

Minutes of a Regular Meeting of the La Mesa City Council  
Tuesday, May 22, 2018 at 6:00 p.m.  
City Council Chambers, 8130 Allison Avenue, La Mesa, California

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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, except for Public Comments which were heard after Community Bulletin Reports and the Presentation of the School Safety Patrol Awards was heard prior to Proclaiming May 20 – 26, 2018 as National Public Works Week.

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

**ROLL CALL**

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

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

**PRESENTATIONS**

**PROCLAIMING MAY 20 – 26, 2018 AS NATIONAL PUBLIC WORKS WEEK**

Mayor Arapostathis presented the proclamation to Public Works Director Richard Leja, Associate Engineer Michael Kinnard, Lead Mechanic James Young, and Equipment Operator Kip Hardart.

## **PRESENTATION OF THE SCHOOL SAFETY PATROL AWARDS**

Mayor Arapostathis and Community Services Officer Estill presented the Safety Patrol Awards.

## **LA MESA LIBRARY PRESENTATION**

Heather Pisani-Kristl, La Mesa Community Library Manager, presented a PowerPoint presentation on the services and benefits the San Diego County Library provides to the La Mesa Community.

John Schmitz, Friends of the La Mesa Library representative, provided information on the fundraising efforts of the Friends of the La Mesa Library.

## **POLICE CHIEF'S QUARTERLY OPERATIONS REPORT**

Chief Vasquez presented the crime statistics for the quarter ending March 31, 2018, explained the statistics in the various crime categories and highlighted recently solved cases. Chief Vasquez briefly discussed the Department's proactive operations and strategic enforcement to help reduce crime and also reviewed various community outreach activities that took place. Chief Vasquez announced the recent graduations and recognitions of service of Police Department team members.

Following Council questions and comments, no action was taken.

## **ADDITIONS AND/OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda

## **PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)**

Lauren Edwards and Tiffany Seel, Fit4Mom La Mesa representatives, spoke regarding the increase of the park permit fee for private commercial use of public recreational property and the impact the fee increase will have on Fit4Mom La Mesa.

Rebecca Staben, resident, spoke regarding the positive impact Fit4Mom La Mesa has had on her physical and mental health.

Jean Costa, resident, spoke regarding the negative impacts of off-shore drilling and requested the City adopt a resolution opposing offshore drilling.

Brenda Hammond, resident, spoke regarding bug spray being used to get high.

Jack Shu, resident, spoke in support of a resolution opposing offshore drilling and in support of a new and enhanced La Mesa library.

Natalia King, I Love a Clean San Diego representative, spoke regarding wastefreesd.org, a free public zero waste resource.

Roger Wolfe, resident, spoke regarding City street lights.

Sharon Smith, resident, spoke in support of building a new and enhanced La Mesa library.

Elizabeth Barker, resident, spoke regarding the impact the increased park fees will have on her business Soccer Shots.

John Fonseca, La Mesa Park and Recreation Foundation President, thanked the Council for supporting the La Mesa Rocks fundraiser.

### **CONFLICT DISCLOSURES**

There were no conflict of interest disclosures.

### **CONSENT CALENDAR**

(Items 1 through 14)

City Clerk Wiegelman announced that Item 12 had a scrivener's error and should read, "Resolution to award a construction management contract to PGH Wong Engineering, Inc. for the North Spring Street Pedestrian and Bicycle Improvement Project".

Mayor Arapostathis requested Consent Calendar Items 8 and 12 be pulled for separate consideration.

**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, MAY 8, 2018**

Approved.

**3. APPROVAL OF THE MINUTES FOR THE CITY COUNCIL SPECIAL MEETING HELD TUESDAY, MAY 8, 2018**

Approved.

**4. RESOLUTION AUTHORIZING A STANDARD AGREEMENT FOR SPECIALIZED PROFESSIONAL SERVICES BETWEEN THE CITY OF LA MESA AND MIG|MJE MARKETING FOR STRATEGIC BRANDING, MARKETING, AND COMMUNITY ENGAGEMENT SERVICES**

Resolution No. 2018-039 was adopted.

**5. RESOLUTION APPROVING EXECUTION OF A LEASE AGREEMENT BETWEEN THE CITY OF LA MESA AND LA MESA COMMUNITY WELFARE ASSOCIATION, INC.**

Resolution No. 2018-040 was adopted.

6. **RESOLUTION APPROVING AN AMENDMENT TO THE HEARTLAND COMMUNICATIONS FACILITY AUTHORITY (HCFA) JOINT POWERS AGREEMENT APPROVING THE VIEJAS BAND OF KUMEYAAY INDIANS AS A HCFA JPA MEMBER**

Resolution No. 2018-041 was adopted.

7. **RESOLUTION ACCEPTING DONATIONS FROM THE MEYER FAMILY TRUST TO THE ADULT ENRICHMENT CENTER SENIOR PARTNERS FUND**

Resolution No. 2018-042 was adopted.

8. REMOVED.

9. **RESOLUTION GRANTING THE APPEAL, REVERSING THE PLANNING COMMISSION'S DENIAL, AND APPROVING VARIANCE V 17-04 (SAUCEDO) – A REQUEST TO REDUCE BUILDING SETBACKS FOR AN ACCESSORY STRUCTURE AT 4054 PAYSON ROAD IN THE R1S / R1S-NP2 ZONE**

Resolution No. 2018-043 was adopted.

10. **RESOLUTION GRANTING THE APPEAL OF THE SAN DIEGO CENTER FOR CHILDREN, REVERSING THE PLANNING COMMISSION'S APPROVAL, AND DENYING CONDITIONAL USE PERMIT CUP 17-31 (NEW ORIGINS MANAGEMENT, INC.) – A REQUEST TO PERMIT A MEDICAL MARIJUANA DISPENSARY USE AT 7339 EL CAJON BOULEVARD, SUITE C, IN THE C-D-MU (GENERAL COMMERCIAL / URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE**

Resolution No. 2018-044 was adopted.

11. **RESOLUTION TO ACCEPT BID 18-03 AND AWARD A CONSTRUCTION CONTRACT FOR THE FLETCHER PARKWAY INTERCONNECT IMPROVEMENTS PROJECT TO ELECNOR BELCO ELECTRICAL, INC.**

Resolution No. 2018-045 was adopted.

12. REMOVED.

13. **RESOLUTION AWARDING A CONSTRUCTION CONTRACT FOR BID 18-07, LAKE HELIX SEWER REHABILITATION PROJECT TO NU-LINE TECHNOLOGIES, LLC**

Resolution No. 2018-046 was adopted.

14. **RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO PSOMAS TO PROVIDE WASTEWATER UTILITY BILLING, ANNUAL ADMINISTRATION, AND RELATED SERVICES**

Resolution No. 2018-047 was adopted.

ACTION: Motioned by Councilmember Baber and seconded by Vice Mayor Alessio to approve Consent Calendar Items 1 through 7, 10, 11, 13, and 14.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

ACTION: Motioned by Councilmember Baber and seconded by Vice Mayor Alessio to approve Consent Calendar Item 9.

Vote: 4-0-1

Yes: Mayor Arapostathis, Councilmember Baber, Councilmember McWhirter, and Councilmember Parent

No: None

Abstained: Vice Mayor Alessio

Absent: None

Motion passed.

**8. RATIFICATION OF DESIGN REVIEW BOARD'S APPROVAL OF DRB 17-17 (SAS DEVELOPMENT, LLC) - A REQUEST TO CONSTRUCT A NEW COFFEE SHOP INCLUDING AN OUTDOOR SEATING AREA AND DRIVE-THROUGH ON A VACANT SITE ADDRESSED AS 4209 SPRING STREET IN THE CN-P-D-MU (NEIGHBORHOOD COMMERCIAL / SCENIC PRESERVATION OVERLAY / URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE**

Jack Shu, resident, spoke regarding his concerns with the design plans of the proposed Starbucks as they relate to the City's Climate Action Plan.

Janet Castanos, spoke regarding her concerns with the Spring Street and Palm Avenue intersection where the proposed Starbucks will be located.

A discussion ensued between Council regarding the proposed location of the Starbucks and the traffic concerns of the Spring Street and Palm Avenue intersection.

Shawn Schraeger, owner of SAS Development, spoke regarding the site plan of the proposed Starbucks.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember McWhirter to approve the ratification of Design Review Board's approval of DRB 17-17 (SAS Development, LLC) - a request to construct a new coffee shop including an outdoor seating area and drive-through on a vacant site addressed as 4209 Spring Street in the CN-P-D-MU (Neighborhood Commercial / Scenic Preservation Overlay / Urban Design Overlay / Mixed Use Overlay) Zone.

Vote: 5-0

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

Motion passed.

**12. RESOLUTION TO AWARD A CONSTRUCTION CONTRACT FOR THE NORTH SPRING STREET PEDESTRIAN AND BICYCLE IMPROVEMENTS PROJECT TO PGH WONG ENGINEERING, INC.**

Public Works Director Leja gave a brief overview of the North Spring Street Pedestrian and Bicycle Improvements project.

ACTION: Motioned by Mayor Arapostathis and seconded by Vice Mayor Alessio to adopt the resolution to award a construction management contract for the North Spring Street Pedestrian and Bicycle Improvements Project to PGH Wong Engineering, Inc.

Vote: 5-0

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

Motion passed. Resolution No. 2018-048 was adopted.

**HEARINGS**

**15. CONSIDERATION OF A RESOLUTION ADOPTING THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2019 THROUGH 2023**

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Mayor Arapostathis opened the hearing for Item No. 15 at 6:59 p.m.

Public Works Director Leja made a presentation regarding the City's Regional Transportation Improvement Program (RTIP), reviewed previous projects funded with RTIP and *TransNet* funds such as street reconstruction and maintenance, and drainage system improvements and discussed the proposed future projects. Public Works Director Leja said staff recommends the Council adopt the resolution approving the FY19 – FY23 Regional Transportation Improvement Plan and *TransNet* program of projects for local street improvements.

A discussion ensued between Council and staff regarding improvements to street lights and traffic signal lights and the allocation of SB1 funds.

**ACTION:** Motioned by Councilmember McWhirter and seconded by Mayor Arapostathis to close the hearing since there was no one in the audience who wished to speak.

**Vote:** 5-0

**Yes:** Mayor Arapostathis, Vice Mayor Alessio, Councilmember Baber, Councilmember McWhirter and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

Motion passed.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Parent to adopt the resolution approving the FY19 – FY23 Regional Transportation Improvement Plan and *TransNet* program of projects for local street improvements.

**Vote:** 5-0

**Yes:** Mayor Arapostathis, Vice Mayor Alessio, Councilmember Baber, Councilmember McWhirter and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

Motion passed. Resolution No. 2018-049 was adopted.

**16. CONSIDERATION OF A RESOLUTION APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE SPRINGS APARTMENTS**

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Mayor Arapostathis opened the hearing for Item No. 16 at 7:26 p.m.

Community Services Director Kusiak provided an overview of The Spring Apartments facility and the California Statewide Communities Development Authority. Community Director Kusiak stated that the bonds would be used to finance the acquisition, rehabilitation and development of the 129-unit senior multifamily rental housing project. Community Services Director Kusiak said staff recommends the Council adopt the resolution authorizing the California Statewide Communities Development Authority to issue tax-exempt bonds on behalf of the La Mesa Springs project in an aggregate principal amount not to exceed \$25,000,000.

A discussion ensued between Council and staff regarding the capacity of the facility and the affordable housing status of The Springs Apartments facility.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Vice Mayor Alessio to close the hearing since there was no one in the audience who wished to speak.

**Vote:** 5-0

**Yes:** Mayor Arapostathis, Vice Mayor Alessio, Councilmember Baber, Councilmember McWhirter and Councilmember Parent

No: None  
Abstained: None  
Absent: None

Motion passed.

**ACTION:** Motioned by Vice Mayor Alessio and seconded by Councilmember Parent to adopt the resolution authorizing the California Statewide Communities Development Authority to issue tax-exempt bonds on behalf of the La Mesa Springs project in an aggregate principal amount not to exceed \$25,000,000.

**Vote:** 5-0

**Yes:** Mayor Arapostathis, Vice Mayor Alessio, Councilmember Baber, Councilmember McWhirter and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

Motion passed. Resolution No. 2018-050 was adopted.

### **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.

### **AB 1234 REPORTS (GC 53232.3(d))**

There were no reports.

### **COUNCIL INITIATED**

#### **17. REQUEST FOR COUNCIL LETTER TO CALIFORNIA DEPARTMENT OF HOUSING ON REGIONAL HOUSING NEEDS ASSESSMENT – COUNCILMEMBER PARENT AND VICE MAYOR ALESSIO**

Vice Mayor Alessio and Councilmember Parent provided background information on the decision of SANDAG to request a lower Regional Housing Needs Assessment Figure. Vice Mayor Alessio and Councilmember Parent described the impact required housing elements have on local governments and stated that they support the Regional Housing Needs Assessment figure provided by the California Department of Housing and Community Development.

A discussion ensued between Council regarding no growth initiatives, the process used to determine the Regional Housing Needs Assessment figure, and the process to determine the number of houses each city will need to build.



**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember McWhirter to approve the request to send a signed Council letter in support of the Regional Housing Needs Assessment figure to the California Department of Housing and Community Development.

**Vote:** 5-0

**Yes:** Mayor Arapostathis, Vice Mayor Alessio, Councilmember Baber, Councilmember McWhirter, and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

**CITY ATTORNEY REMARKS**

There were no remarks.

**ADJOURNMENT**

Mayor Arapostathis adjourned the meeting at x:xx p.m.

Megan Wiegelman, CMC  
City Clerk

