

Notice of Exemption

To be filed after project approval

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A33

Project Title: Project 2021-40 (Palm Street Ventures LLC)

Project Location - Specific: 4757 Palm Avenue, La Mesa, CA 91942

Project Location - City: La Mesa **Project Location - County:** San Diego

Description of Nature, Purpose and Beneficiaries of Project: Project proponent and beneficiary Palm Street Ventures LLC proposes to construct a 64-unit, five-story, mixed-use development with 2,377 square-feet of ground floor commercial space and 29 covered parking spaces on a vacant, 0.5-acre site. Planned landscape and hardscape improvements include rehabilitating a small pocket park in the adjacent right-of-way, installing new street trees, and providing outdoor common areas including an entry plaza for outdoor seating and sidewalk dining. The project provides eight (8) deed-restricted very-low income affordable units.

The project site is located at the southeast corner of Palm Avenue and Allison Avenue in the central commercial area of the Downtown Village in the City of La Mesa. Surrounding uses include a municipal parking lot to the east, a church and professional offices to the north, and village commercial uses to the south. The La Mesa Boulevard trolley station located one block to the west provides light rail service. The site is zoned CD-D (Downtown Commercial/Urban Design Overlay) and has a Planned Land Use classification of Downtown Commercial. The Planning Commission approved the site development plan for the project, including a parking modification, at a noticed public meeting on September 21, 2022, and the La Mesa City Council ratified the Design Review Board's approval of the project at a noticed public meeting on January 10, 2023. Assessor's Parcel Number: 494-410-24-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Palm Street Ventures LLC, c/o Brian Garmo (619-220-7444) 8127 La Mesa Boulevard #C, La Mesa, CA 91942

Exempt Status: (check one):

Ministerial [Sec. 21080(b)(1); 15268]

Declared Emergency [Sec. 21080(b)(3); 15269(a)]

Emergency Project [Sec. 21080(b)(4); 15269 (b)(c)]

Categorical Exemption. Type and section number: Class 32, CEQA Section 15332, In-Fill Development Projects

Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for the Section 15332 infill development exemption: (a) the project is consistent with the applicable general plan designation and policies and with applicable zoning designation and regulations; (b) the project occurs within city limits on a project site of no more than five acres surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Allyson Kinnard, Associate Planner Area Code/Telephone/Extension: 619-667-1196

If filed by applicant: 1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 1-13-2023 Title: Associate Planner

Signed by Lead Agency

Date received for filing at OPR: N/A

Signed by Applicant