

Minutes of a Regular Meeting of the La Mesa City Council
Tuesday, February 26, 2019 at 6:00 p.m.
City Council Chambers, 8130 Allison Avenue, La Mesa, California

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting.

The Agenda Items were considered in the order presented.

Mayor Arapostathis called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Mayor Arapostathis; Vice Mayor Parent; Councilmembers Alessio, Baber, and Weber.

ABSENT: None.

STAFF: City Manager Garrett; City Attorney Sabine; City Clerk Wiegelman; Assistant City Manager Humora.

INVOCATION – COUNCILMEMBER BABER

PLEDGE OF ALLEGIANCE

CITY MANAGER COMMENTS

There were no comments.

COMMUNITY BULLETIN REPORTS

The Mayor, Council and staff made announcements and reported on various events taking place in the City. No action was taken.

PRESENTATIONS

RECOGNIZING THE 50TH ANNIVERSARY OF THE FRIENDS OF THE LA MESA LIBRARY

Mayor Arapostathis presented a commendation to John Schmitz, President of the Friends of the La Mesa Library.

John Schmitz, President of the Friends of the La Mesa Library, invited residents to attend the Friends of the La Mesa Library's 50th anniversary celebration on

March 9, 2019 from 11:00 a.m. – 2:00 p.m. at the La Mesa Community Library. Mr. Schmitz also announced that a fundraiser for the Friends of the La Mesa Library would be held on March 5, 2019 from 5:00 p.m. – 9:00 p.m. at Fourpenny House. Mr. Schmitz introduced the new manager of the La Mesa Community Library, Chelsie Harris.

POLICE CHIEF’S QUARTERLY OPERATIONS REPORT

Police Captain Nicholass introduced new Police Department staff members. Captain Nicholass presented the crime statistics for quarter ending December 31, 2018, explained the statistics in the various crime categories, and highlighted recently solved cases. Captain Nicholass also spoke regarding the number of calls for service received this year, the Department’s proactive operations and strategic enforcement, and the Department’s involvement in community outreach programs.

Following Council questions and comments, no action was taken.

COMMISSION PRESENTATIONS OF BOARD AND COMMISSION WORK PLANS

Environmental Sustainability Commission Vice Chair Stephen Guiland presented the Commission’s 2019 Work Plan.

Planning Commissioner Jim Newland presented the Commission’s 2019 Work Plan.

ACTION: Motioned by Vice Mayor Parent and seconded by Mayor Arapostathis to approve the Planning Commission’s 2019 Work Plan, as amended, to add two goals: (1) to include on future agendas public informational items on land use laws; and (2) to review and potentially recommend changes to the City’s land use processes.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber

No: None

Abstained: None

Absent: None

Motion passed.

Youth Advisory Commission Chair Will Harris presented the Commission’s 2019 Work Plan.

Historic Preservation Commission Vice Chair Marcia Tolin presented the Commission’s 2019 Work Plan.

ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

There were no public comments.

CONFLICT DISCLOSURES

There were no conflict of interest disclosures.

CONSENT CALENDAR

(Items 1 through 9)

1. **APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING**

Approved.

2. **APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING HELD TUESDAY, FEBRUARY 12, 2019**

Approved.

3. **APPROVAL OF THE MINUTES FOR THE CITY COUNCIL SPECIAL MEETINGS HELD TUESDAY, JANUARY 29, 2019 AND THURSDAY, JANUARY 31, 2019**

Approved.

4. **RESOLUTION FOR FUNDING FROM THE URBAN AND COMMUNITY FORESTRY GRANT PROGRAM AS PROVIDED THROUGH CALIFORNIA CLIMATE INVESTMENTS AND PROPOSITION 68 PARKS & WATER BOND 2018**

Resolution No. 2019-011 was adopted.

5. **RATIFICATION OF DESIGN REVIEW DRB 18-09 (AMERICAN NATIONAL INVESTMENTS) – A 16-UNIT APARTMENT DEVELOPMENT AT 7565 TO 7569 UNIVERSITY AVENUE IN THE RB-D-MU (RESIDENTIAL BUSINESS / URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE**

Ratified.

6. A. **RESOLUTION AUTHORIZING A STANDARD AGREEMENT FOR SPECIALIZED PROFESSIONAL SERVICES BETWEEN THE CITY OF LA MESA AND CIVIC SOLUTIONS, INC. FOR PLANNING SERVICES RELATED TO THE PROCESSING OF THE PROPOSED ALVARADO SPECIFIC PLAN**

Resolution No. 2019-012 was adopted.

- B. **RESOLUTION AUTHORIZING A STANDARD AGREEMENT FOR SPECIALIZED PROFESSIONAL SERVICES BETWEEN THE CITY OF LA MESA AND HELIX ENVIRONMENTAL PLANNING, INC. FOR ENVIRONMENTAL PLANNING SERVICES**

RELATED TO THE PROCESSING OF THE PROPOSED ALVARADO SPECIFIC PLAN

Resolution No. 2019-013 was adopted.

7. **RESOLUTION AUTHORIZING THE APPROPRIATION OF \$35,000 FROM THE DOWNTOWN PARKING FUND TO CIP ACCOUNT 305191OT TO PAY FOR PROFESSIONAL SERVICES TO PREPARE LIGHTING UPGRADE PLANS FOR THE ALLISON AVENUE AND LEMON AVENUE MUNICIPAL PARKING LOTS**

Resolution No. 2019-014 was adopted.

8. **RESOLUTION ACCEPTING GRANT AWARD FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) 2019 GO BY BIKE MINI-GRANT PROGRAM, APPROPRIATING FUNDS AND AUTHORIZING THE DIRECTOR OF COMMUNITY SERVICES, OR DESIGNEE, TO EXECUTE ALL AGREEMENTS AND ANY AMENDMENTS THERETO WITH SANDAG GO BY BIKE MINI-GRANT PROGRAM**

Resolution No. 2019-015 was adopted.

9. **RESOLUTION WAIVING THE FORMAL BID PROCESS AND AWARDING A SOLE SOURCE PROFESSIONAL SERVICES CONTRACT TO HARRIS AND ASSOCIATES TO PROVIDE WASTEWATER UTILITY BILLING, ANNUAL ADMINISTRATION AND RELATED SERVICES**

Resolution No. 2019-016 was adopted.

ACTION: Motioned by Councilmember Baber and seconded by Vice Mayor Parent to approve Consent Calendar Items 1 through 9.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber

No: None

Abstained: None

Absent: None

Motion passed.

ORDINANCES: FIRST READING

10. A. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA ADOPTING AMENDMENTS TO TITLE 24 (ZONING) OF THE LA MESA MUNICIPAL CODE FOR THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65852.2**

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA ADOPTING AMENDMENTS TO TITLE 24 (ZONING) OF THE LA MESA MUNICIPAL CODE FOR THE DEVELOPMENT OF JUNIOR ACCESSORY DWELLING UNITS (JADUs) IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65852.22

Community Development Director Kusiak provided a PowerPoint presentation regarding the State laws for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), the draft ADU ordinance, the draft JADU ordinance, the direction from the Housing Affordability Subcommittee, and how the ADU and JADU ordinances are consistent with the City's General Plan.

A discussion ensued between Council and staff regarding providing the public with information on the updated ADU regulations and new JADU regulations, the availability of pre-approved building plans for ADUs and JADUs, and the ADU parking requirements.

Sarah Carlson, resident, spoke in support of the ADU and JADU ordinances.

Deborah, Ruane, Housing You Matters representative, spoke in support of the ADU and JADU ordinances.

Barrett Tetlow, resident, spoke in support of the ADU and JADU ordinances and recommended that the City waive fees associated with the development of ADUs and JADUs.

Aaron Amerling, resident, spoke in support of the ADU and JADU ordinances but stated the lack of an owner occupancy requirement and short-term rental regulations were two shortfalls of the ordinances.

Jared Basler, resident, spoke in support of the ADU and JADU ordinances and stated that the fees associated with the ADU and JADU development process need to be predictable.

Matthew Adams, San Diego Building Industry Association representative, spoke in support of the ADU and JADU ordinances.

Richard Hammett, resident, spoke in support of the ADU and JADU ordinances but suggested a separate business license for long term rentals and short term rentals.

Robert Calloway, Pacific Southwest Association of Realtors President, spoke in support of the ADU and JADU ordinances

Rebecca Rudd, Pacific Southwest Association of Realtors representative, spoke in support of the ADU and JADU ordinances and mentioned the importance of a clear development process.

Tracy Hollingworth, Pacific Southwest Association of Realtors representative, spoke in support of the ADU and JADU ordinances.

Eileen Schmitz, resident, submitted a written statement requesting that the Council err on the side of caution when approving the ADU and JADU ordinances.

Marcia Tolin, resident, submitted a written statement regarding her concerns with the potential development of ADUs and JADUs.

Craig Maxwell, resident, submitted a written statement in support of the ADU and JADU ordinances.

Lauren Edwards, resident, submitted a written statement regarding her concerns with the ADU and JADU ordinances.

A discussion continued among Council and staff regarding the parking requirements for ADUs and JADUs, the omission of an owner occupancy requirement and short-term rental regulations, the potential of investors and developers purchasing homes to put in ADUs and/or JADUs and renting them out, the Regional Housing Needs Assessment (RHNA) numbers, the potential of waiving permit fees, and the barriers to building ADUs or JADUs.

Mayor Arapostathis read the titles of the ordinances.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Baber to approve the introduction and first reading of the Accessory Dwelling Unit Ordinance, as amended, to remove parking requirements for Accessory Dwelling Units and direct staff to return in twelve months with an update on the production and impact of Accessory Dwelling Units and Junior Accessory Dwelling Units.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber

No: None

Abstained: None

Absent: None

Motion passed.

ACTION: Motioned by Mayor Arapostathis and seconded by Vice Mayor Parent to approve the introduction and first reading of the Junior Accessory Dwelling Unit Ordinance and direct staff to research the potential of pre-approved building plans for Accessory Dwelling Units and Junior Accessory Dwelling Units and report their findings to Council.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber

No: None

Abstained: None

Absent: None

Motion passed.

ORDINANCE: SECOND READING

11. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING SECTION 12.40.060 – USE OF STREETS FOR STORAGE OF VEHICLES PROHIBITED, OF THE LA MESA MUNICIPAL CODE

City Attorney Sabine read the title of the Ordinance.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to approve the second reading and adoption of the Ordinance amending Section 12.40.060 of the La Mesa Municipal Code.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber
No: None
Abstained: None
Absent: None

Motion passed. Ordinance No. 2019-2864 was adopted.

STAFF REPORT

12. APPROVAL OF THE FISCAL YEARS 2019-2021 CLIMATE ACTION PLAN IMPLEMENTATION PLAN

Assistant City Manager Humora provided a brief overview of the Climate Action Plan Implementation Plan and introduced Sustainability Analyst Lybeck who provided a PowerPoint presentation regarding the City's Climate Action Plan (CAP) greenhouse gas reduction targets, the CAP implementation plan development process, the key CAP measures for Fiscal Years 2019-2021, the schedule of the key monitoring and measurement efforts, and the CAP implementation achievements.

A discussion ensued between Council and staff regarding mode share data from SANDAG, adding "Impact to CAP" as a staff report section title, considering the CAP in all City efforts, and the resources needed to meet the City's CAP goals.

David Harris, San Diego 360, spoke in support of the Climate Action Plan Implementation Plan.

ACTION: Motioned by Councilmember Baber and seconded by Mayor Arapostathis to approve the Fiscal Years 2019-2021 Climate Action Plan Implementation Plan.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber
No: None
Abstained: None
Absent: None

Motion passed.

COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

The Mayor and Council reported on various outside boards, commissions and committee meetings they attended. No action was taken.

13. CONSIDERATION OF CREATING AN AD HOC CITIZEN COMMITTEE ON HOMELESSNESS – COUNCIL HOMELESS SUBCOMMITTEE (MAYOR ARAPOSTATHIS AND VICE MAYOR PARENT)

Mayor Arapostathis and Vice Mayor Parent explained the purpose for recommending the formation of an ad hoc citizen committee on homelessness and stated that the recruitment process for the ad hoc citizen committee on homelessness would be the same as the boards and commissions recruitment process.

Bonnie Baranoff, resident, spoke in support of the ad hoc citizen committee on homelessness.

Lois Knowlton, resident, spoke in support of the ad hoc citizen committee on homelessness.

ACTION: Motioned by Mayor Arapostathis and seconded by Vice Mayor Parent to establish an ad hoc citizen committee on homelessness.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Parent, Councilmember Alessio, Councilmember Baber, and Councilmember Weber

No: None

Abstained: None

Absent: None

Motion passed.

AB 1234 REPORTS (GC 53232.3(d))

There were no reports.

CITY ATTORNEY REMARKS

There were no remarks.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 8:21 p.m.

Megan Wiegelman, CMC
City Clerk