



## **AGENDA**

### **LA MESA PLANNING COMMISSION**

#### **A Regular Meeting via Teleconference**

Wednesday, January 20, 2021 at 7:00 p.m.

**La Mesa City Hall Council Chambers  
8130 Allison Avenue, La Mesa, California**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

The public may view the meeting live using the following remote options:

Teleconference Meeting Webinar

Please click the link below to join the webinar:

<https://zoom.us/j/99139854017>

Telephone (Audio only)

(669) 900.6833 or (346) 248.7799

Webinar ID: 991 3985 4017

#### **Public Comments for Items not on the Agenda**

Members of the public who wish to make public comments may submit their comments by email to be read aloud at the Planning Commission meeting by staff. Email comments must be submitted to [planning@cityoflamesa.us](mailto:planning@cityoflamesa.us) by 5:00 p.m. the day of the Planning Commission meeting and be no more than 300 words. Any language beyond the 300 words shall not be read during the Commission meeting. The counting of words, for the purposes of public comment submissions, shall follow the same standards as set forth in Elections Code § 9 (see Attachment A). Please note in your email subject line that this is for "PUBLIC COMMENT". All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting. Form correspondence of identical content signed by different individuals shall be read aloud only once during the comment period. Immediately prior to the reading of such correspondence, the name of each signatory shall be stated aloud.

#### **Public Comments for Items on the Agenda**

Members of the public who wish to make comments on items on the agenda may do so via Zoom at La Mesa City Hall, 8130 Allison Avenue, La Mesa, California, 91942. Social distancing will be strictly enforced by City personnel at all times. It is strongly encouraged that all attendees

wear a facial covering while waiting to speak regarding an agenda item. Comments may also be submitted in the same manner as stated above regarding items not on the agenda. Please note in your email subject line the agenda item number related to the comment. Form correspondence of identical content signed by different individuals shall be read aloud only once during the comment period. Immediately prior to the reading of such correspondence, the name of each signatory shall be stated aloud.

Applicants who wish to make an audio/visual presentation pertaining to an item on the agenda must contact and provide the electronic presentation materials to Cheryl Davis at [cdavis@cityofflamesa.us](mailto:cdavis@cityofflamesa.us) or 619.667.1190, no later than 12:00 noon, one business day prior to the start of the meeting. Advance notification will ensure compatibility with City equipment and allow meeting presentations to progress smoothly and in a consistent and equitable manner. Presentations will not be accepted after the deadline. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

1. Call Meeting to Order
2. Invocation and Pledge of Allegiance
3. Deletions from the Agenda/Urgent Additions to the Agenda/Additions to the next Agenda
4. Public Comment (non-agenda items)

*Note: In accordance with State Law, an item not scheduled on the Agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.*

5. Procedural Rules for Conduct of Hearings
6. Hearings - None
7. Business
  - a. Planning Commission 2021 Work Plan
  - b. Approval of the October 21, 2020 minutes
  - c. Review of proposed City Council Climate Emergency Resolution
  - d. Assignment of next Invocation and reading of Procedural Rules
8. Informational Items
9. Adjournment

Materials related to an item on this agenda, including any materials submitted after distribution of the agenda packet, are available for public inspection at <https://www.cityofflamesa.us/AgendaCenter>.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Planning Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Director of Administrative Services, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or [rfreeman@ci.la-mesa.ca.us](mailto:rfreeman@ci.la-mesa.ca.us).

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

## **NOTICE OF APPEAL PROCEDURES**

Actions taken by the Planning Commission may be appealed to the City Council. If you disagree with any action of the Commission and wish to file an appeal, you must do so within ten working days of tonight's meeting. Please note that appeals of actions on subdivisions must be filed within 10 calendar days in accordance with the Subdivision Map Act. **In order to file an appeal, you must submit an appeal letter stating why you disagree with the Commission's action to the Office of the City Clerk, City Hall, 8130 Allison Avenue along with a \$100.00 appeal fee. If no appeal is filed within this period, the action becomes final.**

If an appeal is filed, a public hearing to consider the appeal will be scheduled for the next available City Council meeting. Public notice will be provided for any appeal hearing for an item that required public notice for the Planning Commission action being appealed. Any questions regarding the appeal process should be directed to either the Office of the City Clerk at [cityclrk@cityoflamesa.us](mailto:cityclrk@cityoflamesa.us) or 619.667.1120 or the Community Development Department at [planning@cityoflamesa.us](mailto:planning@cityoflamesa.us) or 619.667.1177.



**Work Plan  
2021**

**Goals should be consistent with the City's goals:**

- Safe Community
- Maintain a Financially Sound and Affordable City Government
- Continue to Improve High Quality Municipal Services
- Revitalize Neighborhoods and Corridors
- Enhanced Recreation and Quality of Life Opportunities
- Insure Safe and Affordable Homes for All Current and Future Residents

**Staffing Department:** Community Development

| <b>GOALS</b>  | <b>DUE DATE</b> | <b>TRACKING MILESTONES</b> | <b>STATUS</b> |
|---|-----------------|----------------------------|---------------|
| 1. Regular Duties as identified in LMMC 2.60.060 and 24.02.010                                    | As needed       |                            | Ongoing       |
| 2. Review and comment on Annual Zoning Code Clean-up Amendments                                   | As needed       |                            | Ongoing       |
| 3. Review of Draft 2021 Housing Element   | February 2020   |                            | Pending       |
| 4. Downtown Village Specific Plan Update  | 2022            |                            | Pending       |
| 5. Coordination with Historic Preservation Commission on Historic Preservation Ordinance / Policy | N/A             |                            | Ongoing       |

LMMC  
2.60.060 - Powers and duties.

The Planning Commission shall have, and is hereby vested with all the powers and duties provided by said act and amendments thereto, and such other powers and duties as may be conferred upon the Planning Commission by any and all laws of the State of California and the City Council.

2.60.140 - La Mesa relocation appeals board.

The planning commission shall also act as the "La Mesa relocation appeals board" and shall have the power when it acts in that capacity as provided by the by-laws for the relocation appeals board and shall carry out its duties and obligations pursuant to said by-laws. Said by-laws shall be adopted at the first meeting of the planning commission acting as the relocation appeals board and shall not thereafter be amended without the prior approval of the city council.



Title 24 – Zoning Ordinance  
24.02.010 - Administration and enforcement agencies

B. Planning Agency. The city council, planning commission, development advisory board, and community development department are hereby designated collectively as the planning agency. The planning agency shall perform all functions required by California state law. The specific duties and functions of the council, commission, and departments relative to this title are given below.

1. Perform all functions required by California law of a planning agency.
2. Furnish information and general assistance to the public in the administration of this title.
3. Maintain the Zone Map.
4. Review site development plans as to their compliance with the requirements of this title.
5. Review applications for adjustments in development regulations.
6. Interpret, administer and enforce this title.
7. Assist the planning commission in performance of its functions.

E. Planning Commission. The authority and functions of the planning commission in the administration of this title shall be to:

1. Review and approve plans, including site development plans when either required of or when appealed or referred to the commission, and to perform such other functions as provided by this title.
2. Resolve the question as to whether or not a proposed use is permitted in one or more zones in keeping with the general description and intent of such zones and the Land Use Element of the General Plan.
3. Consider appeals from any determination made in the administration or enforcement of this title.
4. Review applications for special permits, conditional use permits and variances.
5. Perform other functions as provided by state law.
6. Resolve questions or alleged ambiguity on appeal from the determination of the Community Development Department.



DATE: January 20, 2021

TO: Planning Commission

FROM: Kerry Kusiak, Director of Community Development

SUBJECT: Draft City Council Climate Emergency Resolution

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On January 12, Councilmember Jack Shu introduced a draft Climate Emergency Resolution to the City Council. The Council directed staff to have the Environmental Sustainability Commission, as well as staff members and commissions as recommended by the City Manager, review the draft Resolution and provide comments and recommendations. The City Manager recommended that the Planning Commission and the Mobility Commission review the Draft Resolution since these commissions have a stake in specific components of the Climate Action Plan (CAP).

The draft Climate Emergency Resolution has many parallels to the CAP that would support and elevate existing goals and measures in the CAP. Therefore, when reviewing the draft resolution it is suggested to identify wording or data that needs to be edited or updated to be consistent with the CAP. It is requested that the Commission confine its review and comment to the tasks and efforts that are outlined in the CAP. There will be an opportunity to discuss Ideas for efforts not currently in the CAP in the near future during the 2023 CAP update.

Exhibits:                   A – Climate Emergency Resolution Memo  
                                  B – Draft City Council Climate Emergency Resolution



DATE: January 12, 2021

TO: Mayor and Members of the City Council

FROM: Councilmember Jack Shu

SUBJECT: PRESENTATION OF PROPOSED CLIMATE EMERGENCY RESOLUTION,  
DISCUSSION AND POSSIBLE ACTION TO SEEK REVIEW BY CITY STAFF  
AND ENVIRONMENTAL SUSTAINABILITY COMMISSION

**Background**

In 2018, the City adopted a Climate Action Plan (“CAP”) with a policy goal of reducing greenhouse gas emissions by at least 53 percent by 2035. The City has taken affirmative steps to implement the CAP, including joining the regional Community Choice Energy Program through San Diego Power and establishing an Environmental Sustainability Commission.

**Proposal**

The proposal is for the City Council to consider the adoption of a Resolution declaring a climate emergency. The proposed Draft Resolution presented with this memorandum includes actions such as updating existing plans, policies, and resources, providing education and outreach to the community, and collaborating with government agencies to advance the City’s climate action policies. I am requesting the City Council provide an opportunity for the Environmental Sustainability Commission and staff to review the proposed Resolution, make appropriate changes, and provide a recommendation to the City Council for formal adoption at a future meeting.

Thank you for your consideration.

Attachment:

A. Proposed Draft Climate Emergency City Council Resolution

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA,  
CALIFORNIA DECLARING A CLIMATE EMERGENCY AND DIRECTING  
THE CITY TO TAKE ACCELERATED AND COMPREHENSIVE ACTION  
TO ADDRESS THE CLIMATE CRISIS

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WHEREAS, climate change is an urgent unfolding crisis that presents a serious threat to human existence;

WHEREAS, the United Nations Intergovernmental Panel on Climate Change issued a special report on the impact of global warming and the need to reduce global greenhouse gas (GHG) emissions by approximately forty-five percent by 2030, achieve 'net-zero' emissions by 2050, and achieve and maintain net-negative emissions after that to hold atmospheric warming to 1.5 °C and avoid the most catastrophic impacts of climate change;

WHEREAS, to stay within 1.5 °C, cities and nations throughout the world will need to significantly reduce their per capita emissions by 2030 or earlier;

WHEREAS, in recognition of the commitments necessary to address the scale and scope of the climate crisis, Governor Jerry Brown issued Executive Order B-55-18 ordering the State of California to achieve net-zero emissions as soon as possible, and no later than 2045, and achieve and maintain net-negative emissions thereafter. Governor Gavin Newsom has issued Executive Order N-79-20 requiring 100% of in-state auto sales to be zero-emission vehicles;

WHEREAS, the number of weather disasters causing over \$1B in damage in the US in the years 2016-2018 were twice the long-term average due to increased exposure, vulnerability, and frequency of perilous weather attributed to climate change;

WHEREAS, California is already feeling the impacts of climate change. Due to increased drought, heat, and extended extreme conditions, the wildfire season in California is now continuous and year-round. The 2018 season burned over 2 million acres and cost over \$3.5 billion. The 2020 season has been the most deadly and destructive in history, with over 9,600 wildfires scorching over 4 million acres, burning over 10,400 buildings, causing 31 deaths, and creating the first 'gigafire' in the State's history,

WHEREAS, climate change will increasingly make basic human necessities more expensive and difficult to obtain;

WHEREAS, vulnerable communities have historically borne the brunt of long standing environmental injustice, including fossil-fuel created degradation, and it is acknowledged that these communities must actively participate in the planning, decision



making, and implementation of climate action and must benefit equally from a just transition to a sustainable and equitable economy;

WHEREAS, efforts to control climate change will have many "co-benefits", such as cleaner air and water, improved health, local employment, cost savings for households, businesses, and the City, and the creation of a stronger and more resilient community;

WHEREAS, the City of La Mesa took a decisive leadership role in 2018 with the adoption of the Climate Action Plan, implementation of which is estimated will result in citywide GHG emissions reductions of at least 53 percent by 2035;

WHEREAS, the Climate Action Plan provides a roadmap for La Mesa to achieve the vision of becoming an engaged community that promotes environmental stewardship, economic vitality, and social equity to create a sustainable and thriving future for all;

WHEREAS, the City of La Mesa has already taken steps to lower GHG emissions by adopting the Climate Action Plan and participating in a regional Community Choice Energy program (San Diego Community Power) to achieve the goal of 100 percent renewable electricity citywide, and it is acknowledged that more work will be needed to achieve net-zero emissions and address the magnitude of the climate emergency; and

WHEREAS, the Environmental Sustainability Commission has been established to advise the Mayor and City Council on policies and projects, including lowering GHG emissions, implementing the Climate Action Plan, energy efficiency, environmental justice, and coordination with stakeholder groups.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Mesa, as follows:

1. The City of La Mesa declares that an existential climate emergency threatens our cities, towns, region, state, nation, civilization, humanity and the natural world.
2. The City of La Mesa, with the participation of its Departments and Commissions, commits to update existing plans, policies, and distribution of resources as determined necessary to recognize the emergency climate situation such that climate impacts are considered in decision making.
3. The City of La Mesa commits to ensure environmental, economic, and social justice in its climate actions by actively seeking input from all community stakeholders, including those from vulnerable communities and encouraging such communities to actively participate in order to advocate directly for their needs.

4. The City of La Mesa, in order to ensure a just transition, will invite and encourage our community, labor, business, environmental justice, economic justice, and racial justice organizations to actively participate in all climate action planning processes, as appropriate.
5. The City of La Mesa, with reasonable measurements and planning, commits to reducing automobile dependency and increase transit, bike and pedestrian modes of transportation with a goal to reduce the overall Vehicle Miles Traveled (VMT).
6. The City of La Mesa, in order to meet its goals for 2035 on a prorated annual basis, commits to updating its Climate Action Plan with new strategies and goals when timely and propitious, and prioritizing the implementation of its strategies, as resources allow.
7. The City of La Mesa commits to educating its residents about the climate emergency and working to catalyze a just climate mobilization effort at the local, regional, state, national, and global levels to protect our residents, people and life throughout the world as well as explaining the "co-benefits" of addressing this crisis.
8. The City of La Mesa commits to actively work with local, regional, state, and federal organizations such as neighboring cities, the San Diego Association of Governments, Metropolitan Transit System, California Air Resources Board, and the Environmental Protection Agency as well as the business community or other local organizations to address this crisis.
9. The City of La Mesa commits to working with local school districts, colleges, and universities to bring attention to its students about the severity of the climate crisis, the potential impacts on them and their lives, and the opportunities for them to take action, since they will be most affected.
10. The City of La Mesa underscores the need for full community participation, support, and partnership, and recognizes that collaboration with the residents of La Mesa, along with local and regional communities of academia, faith, climate science, environmental innovation, climate advocacy, civic engagement, and nonprofits, will be integral to climate action mobilization efforts.
11. The City of La Mesa endorses a just, countywide emergency climate action mobilization effort as well as regional, state and federal actions to reverse global warming to reduce greenhouse gas emissions and safely draw down carbon from the atmosphere as quickly as possible.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 12<sup>th</sup> day of January, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF THE CITY CLERK

I, MEGAN WEIGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2021-\_\_\_\_\_, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WEIGELMAN, CMC, City Clerk

(SEAL OF CITY)



## MINUTES LA MESA PLANNING COMMISSION

Wednesday, October 21, 2020

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

The La Mesa Planning Commission held a meeting on Wednesday, October 21, 2020, in the La Mesa City Council Chambers located at 8130 Allison Avenue, La Mesa, California.

The Agenda for this meeting was posted on October 15, 2020, at 12:10 p.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

Planning Commission members present were Chairman Torpey, Commissioners Hottel, Jones Newland, and Podeswik. Vice Chair Tetlow and Commissioner Kelly were absent.

Staff members present were Senior Planner Allyson Kinnard, Assistant Planner Daniela Trujillo and Assistant City Attorney Lauren Hendrickson.

Item 1. The meeting was called to order at 7:00 pm.

Item 2. Commissioner Podeswik gave the Invocation and led the Pledge of Allegiance.

Item 3. Deletions from the Agenda/Urgent Additions to the Agenda/Additions the Next Agenda  
None

Item 4. Public Discussion and Audience Participation - None

Item 5. Procedural Rules of Conduct for Hearings.

Commissioner Newland read the procedures for public hearings.

Item 6. HEARINGS - None

Item 7. BUSINESS

7a. Project No. 2020-32 (EnerSmart) – Consideration of whether a battery energy storage system use is consistent with the permitted uses in commercial zones

Ms. Kinnard presented the staff report.

Those in favor:

- James Beach – Representing EnerSmart

Those in opposition: None

The Commissioners discussed the project.

**ACTION:** Commissioner Newland made a motion to continue the item in order to allow staff time to complete further research on other options and clarify the steps to meet such options. Staff will determine the appropriate time to bring the project back to the Commission. The motion was seconded by Commissioner Jones. Motion carried with 5 in favor, 0 opposed and 2 absent (Tetlow and Kelly).

7b. Approval of the minutes from the September 16, 2020 Planning Commission meeting.

**ACTION:** Chairman Torpey made a motion to approve the minutes as written. The motion was seconded by Commissioner Newland. Motion carried with 5 in favor, 0 opposed and 2 absent (Tetlow and Kelly).

7c. Assignment of next invocation:           Invocation – Commissioner Jones  
  Procedural Rules – Vice Chair Tetlow

**Item 8. INFORMATIONAL ITEMS**

Commissioner Newland reminded the Commissioners that the La Mesa Historical Society will be holding a virtual Home Tour on November 14<sup>th</sup> via the Society's Facebook page.

There being no further business before the Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,  
Cheryl Davis  
Administrative Coordinator