation Plan.
- 1994 Grossmont Specific Plan.
- 2005 La Mesa Municipal Code. As amended.
- 2012 General Plan.
- 2012 Parks Master Plan.

Federal Aviation Administration FAA Noticing Criteria Tool - <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp>

Institute of Traffic Engineers (ITE)

- 2012 Trip Generation Manual, 9th Edition

San Diego Association of Governments (SANDAG)

- 2013 Demographic & Socio Economics Estimates, La Mesa. Available at: <http://profilewarehouse.sandag.org/profiles/est/city9est.pdf>. February 26.

San Diego County Airport Land Use Commission (ALUC)

- 2010a Gillespie Field Airport Land Use Compatibility Plan. As amended December 20.
- 2010b Montgomery Field Airport Land Use Compatibility Plan. As amended December 20.

City of La Mesa's Location in San Diego County



VICINITY MAP

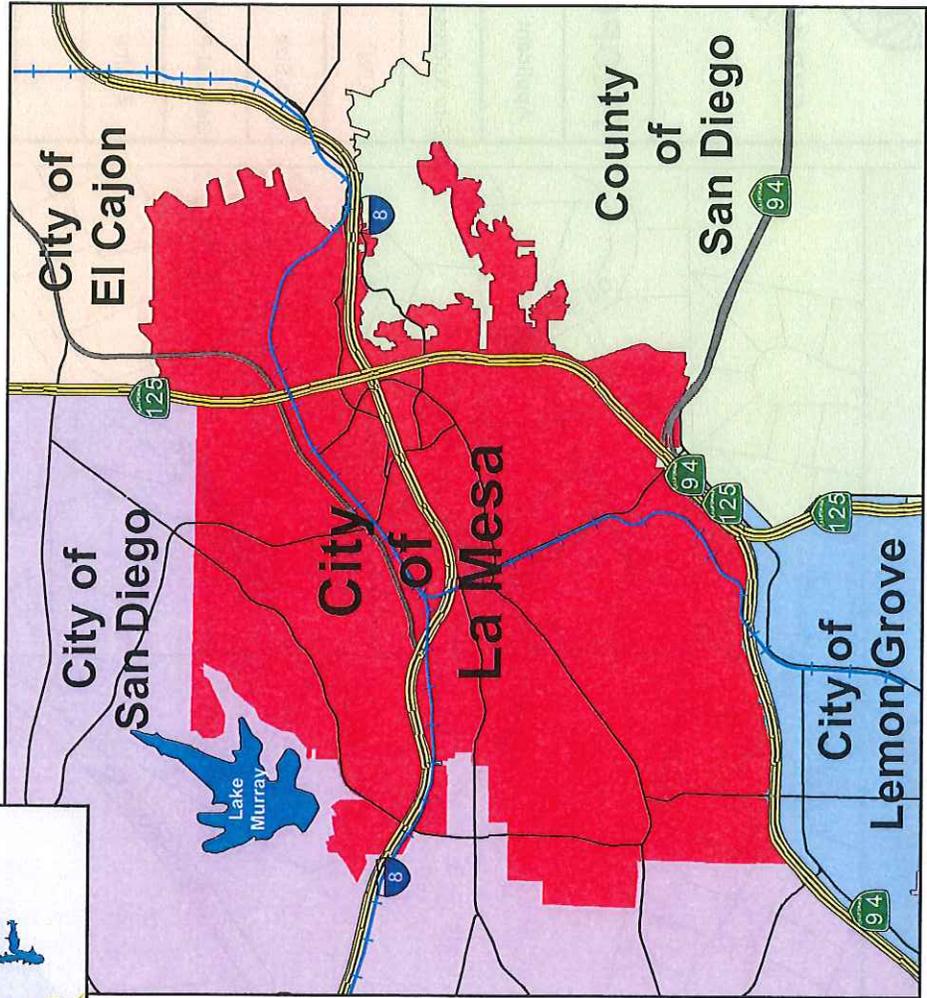
Legend

- San Diego Region
- City of La Mesa
- City of San Diego
- City of El Cajon
- City of Lemon Grove
- County of San Diego
- Oceans / Lakes
- Freeways
- Highways
- Light Rail Transit
- Major Road



Data Sources:
SanGIS
City of La Mesa

Figure LD-1





CUP 16-04/ SP 16-04/ DRB 16-09
Condition Use Permit
Special Permit
Design Review

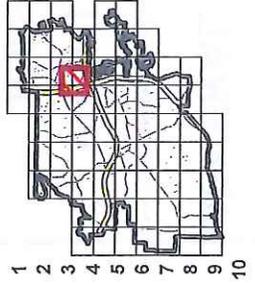
PROPERTY INFORMATION

Applicant	Westmont Development, LP
Site Address	9000 Murray Drive La Mesa, CA 91942
APN	490-390-25-00
Lot Size	3.338 acres
General Plan	Recreation Uses Neighborhood Park
Zoning	R1S-G Suburban Residential; Grossmont Specific Plan Overlay



DATA SOURCES:
 City boundary, SanGIS, 2011
 Roads, SanGIS, 2011

A B C D E F G H I



Vicinity Map



I-8

ATTACHMENT B

**Westmont of La Mesa
Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program**

Mitigation Measure

Noise

The following list summarizes the mitigation measure required at the project site, addressed as 9000 Murray Drive, to ensure that noise impacts to the project site and generated by uses at the project site will be less than significant:

NOI-1:

Demonstrate that the project will have interior noise levels that meet the noise standards of the City of La Mesa and State of California. Specific recommendations for interior noise control include but are not limited to fresh air ventilation and enhanced glazing. Minimum sound ratings of STC 50 for walls and STC 50 and IIC 50 for floor/ceiling assemblies must be met at the proposed development. Evidence from an acoustical engineer shall be submitted with the building permit plans verifying compliance.

The above-listed mitigation measure shall be included in all bidding documents provided to potential construction contractors.

Method of Verification:

Plan check and field inspection.

Timing of Verification:

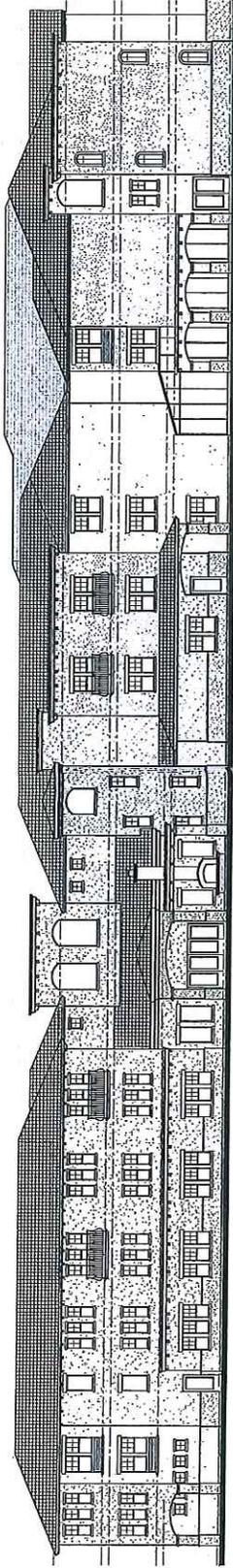
Prior to the issuance of grading and building permits.

Responsible party:

City of La Mesa Community Development Department.
City of La Mesa Public Works Engineering Department

cwj

E:\cp2016\Docs\Environmental\Neg Decs\Briercrest\6_30_16 Revision\MMRP.doc



WESTMONT OF LA MESA ASSISTED LIVING AND MEMORY CARE FACILITY

PROPERTY OWNER:
CITY OF LA MESA
8130 ALLISON AVENUE
LA MESA, CA 91942

LESSOR/DEVELOPER:
WESTMONT COMMUNIT, LP
7850 FAX AVENUE, SUITE N
LA JOLLA, CA 92037

ARCHITECT:
LENITY ARCHITECTURE
CONTACT: KALINA KUNERT, PROJECT MANAGER
3150 KETTLE COURT SE
SALEM, OR 97301

PHONE: (503) 398-1050
KALINAK@LENITYARCHITECTURE.COM

CIVIL ENGINEER:
KIMLEY HORN
CONTACT: JUSTIN BECKER, P.E.
401 B STREET, SUITE 800
SAN DIEGO, CA 92101

PHONE: (619) 234-9411
JUSTIN.BECKER@KIMLEY-HORN.COM

SOILS ENGINEER:
GEOCON INC.

CONTACT: TROY REIST, CEG
6980 FLANDERS DRIVE
SAN DIEGO, CA 92121
PHONE: (658) 588-8900
REIST@GEOCONINC.COM

LANDSCAPE ARCHITECT:
LENITY ARCHITECTURE
CONTACT: BRIAN LIND, LANDSCAPE ARCHITECT
3150 KETTLE COURT SE
SALEM, OR 97301

PHONE: (503) 398-1080
BRIANL@LENITYARCHITECTURE.COM

SURVEYOR:
KIMLEY HORN

CONTACT: MICHAEL J. KRAFTON
401 B STREET, SUITE 800
SAN DIEGO, CA 92101
PHONE: (619) 234-9411

ACOUSTICAL STUDY:
EILAR & ASSOCIATES, INC
CONTACT: AMY HOOL, INCE -
PRINCIPAL ACOUSTICAL CONSULTANT
210 S JUNIPER STREET, SUITE 100
ESCONDIDO, CA 92025

PHONE: (760) 768-9570
AHOO@EILARASSOCIATES.COM

ENVIRONMENTAL STUDY (GREENHOUSE GAS):
STANTEC

CONTACT: ELENA NUNO
3475 WEST SHAW AVENUE, SUITE 104
FRESNO CA, 93711
PHONE: (559) 355-0580
ELENA.NUNO@STANTEC.COM

DRAWING INDEX:

- A-1 COVER
- A-2 SITE PLAN
- A-3 SITE DETAILS
- A-4 LANDSCAPE PLAN
- A-4-1 UTILITY / LANDSCAPE PLAN
- A-5 SITE LIGHTING PLAN
- A-6 COLOR SITE PLAN
- A-7 FIRST FLOOR PLAN
- A-8 SECOND FLOOR PLAN
- A-9 THIRD FLOOR PLAN
- A-10 EXTERIOR ELEVATIONS
- A-11 COLOR EXTERIOR ELEVATIONS
- A-12 SCOPED DRAWINGS
- A-13 SITE / BUILDING SECTIONS
- C1.0 CONCEPTUAL GRADING PLAN
- C2.0 CONCEPTUAL UTILITY PLAN

BUILDING AREA: 43,794 SQ. FT.
FIRST FLOOR: 40,288 SQ. FT.
SECOND FLOOR: 3,506 SQ. FT.
THIRD FLOOR: 124,354 SQ. FT.

UNIT COUNT: TOTAL 113 / TOTAL BEDS 129
ASSISTED LIVING SUITES: 42 (40 SF AVERAGE)
STUDIO SUITES: 51 (75 SF AVERAGE)
TWO BEDROOM SUITES: 20 (100 SF AVERAGE)

MEMORY CARE SUITES: 22 (88 SF AVERAGE)
PRIVATE W/IN SHARED: 5 (50 SF AVERAGE)
BATH SUITES: 22 (88 SF AVERAGE)

AREA CALCULATIONS: 46,641 SQ. FT. 39.2%
PATIOES / WALKS: 12,583 SQ. FT. 8.6%
DRIVES / PARKING: 39,244 SQ. FT. 27.1%
OPEN SPACE: 46,899 SQ. FT. 32.3%

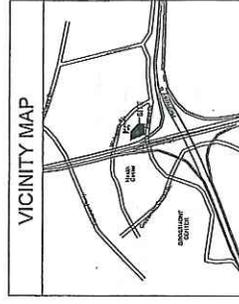
PARKING: 4 SPACES
ACCESSIBLE SPACES: 4 SPACES
ADDITIONAL PARKING SPACES: 45 SPACES
GREEN SPACES: 45 SPACES
TOTAL SPACES: 89 SPACES

REQUIRED PARKING: 1 SPACE / 5 RESIDENTS = 21 SPACES (FOR MAX. 105 RESIDENTS)
1 SPACE / 5 OFFICES = 2 SPACES
1 SPACE / 5 OFFICES = 2 SPACES
15 PARK SPACES
38 REQUIRED SPACES

SITE DATA:
ADDRESS: 8165 MARYWAY DRIVE
LA MESA, CA 91942

APR: 490-500-25
ZONE: SUBURBAN RESIDENTIAL / GROSSMONT
USE: RESIDENTIAL CARE FACILITY FOR THE ELDERLY
MAX BUILDING COVERAGE: 40% MAX. 22.3% PROVIDED
BUILDING HEIGHT: TOP PLATE 32' 0" FROM AVERAGE GRADE

PROJECT AREA: 3.3389 AC (APPROX. 145,400 SQ. FT.)
TOTAL AREA:



COVER
DATE: 04/25/2016
SCALE: NO SCALE

A-1



EXHIBIT A



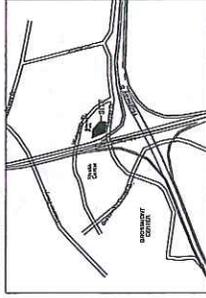
Westmont of La Mesa

La Mesa, California

lenity
architecture
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1050 F 503 399 0565 W lenityarchitecture.com

La Mesa Vicinity Map

SCALE: N.T.S.



SITE DATA:
ADDRESS: 5000 MURRAY DRIVE
LA MESA, CA 92042

APN: 33383 AC (APPROX. 145,409 SQ. FT.)
ZONE: SUBURBAN RESIDENTIAL GROSSMONT
SPECIFIC PLAN OVERLAY ZONE (R1S-SO)
USE: RESIDENTIAL CARE FACILITY OR NURSING HOME
MAX BUILDING COVERAGE: 40%
MAX BUILDING HEIGHT: 32'-0" FROM TOP PLATE, 32'-0" FROM AVERAGE GRADE

PROPOSED AREA: 3,383 AC
BUILDING AREA: 43,764 SQ. FT.
FIRST FLOOR: 40,385 SQ. FT.
SECOND FLOOR: 3,379 SQ. FT.
TOTAL: 43,764 SQ. FT.

UNIT COUNT:
ASSISTED LIVING SUITES: 42 (400 SF AVERAGE)
STUDIO SUITES: 91 (878 SF AVERAGE)
ONE BEDROOM SUITES: 91 (878 SF AVERAGE)
TWO BEDROOM SUITES: 113 (1,040 SF AVERAGE)
TOTAL SUITES: 337 TOTAL BEDS: 123

NURSERY CARE SUITES: 22 (652 SF AVERAGE)
PRIVATE W/IN SHARED: 5 (653 SF AVERAGE)
BATH SUITES: 27 TOTAL BEDS: 32

AREA CALCULATIONS:
BUILDING FOOTPRINT: 44,481 SQ. FT. 32.0%
TOTAL FLOOR AREA: 44,481 SQ. FT. 32.0%
DRIVES / PARKING: 39,384 SQ. FT. 27.1%
OPEN SPACE: 46,999 SQ. FT. 32.9%

PARKING:
ACCESSIBLE SPACES: 4 SPACES
SHARED PARKING SPACES: 15 SPACES
TOTAL SPACES: 19 SPACES

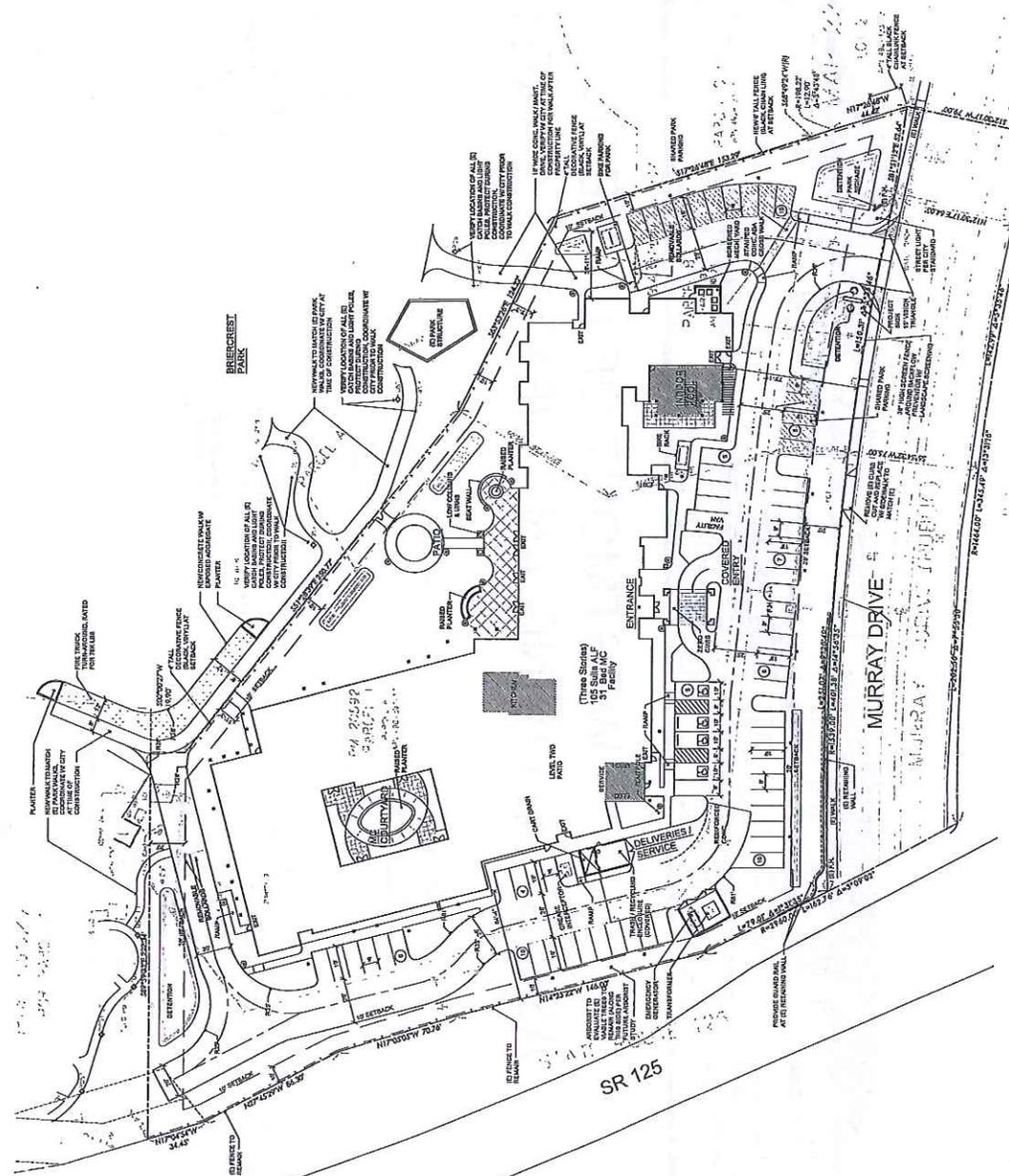
REQUIRED PARKING:
1 SPACE / 5 RESIDENTS = 31 SPACES (FOR MAX. 156 RESIDENTS)
1 SPACE / 300 SF OFFICES = 5,000 / 300 = 17 SPACES
32 REQUIRED SPACES



SITE PLAN
DATE: 04/25/2016
SCALE: 1" = 30'
0 10 30 60 90

A-2

WESTMONT LIVING
Inspired retirement living



Westmont of La Mesa

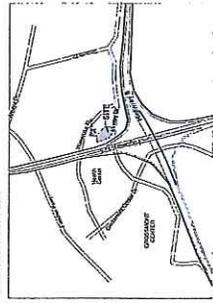
La Mesa, California

lenity
architecture

3150 Kettie Court, SE, Salem, Oregon 97302
P: 503 399 1350 F: 503 399 0355 W: lenityarchitecture.com

La Mesa Vicinity Map

SCALE: N.T.S.



SITE DATA:
 ADDRESS: 5000 MURRAY DRIVE
 LA MESA, CA 92043
 APN: 400-302-25
 ZONE: SUBURBAN RESIDENTIAL / GROSSMONT
 SPECIFIC PLAN OVERLAY ZONE (RIS-O)
 USE: RESIDENTIAL
 MAX BUILDING COVERAGE: 40% MAX. 32.0% PROVIDED
 BUILDING HEIGHT: 32'-0" FROM TOP PLATE 32'-0" FROM AVERAGE GRADE
 PROJECT AREA: 3.3333 AC (APPROX. 145,400 SQ. FT.)
 BUILDING AREA: 43,794 SQ. FT.
 FIRST FLOOR: 10,252 SQ. FT.
 THIRD FLOOR: 40,235 SQ. FT.
 TOTAL: 124,354 SQ. FT.

UNIT COUNT:
 ASSISTED LIVING SUITES: 42 (400 SF AVERAGE)
 ONE BDRM SUITES: 10 (875 SF AVERAGE)
 TWO BDRM SUITES: 10 (975 SF AVERAGE)
 TOTAL SUITES: 113 / TOTAL BEDS: 123
 MEMORY CARE SUITES: 22 (392 SF AVERAGE)
 PRIVATE SUITES: 22 (593 SF AVERAGE)
 PRIVATE W/IN SHARED BATH SUITES: 5 (593 SF AVERAGE)
 TOTAL SUITES: 27 / TOTAL BEDS: 32

AREAS, CIRCULATIONS:
 BUILDING FOOTPRINT: 48,481 SQ. FT. 32.9%
 PATIOS / WALKS: 12,598 SQ. FT. 8.0%
 DRIVES / PARKING: 38,384 SQ. FT. 27.1%
 OPEN SPACE: 48,089 SQ. FT. 32.5%

PARKING:
 ACCESSIBLE SPACES: 4 SPACES
 PARKING SPACES: 48 SPACES
 TOTAL SPACES: 48 SPACES

REQUIRED PARKING:
 1 SPACE / 5 RESIDENTS = 31 SPACES (FOR MAX. 156 RESIDENTS)
 1 SPACE / 10 OFFICES = 3,000/300 = 10 SPACES
 15 PARK SPACES
 58 REQUIRED SPACES

SITE PLAN

DATE: 04/25/2016
 SCALE: 1" = 30'



A-6

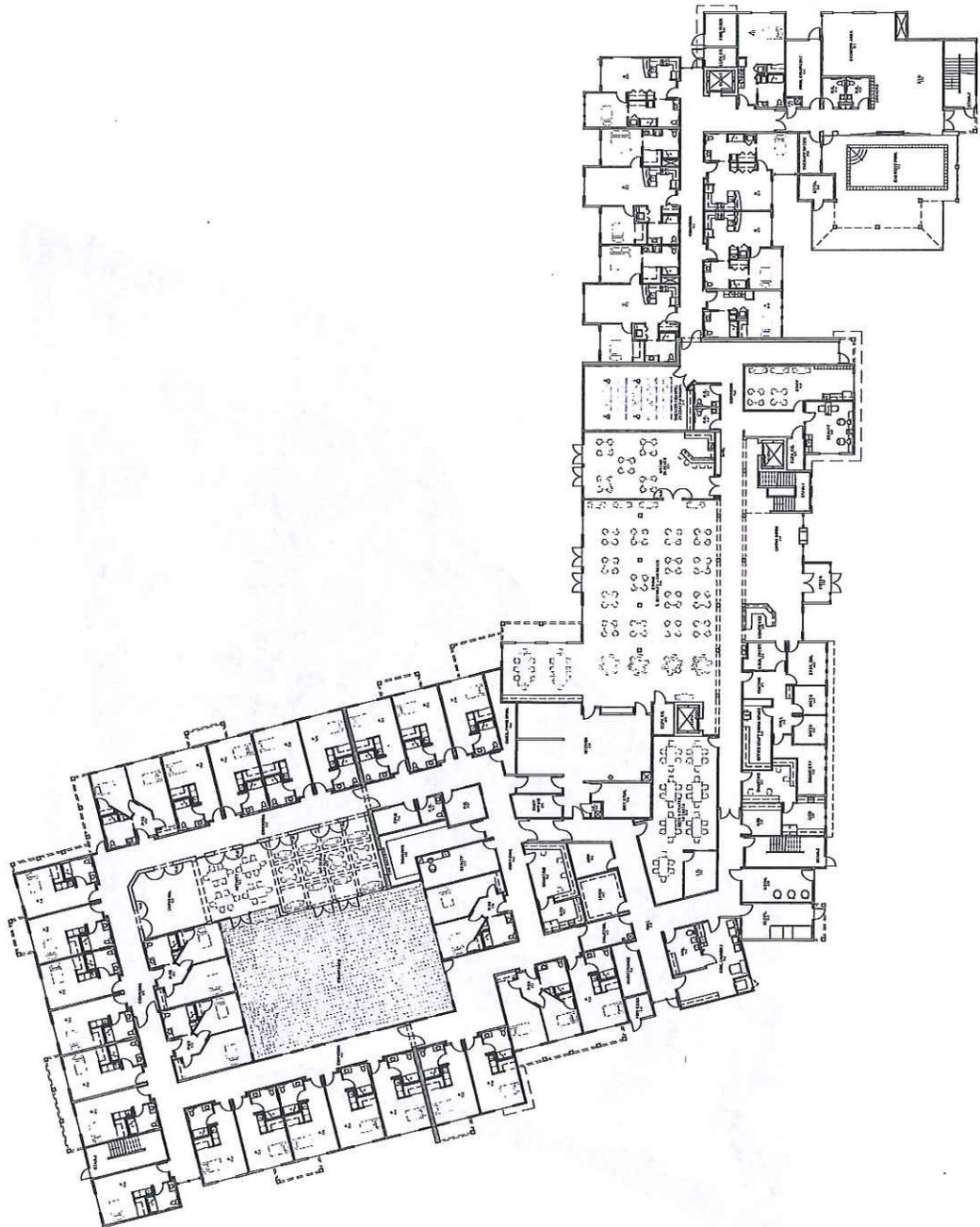


Westmont of La Mesa

La Mesa, California



3350 Little Court SE, Salem, Oregon 97301
 • 503.399.1050 • P. 503.357.6545 • www.lenityarchitecture.com



1ST FLOOR

DATE: 04/25/2016
SCALE: 1/16" = 1'-0"



Westmont of La Mesa

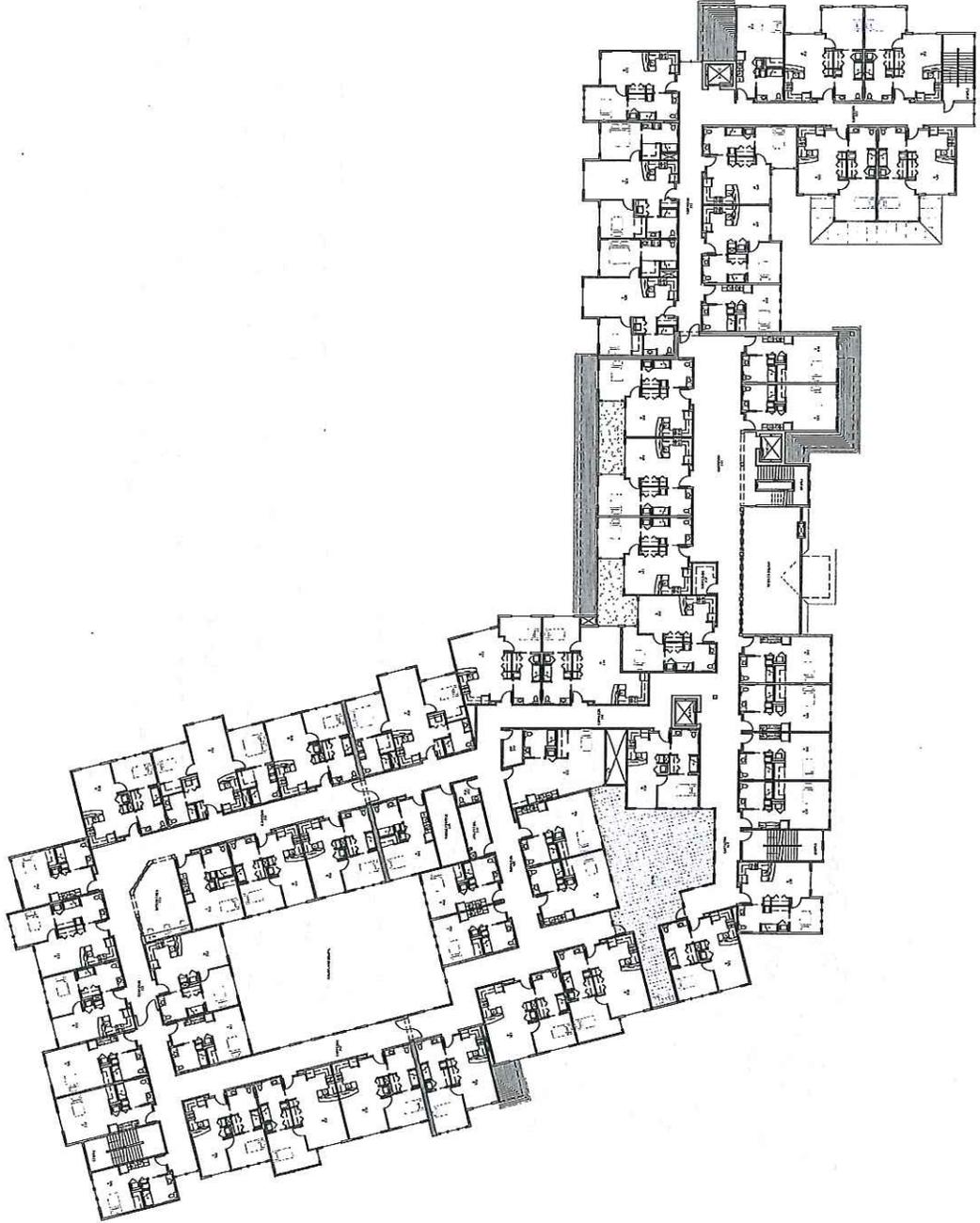
La Mesa, California

lenity
architecture

3150 Kettle Court SE, Salem, Oregon 97301
#503.299.0050 #503.299.0565 www.lenityarchitecture.com

A-7

WESTMONT LIVING
inspired retirement living



2ND FLOOR

DATE: 04/25/2016
SCALE: 1/16" = 1'-0"



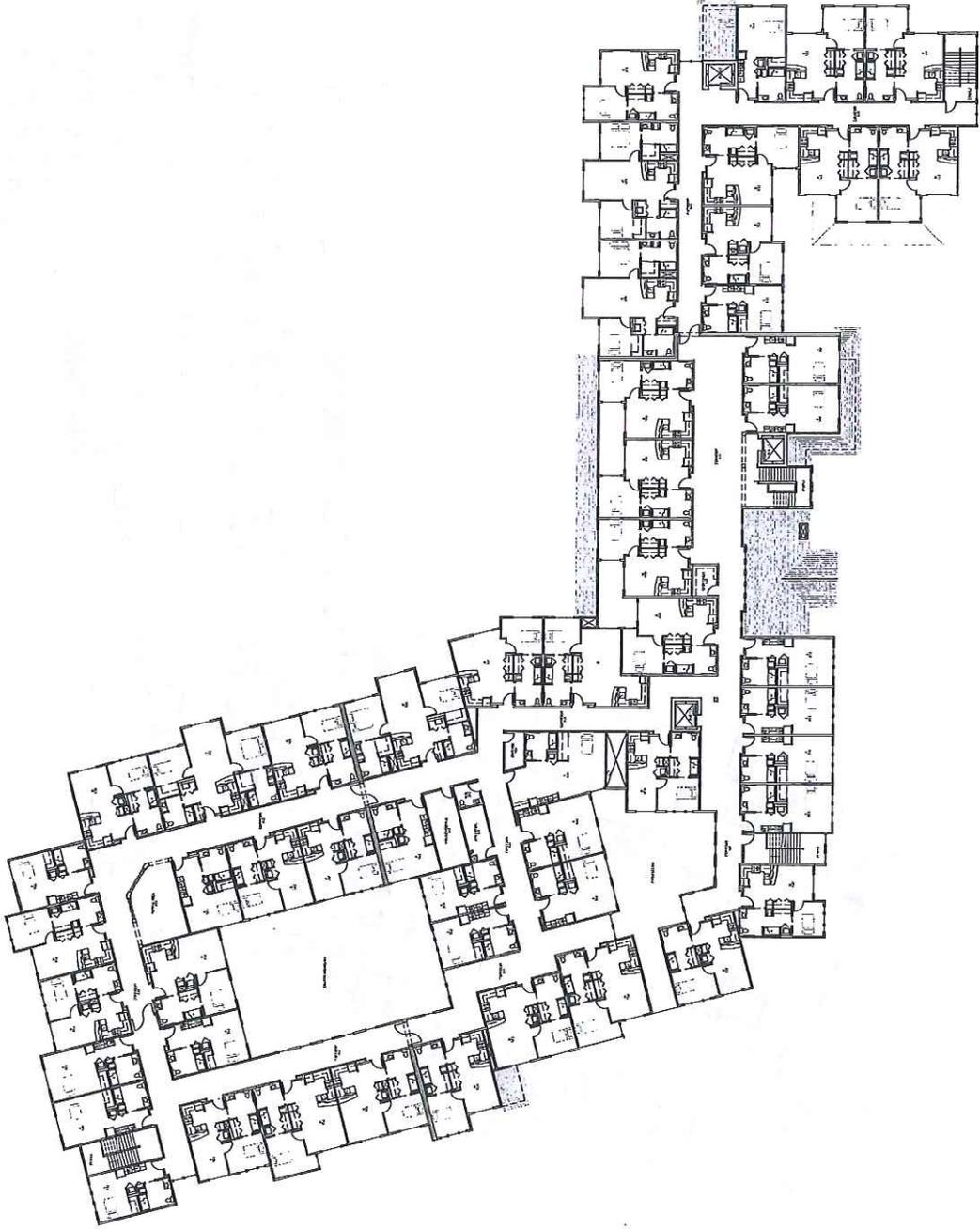
Westmont of La Mesa
La Mesa, California

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architecture

1100 S. River Street, Oregon 97001
P 503 399 1000 F 503 399 0500 W lenityarchitecture.com

A-8





3RD FLOOR

DATE: 04/25/2016
SCALE: 1/16" = 1'-0"



A-9

Westmont of La Mesa

La Mesa, California

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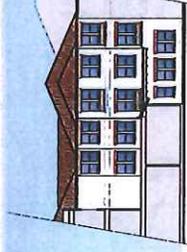
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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Westmont of La Mesa

La Mesa, California



View at Southwest Corner



View at Driveway Entry



View at Building Entry



View from Murry Drive

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Westmont of La Mesa

La Mesa, California

A-12

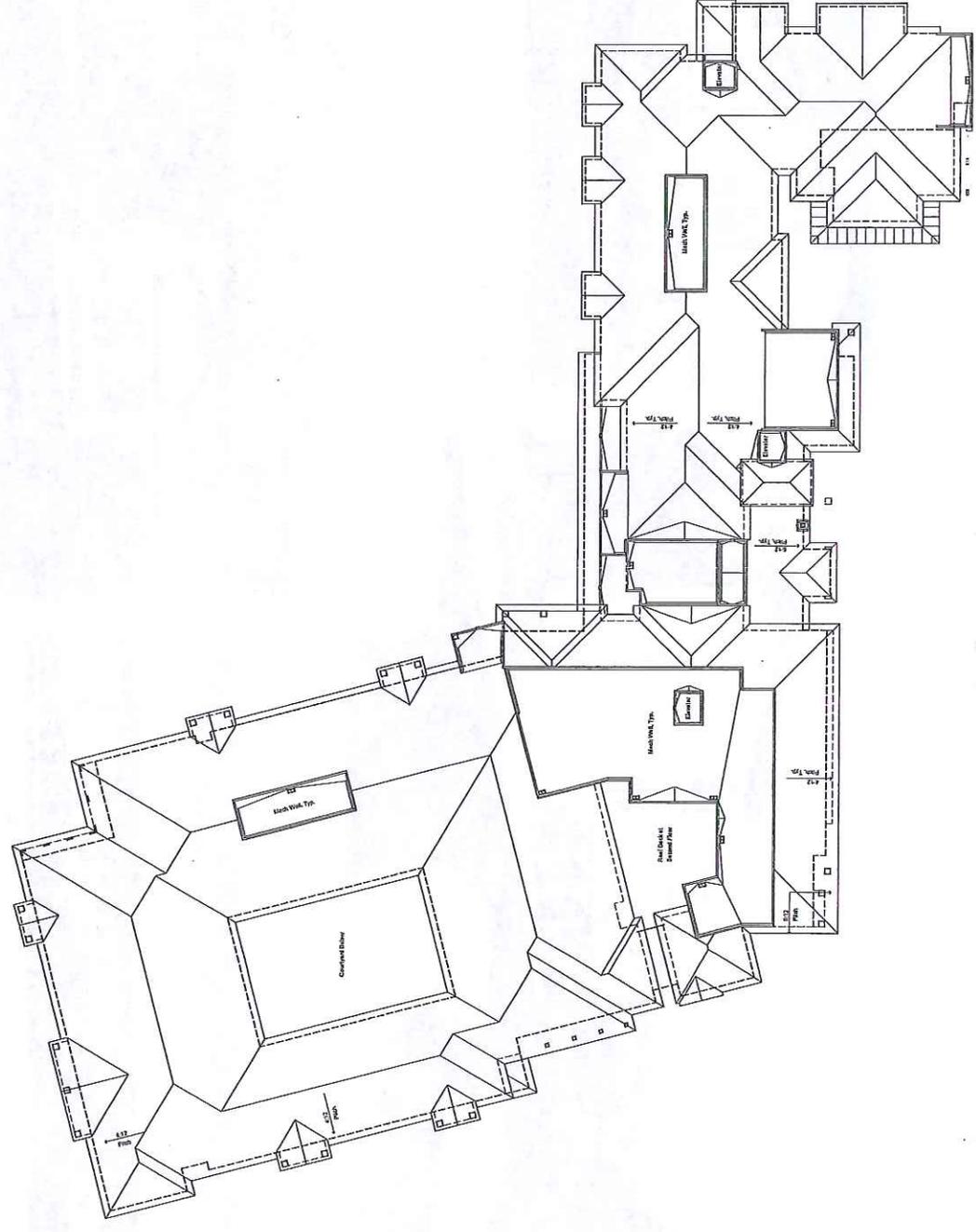
RECEIVED
MAY 23 2016
CITY OF LA MESA
COMMUNITY DEV. DEPT.

ROOF PLAN
DATE: 05/19/2016
SCALE: 1/16" = 1'-0"



WESTMONT LIVING
Inspired retirement living

A-13

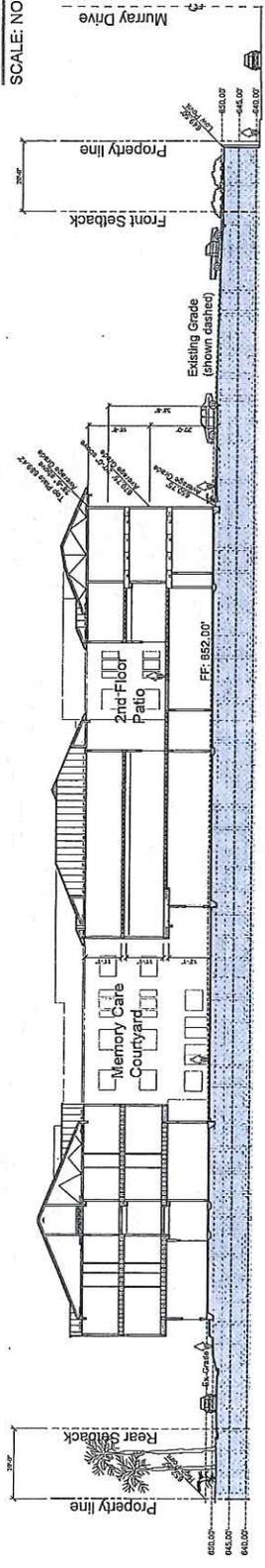


Westmont of La Mesa

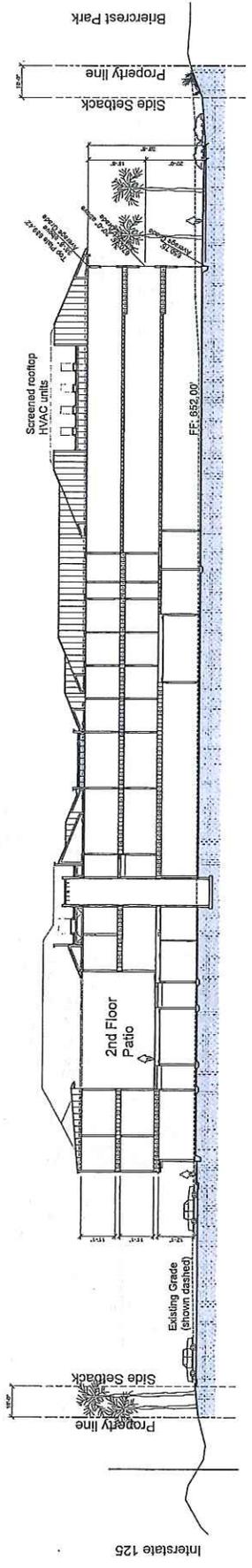
La Mesa, California

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architecture
3750 Katie Court SE, Salem, Oregon 97301
#503 399 1830 #503 399 0565 www.lenityarchitecture.com

RECEIVED
 MAY 23 2016
 CITY OF LA MESA
 COMMUNITY DEV. DEPT.



Section B-B



Section A-A

SITE / BUILDING SECTIONS
 DATE: 05/19/2016
 SCALE: 1/16" = 1'-0"



A-14

Westmont of La Mesa

La Mesa, California

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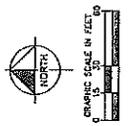
310 Lenity Avenue, Chagrin Falls, OH 44024
 P 503.339.1290 F 503.349.6262 W lenityarchitecture.com

Interstate 125

DATE	04/25/2016
SCALE	AS SHOWN
DRAWN BY	DBM
CHECKED BY	JES

Kimley-Horn
401 B STREET, SUITE 500 SAN DIEGO, CA 92101
PH: 619-231-9411
WWW.KIMLEY-HORN.COM

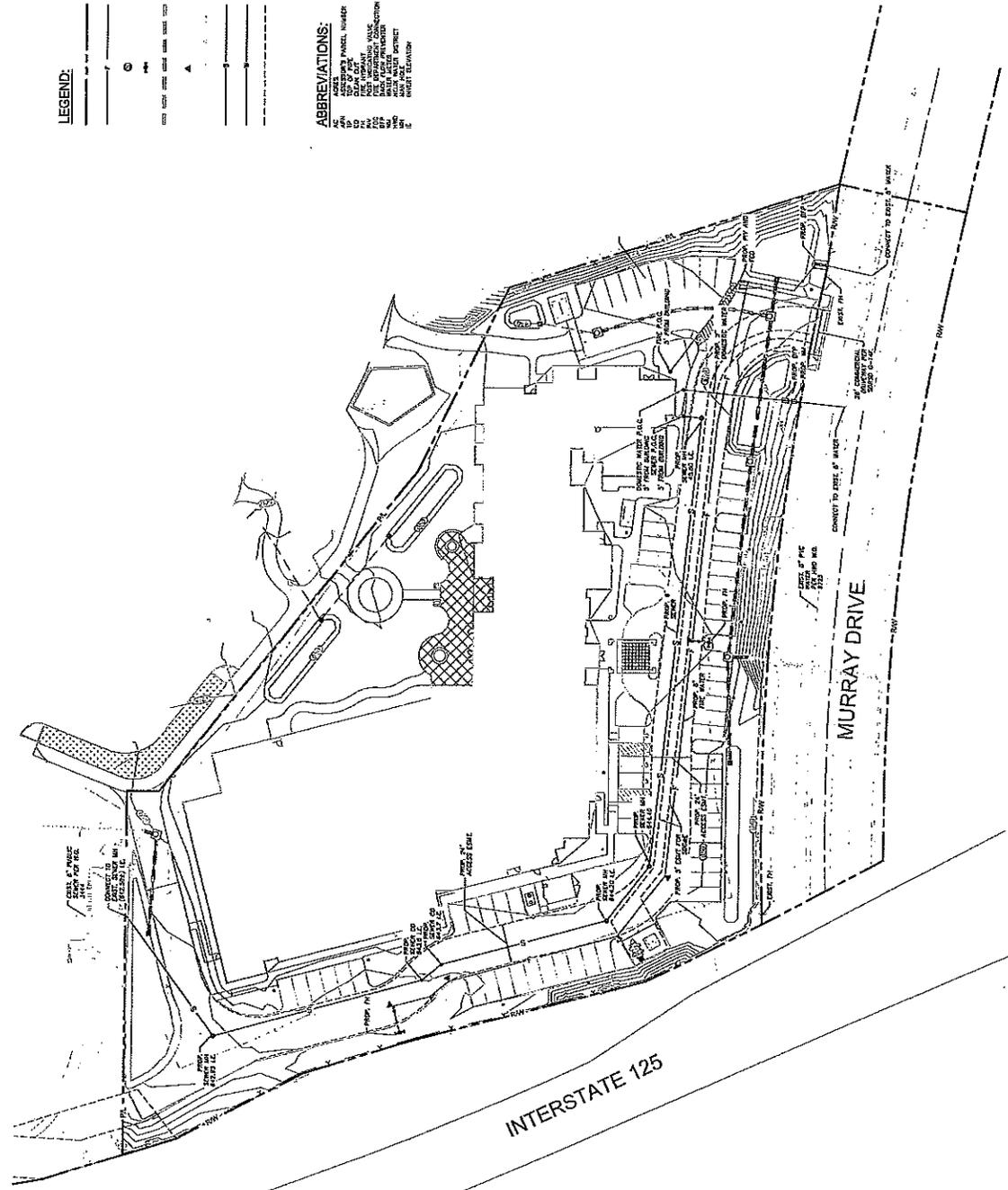
NO.	REVISIONS	DATE	BY



- LEGEND:**
- PROPERTY BOUNDARY/RIGHT-OF-WAY LINE
 - PROPOSED 6" FIRE MAIN
 - PROPOSED 30" JUMP MAINLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STEAM DRAIN
 - PROPOSED TRUNK BLOCK
 - EXISTING WATER MAIN
 - PROPOSED WATER
 - PROPOSED WATER
 - PROPOSED GASMAIN

ABBREVIATIONS:

ACN ACCESSORY CONSTRUCTION
ADN ADDITIONAL DEVELOPMENT
AFCN ACCESSORY CONSTRUCTION



Kimley-Horn and Associates, Inc. is a registered professional engineering firm in the State of California. The project shown on this drawing was prepared by Kimley-Horn and Associates, Inc. under the supervision and direction of a registered professional engineer. The project shown on this drawing was prepared by Kimley-Horn and Associates, Inc. under the supervision and direction of a registered professional engineer. The project shown on this drawing was prepared by Kimley-Horn and Associates, Inc. under the supervision and direction of a registered professional engineer.



MINUTES LA MESA PLANNING COMMISSION

Wednesday, June 15, 2016

The La Mesa Planning Commission held a meeting on Wednesday, June 15, 2016, in the La Mesa City Council Chambers located at 8130 Allison Avenue, La Mesa, California.

The Agenda for this meeting was posted on June 10, 2016, at 3:30 p.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

Planning Commission members present were Chairman Alvey, Vice Chair Hottel, Commissioners Levy, Hawkins, Hurd Glenn, Newland, and Keene.

Staff members present were Director of Community Development Carol Dick, Senior Planner Chris Jacobs, Associate Planner Howard Lee and Assistant City Attorney Gregory Lusitana.

Item 1. The meeting was called to order at 7:00 pm.

Item 2. Commissioner Newland gave the Invocation and led the Pledge of Allegiance.

Item 3. Deletions from Agenda/Urgent Additions to the Agenda/Additions to the Next Agenda

None.

Item 4. Public Discussion and Audience Participation.

None.

Item 5. Procedural Rules of Conduct for Hearings.

Commissioner Keene read the procedures for public hearings.

Item 6. HEARINGS

6a. **Special Permit SP 16-05 (Boulevard Noodles)** – A request for a Special Permit to allow outdoor seating for a new restaurant at 8325 La Mesa Boulevard in the CD-D (Downtown Commercial / Urban Design Overlay) zone. The project is Categorically Exempt from review under the California Environmental Quality Act Section 15303, Class 3.

Mr. Lee presented the staff report.

The public hearing was opened.

Those in favor:

- o Aaron Dean – Applicant
- o Steve Waldron – Project Architect
- o Gy Kirk – Director of Operations for the project

Those in opposition:

- o None

The public hearing was closed.

The Commissioners discussed the project.

ACTION: Commissioner Newland made a motion to approve Special Permit SP 16-05 to allow outdoor seating for a new restaurant at 8325 La Mesa Boulevard, built in 1926, in the CD-D (Downtown Commercial / Urban Design Overlay) zone and adopt the draft resolution with the acknowledgement that the proposed improvements are also consistent with a Class 31 CEQA exception in addition to a Class 3 exception. The motion was seconded by Commissioner Hurd Glenn. Motion carried 7 in favor and 0 opposed.

Ms. Dick read the appeal procedures into the record.

Item 7. BUSINESS

7a. Approval of the minutes from the June 1, 2016 Planning Commission meeting.

ACTION: Commissioner Keene made a motion to approve the minutes with two (2) corrections: Commissioner Keene gave the invocation and Commissioner Hawkins read the procedural rules. The motion was seconded by Commissioner Hottel. Motion carried 5 in favor and 2 abstentions by Hurd Glenn and Levy.

7b. Assignment of next invocation: Commissioner Hottel will give the invocation, and Commissioner Hurd Glenn will read the procedural rules at the July 6th meeting.

Item 8. INFORMATIONAL ITEMS

Ms. Dick shared with the Commissioners that she provided a Climate Action Plan status update at the June 14th City Council meeting. Additional CAP status update presentations will be made in July, August, and September to the Environmental Sustainability Commission. Ms. Dick confirmed that there will be a Planning Commission meeting on July 6th.

There being no further business before the Commission, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,
Cheryl Davis
Administrative Coordinator