



## **AGENDA**

### **LA MESA PLANNING COMMISSION**

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

Wednesday, May 5, 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/97665290448>

Telephone (Audio only)

(669) 900.6833 or (346) 248.7799

Webinar ID: 976 6529 0448

#### **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
  - 7a. Consideration of the 2022-2024 Capital Improvement Program Budget
  - 7b. Approval of the April 21, 2021 minutes
  - 7c. Assignment of the Invocation and 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 [rffreeman@ci.la-mesa.ca.us](mailto:rffreeman@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.

## REPORT TO LA MESA PLANNING COMMISSION

DATE: May 5, 2021

SUBJECT: Consideration of the Fiscal Year 2022 – 2026 Capital Improvement Program

ISSUING DEPT: Public Works

### SUMMARY

Issue:

Is the proposed Fiscal Year 2022 – 2026 Capital Improvement Program (CIP) consistent with the La Mesa General Plan and should the Planning Commission recommend approval by the City Council?

Recommendation:

Recommend approval of the Fiscal Year 2022 – 2026 CIP based on a finding of consistency with the La Mesa General Plan and forward any comments on the program to the City Council.

### BACKGROUND:

The City of La Mesa Municipal Code requires that the Planning Commission make recommendations to the City Council concerning capital improvement projects. State Law further requires that the Planning Commission certify that the City's CIP is consistent with the General Plan.

### DISCUSSION:

The proposed Fiscal Year (FY) 2022 – 2026 CIP (**Attachment A**) is being submitted to the Planning Commission for its review and recommendation to the City Council. Input from staff/community, infrastructure needs, and strategic direction from the City Council based on available funding was considered in developing the program. The CIP Program Guidelines are provided as **Attachment B**.

Sections 65103(c) and 65400 et seq. of the California Government Code requires that the Planning Agency of local jurisdictions review the Capital Improvement Program for consistency with the General Plan. Implementation of the General Plan involves a

balancing of priorities in meeting the goals and policies of the various elements such as Circulation, Conservation and Open Space, Public Service and Facilities, and Safety. General Plan goals relating to infrastructure include the following:

<b>General Plan Goals Related to Infrastructure</b>	
<b>Circulation</b> Goal CE-1	A comprehensive, flexible transportation system that is functional, safe, accessible and attractive.
<b>Circulation</b> Goal CE-4	Local and regional facilities that accommodate the unique needs of bicycle travelers.
<b>Circulation</b> Goal CE-5	Provide opportunities that encourage safe pedestrian travel.
<b>Recreation &amp; Open Space</b> Goal RO-1	A network of public parks throughout the City that will be convenient and beneficial to all segments of the community.
<b>Safety</b> Goal SE-1	Protection from the adverse effects of flooding.
<b>Safety</b> Goal SE-2	Protection from risks associated with landslides and other geologic hazards.
<b>Public Services and Facilities</b> Goal PSF-1	A balance of city services that achieves public expectations.
<b>Public Services and Facilities</b> Goal PSF-2	City facilities to safely and efficiently provide services.
<b>Public Services and Facilities</b> Goal PSF-6	Infrastructure of streets, sewers, and storm drains that sustains a high quality of life.

The FY 2022 – 2026 CIP consists of a spreadsheet which lists all proposed projects, funding sources, and recommended funding levels.

Although the focus of the review will be on the Planning Commission's findings of consistency with the General Plan, this meeting will also provide an opportunity for the Planning Commission to provide input to the Council on the proposed program.

**RECOMMENDATION:**

Staff recommends that the Planning Commission find that the FY 2022 – 2026 CIP is consistent with the General Plan and adopt the attached resolution (**Attachment C**).

Submitted by:



---

Leon Firsh  
Director of Public Works/City Engineer

Attachments:   A - Proposed FY 2022 – 2026 CIP  
                      B - CIP Program Guidelines  
                      C - Resolution

DRAFT Capital Improvement Program (CIP) FY 2022-2026

Number	CIP Project Number or Fund	Project Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Future	Total	Proposed Fund
<b>301 SANITARY SEWER</b>										
1	301173SF	Sewer Backwater Valves	\$43,480						\$43,480	SF
2	301180SF	Annual Sewer Improvement 18	\$12,640						\$12,640	SF
3	301190SF	Annual Sewer Improvement 19	\$226,540						\$226,540	SF
4	301200SF	Annual Sewer Improvement 20	\$712,050						\$712,050	SF
5	301201OT	Alvarado Trunk Sewer Phase 3 SRF	\$4,055,010						\$4,055,010	OT
6	301210SF	Annual Sewer Improvement 21	\$900,000						\$900,000	SF
7	301211OT	Sewer Lateral Reimbursements	\$119,700						\$119,700	OT
8	301212SF	Sewer I&I Mitigation Phase 6	\$362,080						\$362,080	SF
9	301	Annual Sewer Improvements	\$1,000,000	\$1,000,000					\$2,000,000	SF
10	301	Annual Sewer Improvements			\$1,000,000	\$1,000,000	\$1,000,000		\$3,000,000	SF
11	301	I&I Mitigation Phase 6						\$7,000,000	\$7,000,000	OT
		SUBTOTAL	\$7,431,500	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$7,000,000	\$18,431,500	
<b>302 TRANSPORTATION</b>										
12	30214AOT	HBRRP - Grossmont Center Drive Bridge	\$293,630						\$293,630	OT
13	302168OT	LAM 47 - North Spring Street Smart Growth Phase 2	\$702,170						\$702,170	OT
14	302169OT	HSIP Citywide Fiber Optic Improvements	\$588,240						\$588,240	OT
15	302177OT	Jackson & El Paso Traffic Signal Improvements	\$10,000						\$10,000	OT
16	30218AOT	Concrete Improvements Zone 1	\$11,880						\$11,880	OT
17	302198FT	HUTA Street Improvements 19	\$1,410						\$1,410	FT
18	302199OT	Regional Arterial Improvement (RTCIP) 19	\$367,720						\$367,720	OT
19	302199FT	Street Improvements - Various Locations	\$23,630						\$23,630	FT
20	302201TR	RTIP - LAM 33 - Repair, Curb, Gutter, Sidewalk and Ramps 20	\$33,570						\$33,570	TR
21	302202TR	RTIP - LAM 34 - Street Lights 20	\$4,510						\$4,510	TR
22	302203TR	RTIP - LAM 37 - Traffic Signal Upgrades 20	\$29,220						\$29,220	TR
23	302204TR	RTIP - LAM 39 - Traffic Calming & Active Transportation 20	\$74,200						\$74,200	TR
24	302205TR	RTIP - LAM 40 - Street Reconstruction 20	\$236,670						\$236,670	TR
25	302207FT	HUTA (Section 2103) Drainage Improvements	\$75,460						\$75,460	FT
26	302208RM	Road Maintenance and Rehabilitation Account (SB1) 20	\$123,560						\$123,560	RM
27	302209TD	TDA - Bus Shelters and Other Public Transportation Improvements	\$19,980						\$19,980	TD
28	30220AOT	HSIP - Citywide Signal Upgrades	\$189,900						\$189,900	OT
29	30220BOT	HSIP - El Cajon Blvd. (Jessie Ave to William Ave)	\$438,000						\$438,000	OT
30	30220COT	HSIP - Pedestrian Enhancements (Citywide)	\$250,000						\$250,000	OT
31	30220EOT	ATGP - Complete Street Design Manual	\$77,305						\$77,305	OT
32	30220FOT	ATGP - Massachusetts and Blackton Ped and Bike Improvements	\$123,000						\$123,000	OT
33	30220GOT	ATGP - University Avenue Pedestrian and Bicycle Improvements	\$343,190						\$343,190	OT
34	30220JOT	LSRP Roadway Safety Plan	\$13,690						\$13,690	OT
35	302219TR	RTIP - LAM 32 Pavement Management System	\$60,000						\$60,000	TR
36	302211TR	RTIP - LAM 33 - Repair, Curb, Gutter, Sidewalk and Ramps 21	\$200,000						\$200,000	TR
37	302212TR	RTIP - LAM 34 - Street Lights 21	\$46,400						\$46,400	TR
38	302213TR	RTIP - LAM 37 - Traffic Signal Upgrades 21	\$100,000						\$100,000	TR
39	302214TR	RTIP - LAM 39 - Traffic Calming & Active Transportation 21	\$50,000						\$50,000	TR
40	302215TR	RTIP - LAM 40 - Street Reconstruction 21	\$157,900						\$157,900	TR
41	302217FT	HUTA (Section 2103) Street Improvements	\$260,420						\$260,420	FT
42	302218RM	Road Maintenance and Rehabilitation Account (SB1) 21	\$897,610						\$897,610	RM
43	30221ART	RTCIP - Regional Arterial Improvements 21	\$572,800						\$572,800	RT
44	30221BOT	SUST COMM. - LM Blvd Complete Streets Segment 1	\$240,000						\$240,000	OT

DRAFT Capital Improvement Program (CIP) FY 2022-2026

Number	CIP Project Number or Fund	Project Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Future	Total	Proposed Fund
45	302	RTIP - LAM 31 - Street Zone Maintenance	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000		\$750,000	TR
46	302	RTIP - LAM 33 - Repair Curb, Gutter, Sidewalk and Ramps	\$200,000	\$200,000	\$300,000	\$300,000	\$300,000		\$1,300,000	TR
47	302	RTIP - LAM 34 - Street Lights	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000	TR
48	302	RTIP - LAM 37 - Traffic Signal Upgrades	\$100,000	\$100,000	\$300,000	\$300,000	\$300,000		\$1,100,000	TR
49	302	RTIP - LAM 39 - Traffic Calming & Active Transportation	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000	TR
50	302	RTIP - LAM 40 - Street Reconstruction	\$252,000	\$378,000	\$550,000	\$550,000	\$500,000		\$2,230,000	TR
51	302	RTIP - LAM 46 - Regional Arterial Management System (RAMS)	\$7,400	\$7,400	\$7,400	\$7,400	\$7,400		\$37,000	TR
52	302	HUTA (Section 2103) Street Improvements	\$105,500	\$106,555	\$107,620.55	\$108,697	\$109,784		\$538,156	FT
53	302	Road Maintenance and Rehabilitation Account (SB1) 20	\$1,064,900	\$1,075,549	\$1,086,304	\$1,097,168	\$1,108,139		\$5,432,060	RM
54	302	La Mesa Bike and Sidewalk Connections Project	\$203,900	\$424,800	\$3,859,300				\$4,488,000	TR/OT
55	302	Industrial Area Study	\$25,000						\$25,000	RM
56	302	Guardrail Improvements	\$499,000						\$499,000	OT
57	302	Edgeline Improvements	\$150,000						\$150,000	OT
58	302	Protected Left Turn - Various Locations						\$700,000	\$700,000	OT
59	302	70th and Tower Traffic Signal Intersection Improvements						\$500,000	\$500,000	OT
60	302	Grossmont Center Drive Bridge						\$4,000,000	\$4,000,000	OT
61	302	LM Blvd Complete Streets Segment 2						\$400,000	\$400,000	TR/OT
62	302	TS PV Head Replacement						\$90,000	\$90,000	OT
63	302	LED Streetlight Replacement						\$300,000	\$300,000	TR/OT
		SUBTOTAL	\$9,473,765	\$2,542,304	\$6,460,625	\$2,613,264	\$2,575,323	\$5,990,000	\$29,655,281	
<b>304 STORM DRAIN</b>										
64	304200FT	HUTA (Section 2103) Drainage Improvements	\$10,650						\$10,650	FT
65	304210FT	HUTA (Section 2103) Drainage Improvements	\$230,000						\$230,000	FT
66	304210TR	RTIP - LAM 44 - Roadway Drainage Improvements	\$196,000						\$196,000	TR
67	304211OT	FEMA - Blvd Dr Storm Drain Improvements	\$1,293,750						\$1,293,750	OT
68	304	HUTA (Section 2103) Drainage Improvements	\$421,000	\$425,210	\$429,462	\$433,757	\$438,094		\$2,147,523	FT
69	304	RTIP - LAM 44 - Roadway Drainage Improvements	\$365,000	\$400,000	\$494,000	\$558,000	\$500,000		\$2,317,000	TR
	304	Annual Storm Drain Improvements						\$9,000,000	\$9,000,000	FT/TR/GF
		SUBTOTAL	\$2,516,400	\$825,210	\$923,462	\$991,757	\$938,094	\$9,000,000	\$15,194,923	
<b>305 PUBLIC BUILDINGS</b>										
70	305124GF	Re-roof Recreation Center Flat Areas	\$12,500						\$12,500	GF
71	305131GF	Library and Post Office Automated Door System Replacement	\$13,550						\$13,550	GF
72	305141GF	Public Works Operations Emergency Generator	\$7,480						\$7,480	GF
73	305160GF	City Hall Security Enhancements	\$5,700						\$5,700	GF
74	305163GF	Adult Enrichment Center Roof Repairs	\$12,330						\$12,330	GF
75	305164GF	Fire Station 12 Painting	\$2,550						\$2,550	GF
76	305172OT	Downtown Village Municipal Parking Lot Maintenance	\$27,210						\$27,210	OT
77	305180GF	Police Station Improvements	\$147						\$147	GF
78	305181GF	Community Center and Adult Center Complex Improvements	\$10,070						\$10,070	GF
79	305181OT	Community Center and Adult Center Complex Improvements	\$7,730						\$7,730	OT
80	305	Fire Station 11 HVAC	\$150,000						\$150,000	OT
81	305	CAP Energy Efficiency (HVAC, lighting, solar, monitoring systems)	\$500,000						\$3,000,000	OT
82	305	Collier Park Renovation Project - Spring House	\$50,000						\$50,000	GF
83	305	Emergency Power Connection - Fleet Maint. Building	\$15,000	\$35,000					\$50,000	GF
84	305	Pool Re-Plaster						\$300,000	\$300,000	GF
85	305	Water Management Program						\$25,000	\$25,000	GF/OT
86	305	Pool Deck Replacement 7						\$75,000	\$75,000	GF
87	305	Recreation Center Exterior Paint						\$55,000	\$55,000	GF
88	305	Nan Coutts Roof Replacement						\$57,500	\$57,500	GF
		SUBTOTAL	\$814,267	\$35,000	\$0	\$0	\$0	\$512,500	\$3,861,767	



DRAFT Capital Improvement Program (CIP) FY 2022-2026

Number	CIP Project Number or Fund	Project Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Future	Total	Proposed Fund
<b>306 PARKS</b>										
89	306042PF	Waite Dr Park Design	\$19,740						\$19,740	PF
90	306124PF	Trail Fitness Equipment at La Mesita Park	\$15,000						\$15,000	PF
91	306133GF	ADA Access Upgrades to Sunshine Park	\$25,000						\$25,000	GF
92	306137OT	Water Conservation Landscaping Retrofit	\$9,520						\$9,520	OT
93	306153PF	La Mesita Park Improvements	\$31,380						\$31,380	PF
94	306162PF	Collier and Vista La Mesa Park Improvements 16	\$2,320						\$2,320	PF
95	306171PF	Collier Park Improvements	\$46,260						\$46,260	PF
96	306181PF	Collier and Vista La Mesa Park Improvements 18	\$6,560						\$6,560	PF
97	306182PF	MacArthur Park Improvements 18	\$4,820						\$4,820	PF
98	306190CD	Collier Park Improvements 19	\$145,650						\$145,650	CD
99	306191PF	Collier and MacArthur Park Improvements	\$125,530						\$125,530	PF
100	306192GF	Junior Seau Artificial Turf Replacement (2024)	\$62,500						\$62,500	GF
101	306200CD	Collier Park Phase II 20	\$376,610						\$376,610	CD
102	306200PF	Collier Park Phase II 20	\$337,870						\$337,870	PF
103	306202GF	MacArthur Park Master Plan	\$43,160						\$43,160	GF
104	306210CD	Collier Park Improvements 21	\$419,680						\$419,680	CD
105	306210PF	Collier Park Improvements 21	\$285,680						\$285,680	PF
106	306	Prop 68 Per Capita - Collier Park Improvements	\$215,400						\$215,400	OT
107	306	Collier Park Improvements 22	\$327,694						\$327,694	CD
108	306	Collier Park Improvements 22	\$1,560						\$1,560	PF
109	306	MacArthur Park EIR	\$150,000						\$150,000	GF
110	306	Waite Dr. Park Design		\$80,000					\$80,000	GF/PF
111	306	Highwood Park Improvements	\$100,000						\$100,000	GF
112	306	MacArthur Park Dog Park	\$25,000						\$25,000	GF
113	306	LED Sports Lighting and Advanced Lighting & Controls						\$60,000	\$60,000	GF/OT
114	306	Parks Masterplan Update						\$200,000	\$200,000	GF/PF
115	306	MacArthur Park Design				\$500,000			\$500,000	GF/PF
	306	Parks Fiber Optic Connections						\$2,000,000	\$2,000,000	OT
		<b>SUBTOTAL</b>	<b>\$2,776,934</b>	<b>\$80,000</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$2,260,000</b>	<b>\$5,616,934</b>	
<b>310 MISCELLANEOUS</b>										
116	310122OT	Energy Conservation Projects	\$9,210						\$9,210	OT
117	310160GF	ADA Improvements 16	\$10,000						\$10,000	GF
118	310170GF	ADA Improvements 17	\$10,000						\$10,000	GF
119	310	Fiber Optic Connection to Community Center	\$100,000						\$100,000	GF/OT
120	310	Fiber Optic Connection from Community Center to Pool	\$130,000						\$130,000	GF/OT
121	310	Fiber Optic Connection to Fire Station 12	\$150,000						\$150,000	GF/OT
122	310	Fiber Optic Connection to Fire Station 13	\$150,000						\$150,000	GF/OT
		<b>SUBTOTAL</b>	<b>\$559,210</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$559,210</b>	

DRAFT Capital Improvement Program (CIP) FY 2022-2026

<b>LEGEND</b>								
Projects that are unfunded	\$0	\$0	\$1,000,000	\$1,500,000	\$1,000,000	\$24,462,500	\$27,962,500	
New projects that are requesting general funds	\$870,000	\$115,000	\$0	\$0	\$0	\$0	\$985,000	
Projects that have specific funding identified, expected, and available	\$5,838,354	\$4,367,514	\$7,384,087	\$3,605,021	\$3,513,417	\$0	\$24,708,393	
Existing projects that are carried forward	\$16,863,722	\$0	\$0	\$0	\$0	\$0	\$16,863,722	
<b>TOTALS</b>	<b>\$23,572,076</b>	<b>\$4,482,514</b>	<b>\$8,384,087</b>	<b>\$5,105,021</b>	<b>\$4,513,417</b>	<b>\$24,462,500</b>	<b>\$70,519,615</b>	
<b>Funding Sources</b>								
CD - CDBG		OT - Other Misc. & Grant Funds						
PF - Park Fees		TR - TransNet						
SF - Sewer Funds		TD - TDA Funds						
GF - General Fund								
RM - Road Maintenance & Rehabilitation Program								
RT - Regional Transportation Congestion Improvement Program								
FT - Highway Users Tax Account (Section 2130)								

### **Purpose, Benefits and Definition:**

**Purpose:** The purpose of the Capital Improvement Program is to identify, plan, finance and execute the construction and maintenance of public infrastructure in accordance with City's adopted plans and budget. It provides a mechanism for:

1. Estimating capital requirements;
2. Scheduling all projects over a period of five years with appropriate planning and implementation;
3. Budgeting high priority projects and developing a project revenue policy for proposed improvements;
4. Coordinating the activities of various departments in meeting project schedules;
5. Monitoring and evaluating the progress of capital projects; and
6. Informing the public of projected capital improvements.

**Benefits:** The benefits of the CIP are to:

1. Focus attention on goals, needs, and financial capabilities of the City;
2. Achieve optimum use of funds and make sound annual budget decisions;
3. Guide future growth and development;
4. Work out priorities between current and future development, identify needs, and decide whether to rebuild or replace existing capital infrastructure;
5. Serve wider community interest;
6. Encourage efficient CIP administration;
7. Improve the basis for intergovernmental and regional cooperation;
8. Maintain a sound and stable CIP financial program;
9. Enable the City to develop information on the condition of its infrastructure, to use data to identify capital and maintenance needs, and to maintain current inventories of capital assets;
10. Allow for the orderly repair and replacement of capital facilities and equipment; and
11. Enhance opportunities for participation in federal or state grant and aid programs.

### **Definitions:**

**Capital Improvement Program (CIP):** The multiyear scheduling of public improvements, based on studies of fiscal resources, and the choice of specific improvements to be built and maintained. Every two years the CIP will be reviewed and updated to reflect changing City priorities, unexpected emergencies or events, unique opportunities, cost changes or alternate financing strategies.

**Capital Improvement Budget:** Facilities that are programmed for the next two fiscal years that are part of the legally adopted bi-annual operating budget. The capital improvement budget is the first two-years of the CIP as approved by the City Council. It is the link between the CIP and the bi-annual budget.

**Capital Improvement Project:** Includes new or major improvements to existing facilities that are large, expensive, and permanent, such as streets, sewer lines, and park and recreation facilities. To achieve uniformity of program application, a capital improvement project in the City of La Mesa is defined as a project which:

- Consists of a capital equipment, facility, and property generally costing \$50,000 or more;
- Has a useful life of at least three years and does not recur annually (e.g., a structure, acquisition of land, buildings, street improvements);
- Must be major or permanently affixed equipment (e.g., major air conditioning installation).

## CIP Program Guidelines FY 2022-2026

### **CIP Committee:**

The CIP Committee consists of the Assistant City Manager, Chief of Police, Deputy Fire Chief, Director of Community Services, Director of Finance, and Director of Public Works/City Engineer. Public Works is the lead department.

### **Process and Calendar of Events:**

January 7, 2021	Request for project nominations and prioritization is sent to all City Departments
February 1, 2021	Project nominations and prioritization are due
February 2021	Public Works meeting to review submitted projects and begin preliminary scoring of projects
March 23, 2021	Public Works attends Special Meeting of the City Council: <ul style="list-style-type: none"><li>• Study Session to review and discuss the Financial Forecast</li><li>• 2021 Strategic Goals and Targets for Action Work Plan Update</li><li>• 2020 Performances Measures</li></ul>
April 14, 2021	Public Works prepares draft recommendation of projects for inclusion into the CIP
April 21, 2021	CIP Committee meets to review and finalize recommended projects for inclusion into the CIP
May 5, 2021	Submit draft CIP to Planning Commission for approval
May 17, 2021	Submit CIP Budget to Finance
June 8, 2021	Council reviews preliminary 2021-2023 Biennial Budget and CIP
July 27, 2021	Council adoption of Final 2021-2023 Biennial Budget and

**DRAFT RESOLUTION NO. PC-2021-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA  
RECOMMENDING TO THE CITY COUNCIL THAT THE DRAFT FISCAL YEAR  
2022 – 2026 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE  
GENERAL PLAN**

---

WHEREAS, Sections 65103(c) and 65400 et seq. of the California Government Code require that the designated planning agency of a city review and report to the City Council as to the conformity of a Capital Improvement Program with the adopted General Plan;

WHEREAS, Section 2.52.050 of the La Mesa Municipal Code designates the Planning Commission as the official agency and review body for review and recommendation to the City Council of the Capital Improvement Program;

WHEREAS, the Planning Commission of the City of La Mesa did hold a public meeting on May 5, 2021 to consider the Fiscal Year 2022 – 2026 Capital Improvement Program; and,

WHEREAS, the Planning Commission did receive and consider a staff report for the proposed program.

**THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:**

1. That the foregoing findings of fact and determinations are true and hereby made a part hereof.
2. That the Planning Commission finds and recommends to the City Council that the Draft Fiscal Year 2022 – 2026 Capital Improvement Program is consistent with the La Mesa General Plan.
3. That the projects proposed in the Fiscal Year 2022 – 2026 Capital Improvement Program are subject to availability of funding and approval of the City Council.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 5th day of May, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Kerry Kusiak, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2021-\_\_\_\_, duly passed and adopted by the Planning Commission.

---

Kerry Kusiak, Deputy Secretary  
La Mesa Planning Commission

**DRAFT RESOLUTION NO. PC-2021-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA  
RECOMMENDING TO THE CITY COUNCIL THAT THE DRAFT FISCAL YEAR  
2022 – 2026 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE  
GENERAL PLAN**

---

WHEREAS, Sections 65103(c) and 65400 et seq. of the California Government Code require that the designated planning agency of a city review and report to the City Council as to the conformity of a Capital Improvement Program with the adopted General Plan;

WHEREAS, Section 2.52.050 of the La Mesa Municipal Code designates the Planning Commission as the official agency and review body for review and recommendation to the City Council of the Capital Improvement Program;

WHEREAS, the Planning Commission of the City of La Mesa did hold a public meeting on May 5, 2021 to consider the Fiscal Year 2022 – 2026 Capital Improvement Program; and,

WHEREAS, the Planning Commission did receive and consider a staff report for the proposed program.

**THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:**

1. That the foregoing findings of fact and determinations are true and hereby made a part hereof.
2. That the Planning Commission finds and recommends to the City Council that the Draft Fiscal Year 2022 – 2026 Capital Improvement Program is consistent with the La Mesa General Plan.
3. That the projects proposed in the Fiscal Year 2022 – 2026 Capital Improvement Program are subject to availability of funding and approval of the City Council.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 5th day of May, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Kerry Kusiak, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2021-\_\_\_\_, duly passed and adopted by the Planning Commission.

---

Kerry Kusiak, Deputy Secretary  
La Mesa Planning Commission



## MINUTES

### LA MESA PLANNING COMMISSION MEETING

Wednesday, April 21, 2021

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 Agenda for this meeting was posted on April 15, 2021, at 11:30 a.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 Cooper, Hottel, Jones, Newland, and Podeswik.

Staff members present were Community Development Director Kerry Kusiak and Senior Planner Allyson Kinnard.

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

Item 2. Commissioner Hottel gave the invocation and led the Pledge of Allegiance.

Item 3. Election of Vice Chair

ACTION: Commissioner Hottel nominated herself to be Vice Chair. Commissioner Podeswik seconded the motion. Motion carried with 6 in favor and 0 opposed.

Item 4. Deletions from the Agenda/Urgent Additions to the Agenda/Additions to the next Agenda

Mr. Kusiak informed the Commissioners that Item 7a. 2018-05 (CUP 18-03, La Mesa Industrial Group, LLC) would be continued.

Item 5. Public Comment (non-agenda items) – None.

*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.*

Item 6. Procedural Rules for the Conduct of Hearings

ACTION: Because the agendaized hearing was continued, Chairman Torpey made a motion to waive the reading of the Procedural Rules. The motion was seconded by Commissioner Newland. Motion carried with 6 in favor and 0 opposed.

Item 7. Hearings

**7a. 2018-05 (CUP 18-03, La Mesa Industrial Group, LLC)** – Consideration of a Conditional Use Permit for a proposed medical marijuana manufacturing facility within an existing 9,147 square-foot single-story industrial building, 17 feet in height, on an 11,037 square-foot site located at 5170 Guild Street in the M (Industrial Service and Manufacturing) zone.

This agenda item was continued off calendar.

Item 8. Business

**8a. 2020-32 (EnerSmart)** - Consideration of whether a battery energy storage system use is consistent with the permitted uses in commercial zones. This item was considered by the Planning Commission on October 21, 2020, and was continued for more information.

Mr. Kusiak presented the staff report.

Those in favor:

- James Beach – EnerSmart Storage
- Marc La Magna – EnerSmart Storage
- David Harris – San Diego Advisory Committee for San Diego Community Power

Those in opposition: None.

The Commissioners discussed the project.

**ACTION:** Commissioner Podeswik made a motion to approve project 2020-32 (EnerSmart), finding that the battery storage use system was consistent with the permitted use in commercial zones. The motion was seconded by Chairman Torpey. Motion carried with 6 in favor and 0 opposed.

The Commissioners discussed the possibility of drafting an ordinance to address the changes in energy technology and sustainability options.

**ACTION:** Commissioner Jones made a motion directing staff to return to the Commission with a draft ordinance to allow energy storage use by-right with a site development plan, solar installations that are not necessarily attached to a residence or business and to further explore sustainability options for Municipal Code updates. The motion was seconded by Commissioner Hottel. Motion carried with 6 in favor and 0 opposed.

8b. Approval of the April 7, 2021 minutes

**ACTION:** Commissioner Newland made a motion to approve the minutes as written. The motion was seconded by Commissioner Cooper. Motion carried with 5 in favor, 0 opposed and 1 abstention (Torpey).

8c. Assignment of the Invocation and Procedural Rules

Chairman Torpey will give the Invocation and Commissioner Podeswik will read the Procedural Rules at the next meeting.



9. Informational Items:

Commissioner Hottel shared that she will be speaking at a seminar entitled “Sheroes - Empowering Women in Architecture.” Anyone interested in attending virtually is encouraged to contact her for the Zoom information.

There being no further business before the Commission, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,  
Cheryl Davis  
Administrative Coordinator

E:\cp2021\Minutes\PC\042121.docx

DRAFT