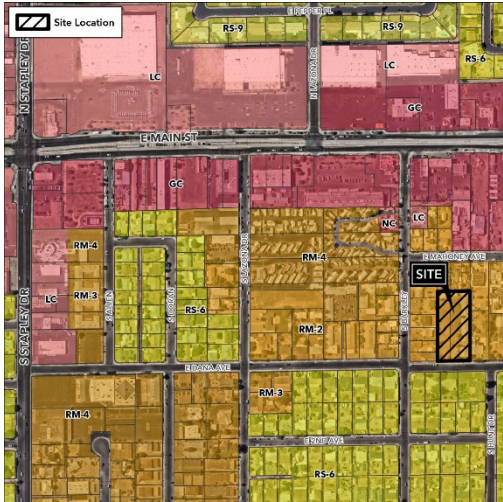




Board of Adjustment Report

Date	August 5, 2026		
Case No.	BOA26-00502		
Project Name	La Jolla Villas		
Request	Substantial Conformance Improvement Permit for the expansion of an existing Multiple Residence development		
Project Location	Located at 1500 East Dana Avenue		
Parcel No(s)	138-11-036, 138-11-038		
Project Area	1.1± acres		
Council District	District 4		
Existing Zoning	Multiple Residence 2 (RM-2)		
General Plan Designation	Mixed Residential		
Applicant	Marlene Imirzian & Associates		
Owner	La Jolla Villas LLC		
Staff Planner	Josh Grandleinard, Senior Planner		

Recommendation

Staff finds that the requested Substantial Conformance Improvement Permit (SCIP) meets the required findings outlined in the City of Mesa Zoning Ordinance (MZO) Section 11-73-3.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a SCIP to allow for existing non-conformities of the site to remain in place for the existing multiple residence building.

- Building Setback, Eastern Property line
 - Required: 20 feet
 - Proposed: 7 feet
- Building Setback, Northern Property line
 - Required: 15 feet
 - Proposed: 0 Feet
- Landscape Setbacks, Eastern and Northern Property Lines,
 - Required: 20 feet
 - Proposed: 0 Feet
- Required Perimeter Landscaping, Eastern and Northern Property Lines
 - Required: 1 Tree and 6 Shrubs per Linear Feet of Frontage
 - Proposed: None

Concurrent Applications:

- **Development Plan Review:** The proposed project qualifies for Administrative Development Plan Review and is being reviewed concurrently with this application.

Site Context

General Plan:

- The Placetype for the project site is Mixed Residential and the Growth Strategy is Evolve.
- Multiple residence is a principal land use.

Zoning:

- The project site is zoned Multiple Residence 2 (RM-2).
- A Multiple Residence is a permitted use within the RM-2 District.

Surrounding Zoning & Use Activity:

The proposed Multiple Residence expansion is compatible with surrounding land uses, which primarily include Residential uses.

Northwest RM-2 Residential	North RM-2 Residential	Northeast RM-2 Residential
West RM-2	Subject Property RM-2	East RM-2

Residential	Residential	Residential
Southwest (Across E. Dana Ave.) RS-6 Residential	South (Across E. Dana Ave.) RS-6 Residential	Southeast (Across E. Dana Ave.) RS-6 Residential

Site History:

- **December 12, 1948:** City Council annexed 2,419± acres, including the project site, into the City of Mesa (Ordinance No. 228).
- Maricopa County Historical Aerial photos indicate that the site was developed in the 1960's.
- **April 6, 2022:** The Board of Adjustment approved a Substantial Conformance Improvement Permit to allow for the expansion of the existing Multiple Residence Use, which has now expired (Case No. BOA22-00006).

Project/Request Details

Site Plan:

- **Building Design:** The proposed additional Multiple Residence building is a new single-story 7,075 square foot structure located on the western portion of the existing site.
- **Access:** The site is bisected by an entrance drive, which will connect the existing La Jolla Villas located on the eastern portion of the project site, with the new addition to the west.
- **Parking:** Per Table 11-32-3.A of the MZO, 20 parking spaces are required. The existing parking lot is currently unpaved and unmarked and provides approximately five parking spaces. As part of this proposal, the parking lot will be re-paved, striped and landscape islands installed. These modifications will result in 15 additional paved parking spaces, for a total of 20 parking spaces provided on site.
- **Landscaping:** The site will provide additional landscaping on the eastern side of the site as well as bringing the streetside landscaping into conformance with the MZO standards.

Substantial Conformance Improvement Permit:

A Substantial Conformance Improvement Permit (SCIP) allows for the redevelopment of non-conforming sites without requiring full compliance with all current standards. Instead, it enables the applicant to incrementally address non-conforming conditions in proportion to the scope of improvements being proposed.

Non-conforming Conditions:

- **Setbacks:** Per Table 11-5-5 of the MZO, a 20-foot interior side and rear setback are required for single story multiple residence projects in the RM-2 district with three or more units on the lot. The existing site currently includes a single-story multiple residence that is located 7 feet away from the eastern property line and 0 feet away from the northern property line.

- **Landscape Setbacks:** Per Table 11-5-5 of the MZO, multiple residence developments within the RM-2 zone with three or more units on a lot require a 20-foot setback for the side and rear setbacks. The existing site does not have an existing landscape setback along the north property line and a landscape setback of 7 feet on the east property line.
- **Perimeter Landscaping:** Per Table 11-33-3.A.3 of the MZO, properties with Rights of Way adjacent to Collector Streets are required to provide 1 Tree and 6 Shrubs per 25 Linear feet of Street Frontage. The Existing portion of the site does not currently have a landscape yard to the northern or eastern property lines, however the required trees have been located elsewhere on the site.

Proposed Improvements:

- Installation of a drive aisle and fire access lane.
- Removal of an existing accessory structure, which will be replaced with a solid waste enclosure that is in conformance with all city requirements.
- Providing private open space for all units, including existing units.
- Installation of a paved surface for parking. The reconfiguration of the parking lot will include 20 striped parking stalls and landscape islands in conformance with all requirements of the MZO.
- Improvements to the existing pedestrian connections within the site, including providing required planting and shading adjacent to the walkways, and providing access to Dana Avenue to meet ADA requirements.
- Providing bicycle parking spaces for residents.
- Removal of the existing chain-link fence that encroaches on multiple neighboring properties. This fence will be replaced with a 72" solid screen wall to be located entirely on the subject property.

Approval Criteria - Section 11-73-3:

The proposed project is in conformance with the requirements for approval of a SCIP outlined in Section 11-73-3 of the MZO and does not create any new non-conforming conditions, specifically:

- **The entire development site will be brought into substantial conformance. Substantial conformance under Section 11-73-3 of the MZO means physical improvements to the existing development site which constitute the greatest degree of compliance with the Ordinance that can be attained without causing or creating any of the following conditions:**
 1. **The demolition or reconstruction of existing buildings or other significant structures (except signs); or**
 2. **The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.**
 3. **The creation of new non-conforming conditions.**

The proposed site improvements proposed are the maximum improvements that can be made without requiring demolition of the building or other site features, discontinuation of use, or the creation of additional non-conforming conditions.

- **The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.**

The improvements authorized by the SCIP will create a development that is compatible with and not detrimental to adjacent properties or the surrounding neighborhood. The

enhancements will result in a more attractive frontage, improving the site's overall aesthetic and functional integration with the area.

Required Notification

The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing.

Staff has not received any comments or questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the SCIP, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Development Plan Review Case No. ZON26-00313.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – Power Point Presentation

Exhibit 7 – BOA24-00006 Staff Report