

Notice of Exemption

To be filed after project approval

To: Office of Planning and Research
P.O Box 3044, Room 113
Sacramento, CA 95812-3044

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 No. 2023-2714 (HOPE Inc. Adult Day Center)

Project Applicant: HOPE, Inc.

Project Location - Specific: 7811 La Mesa Boulevard, 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 HOPE, Inc. proposes to operate a non-behavioral adult day center within a portion of an existing professional office building. The proposed lease area includes a 1,219-square-foot ground floor suite for the center's operations and a 760-square-foot upstairs suite for staff offices. The project includes interior tenant improvements with a change of building occupancy and accessible path-of-travel improvements around the perimeter of the building and in the parking area.

The 0.42-acre project site is located at the southeast corner of La Mesa Boulevard and Lee Avenue, south of the intersection of El Cajon Boulevard. The commercial center on the site was developed in the 1980s with one- and two-story professional office buildings, surface parking, and landscaping. Existing businesses in the center include a dentist office and beauty salon. Surrounding uses include retail to the west, commercial services and a church to the north, multi-family residential to the east, and single-family residential to the south. Adjacent street frontages are improved with sidewalk, curb, and gutter, and the project site is served by MTS Bus Route 1. Zoning is RB-D-MU (Residential Business/Urban Design Overlay/Mixed Use Overlay) and the Planned Land Use is Mixed Use Urban. A conditional use permit for the project was approved by Planning Commission Resolution No. 2024-09 on November 6, 2024, following a noticed public hearing. Assessor's Parcel Number: 470-173-01-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): HOPE, Inc., c/o Arturo Camacho Jr. (619-933-3077)
3225 Olive Street, Lemon Grove, CA 91945

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 3, CEQA Section 15303, New Construction or Conversion of Small Structures

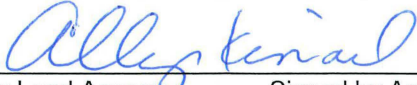
Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for a Class 3 categorical exemption under Section 15303. Class 3 exemptions apply to the conversion of small structures from one use to another where only minor modifications are made to the exterior of the structure. The project does not involve the use of hazardous substances, the project's building area does not exceed 2,500 square feet, and no exterior alterations are proposed to the building. 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: 11-18-2024 Title: Associate Planner
 Signed by Lead Agency Signed by Applicant Date received for filing at OPR: 11/18/2024