

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 2026-0363 Comanche Place Variance

Project Applicant: Comanche Place LLC

Project Location - Specific: 5087 Comanche Drive, 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 Comanche Place LLC proposes to construct a two-story, 2,555-square-foot duplex residence on a vacant site addressed as 5087 Comanche Drive in the City of La Mesa. Proposed accessory uses include garages and two detached accessory dwelling units. Proposed site improvements include site grading and installation of retaining walls, landscaping, and hardscape.

The 7,174-square-foot project site is located on the south side of Comanche Drive, north of Saranac Avenue. The lot slopes steeply uphill from the street and is unimproved except for a public sewer main within an easement extending through a portion of the property, and sidewalk, curb, gutter, and a low retaining wall along the street frontage. Surrounding uses include MTS railway right-of-way and a car dealership to the north, multi-family residential to the west, single-family residential to the south, and a duplex to the east. Zoning is R2 (Medium Low Density Residential) and the General Plan Planned Land Use is Mixed Density Residential. A Variance to reduce a side setback from 10 feet to 5 feet was approved by the City of La Mesa Planning Commission (Resolution No. PC-2026-04) on June 3, 2026. Assessor's Parcel Number: 470-011-44-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Comanche Place LLC, c/o DJR Companies, Michael Bohn (619-729-2194), 2014 Hornblend Street Suite 1, San Diego, CA 92109

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, 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 for New Construction or Conversion of Small Structures. This exemption allows for construction and location of limited numbers of new, small facilities or structures, including a duplex. None of the exceptions listed in 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: 6.23.2026 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date received for filing at OPR: 6/24/26