

Minutes of a Regular Meeting of the La Mesa City Council
Tuesday, September 22, 2020 at 6:00 p.m.
City Council Chambers, 8130 Allison Avenue, La Mesa, California

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 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 Item 5 which was considered after Item 10.

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

ROLL CALL

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

ABSENT: None.

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

INVOCATION – COUNCILMEMBER ALESSIO

PLEDGE OF ALLEGIANCE

CITY MANAGER COMMENTS

City Manager Humora provided an update on the rules and regulations issued by the City in response to the COVID-19 public health emergency and summarized the latest health order changes from the State of California and County of San Diego.

COMMUNITY BULLETIN REPORTS

Mayor Arapostathis announced the County of San Diego Board of Supervisors rescinded its approval of the County of San Diego and Affirmed Housing Incorporated joint application to convert the Holiday Inn Hotel located at 8000 Parkway Drive into transitional housing for the homeless.

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

PRESENTATION

PROCLAIMING OCTOBER 2, 2020 AS MTS FREE RIDE DAY

Mayor Arapostathis announced that MTS Free Ride Day had been pushed back to November 3, 2020 and the proclamation would be continued to the City Council Regular meeting of October 27, 2020.

ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

City Clerk Wiegelman and Executive Assistant to the City Manager Mackey read aloud the first 300 words of the emailed public comments submitted by 4:00 p.m. the day of the Council meeting.

The following members of the public submitted a comment regarding the joint application by the County of San Diego and Affirmed Housing Incorporated to convert the Holiday Inn Hotel located at 8000 Parkway Drive into transitional housing for the homeless:

Michael Watson
Juliet Thomas
Ezra Fierro
Gisela Mayworm
Johnny
Sharon Aswegan
Victoria Merrill

Samantha Womack submitted a comment regarding reopening the playgrounds in the City of La Mesa.

Rev. Marcus Lohrmann submitted a comment regarding the La Mesa Police Officers' Association's request for a meet and confer in response to the proposed Ordinance creating a Community Police Oversight Board and Independent Police Auditor.

CONFLICT DISCLOSURES

Councilmember Parent announced he had a potential conflict of interest on Item 5 due to the contractor having made a prior philanthropic donation to his nonprofit employer, Circulate San Diego. Councilmember Parent stated that in the absence of clear guidance from the Fair Political Campaign Commission he would recuse himself for the vote on Item 5 to avoid any appearance of conflict.

BOARD AND COMMISSION APPOINTMENTS

1. RESOLUTION APPOINTING A MEMBER TO THE PERSONNEL APPEALS BOARD

City Clerk Wiegelman provided the name of the applicant.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Baber to approve the appointment of Karen Hill to the Personnel Appeals Board and adopt the Resolution confirming the appointment.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2020-104 was adopted.

CONSENT CALENDAR

(Items 2 through 11)

Councilmember Baber requested Consent Calendar Item 10 be pulled for separate consideration.

City Clerk read aloud the first 300 words of the emailed public comments submitted by 4:00 p.m. the day of the Council meeting.

The following members of the public submitted a comment on Item 4 in support of the Agreement for Specialized Professional Services by and between the City of La Mesa and People Assisting the Homeless to provide homeless services:

Kathleen Brand
Bonnie Baranoff

Kathleen Brand submitted a comment on Item 6 in opposition of the approval of the First Amendment to the Exclusive Negotiation Agreement by and between the City of La Mesa and USA properties Fund, Inc. to establish terms and conditions for the potential ground lease of property and development of a mixed-income multi-family residential rental project.

Dianne Osterling submitted a comment on Item 8 requesting the City include the La Mesa-Spring Valley School District in the review of transportation improvement plans.

Debbie Kinsinger spoke on Item 11 in support of the acceptance of the Fiscal Year 2020 Department of Justice Community Oriented Policing Services Grant and appropriation of said Grant to Game Changer for the purpose of hosting the Peace with the Police Summit.

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

Approved.

3. **RESOLUTION APPROVING AND ADOPTING AMENDMENTS TO THE BODY AND APPENDIX OF THE CITY'S AMENDED LOCAL CONFLICT OF INTEREST CODE**

Resolution No. 2020-105 was adopted.

4. **RESOLUTION AUTHORIZING AN AGREEMENT FOR SPECIALIZED PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF LA MESA AND PEOPLE ASSISTING THE HOMELESS (PATH) TO PROVIDE HOMELESS SERVICES UTILIZING 2019-20 COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) FUNDS AUTHORIZED BY THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT**

Resolution No. 2020-106 was adopted.

5. **REMOVED.**

6. **RESOLUTION IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE FORMER LA MESA COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATION AGREEMENT (ENA) BY AND BETWEEN THE CITY OF LA MESA AND USA PROPERTIES FUND, INC. TO ESTABLISH TERMS AND CONDITIONS FOR THE POTENTIAL GROUND LEASE OF PROPERTY AND DEVELOPMENT OF A MIXED-INCOME MULTI-FAMILY RESIDENTIAL RENTAL PROJECT ON SUCH PROPERTY LOCATED AT 8181 ALLISON AVENUE, MORE COMMONLY KNOWN AS THE OLD POLICE STATION SITE**

Resolution No. 2020-107 was adopted.

7. **RESOLUTION APPROVING THE STANDARD AGREEMENT FOR ONGOING SERVICES BETWEEN THE CITY OF LA MESA AND PHOENIX INFORMATION SYSTEMS GROUP FOR ELECTRONIC PARKING CITATION DEVICES AND PARKING CITATION PROCESSING SERVICES AND PAYMENT COLLECTION**

Resolution No. 2020-108 was adopted.

8. **RESOLUTION APPROPRIATING \$572,795 OF REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM FUNDING INTO CAPITAL IMPROVEMENT PROJECT ACCOUNT 30221AOT-6830, REGIONAL ARTERIAL IMPROVEMENTS**

Resolution No. 2020-109 was adopted.

9. **RESOLUTION APPROVING THE PURCHASE OF A REPLACEMENT PIERCE TRIPLE COMBINATION PUMPER FROM SOUTH COAST FIRE EQUIPMENT TO BE USED BY THE FIRE DEPARTMENT ON EMERGENCY RESPONSES**

Resolution No. 2020-110 was adopted.

10. REMOVED.

11. **RESOLUTION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF THE FISCAL YEAR 2020 DEPARTMENT OF JUSTICE COMMUNITY ORIENTED POLICING SERVICES GRANT FUNDS**

Resolution No. 2020-111 was adopted.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to approve Consent Calendar Items 2 through 4, 6 through 9, and 11.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

5. **A. RESOLUTION APPROVING A TASK ORDER FOR SPECIALIZED PROFESSIONAL SERVICES TO KTU+A TO COMPLETE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT (ADU) GUIDE BOOK; AND**

B. RESOLUTION APPROVING A TASK ORDER FOR SPECIALIZED PROFESSIONAL SERVICES TO KTU+A TO UPDATE THE CITY'S URBAN DESIGN PROGRAM INCLUDING DEVELOPMENT OF OBJECTIVE DESIGN STANDARDS

City Clerk read aloud the first 300 words of the emailed public comments submitted by 4:00 p.m. the day of the Council meeting.

Dianne Osterling submitted a comment regarding the City providing free pre-approved ADU plans.

Aaron Amerling submitted a comment regarding Councilmember Parent's potential conflict of interest on the Item.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to (1) adopt the Resolution approving a Task Order for Specialized Services to KTU+A to complete development of an Accessory Dwelling Unit Guide Book; and (2) adopt the Resolution approving a Task Order for Professional Services to KTU+A to update the City's Urban Design Program including development of objective design standards.

Vote: 4-0-1

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

No: None

Abstained: Councilmember Parent

Absent: None

Motion passed. Resolution No. 2020-113 and Resolution No. 2020-114 were adopted.

10. RESOLUTION APPROVING THE THIRD AMENDMENT TO THE AGREEMENT FOR ANIMAL CONTROL SERVICES WITH THE CITY OF EL CAJON

Councilmember Baber stated he supported the approval of the Third Amendment to the Agreement for Animal Control Services with the City of El Cajon and welcomed the San Diego Humane Society into their new role as the City’s animal services provider.

ACTION: Motioned by Councilmember Baber and seconded by Mayor Arapostathis to adopt the Resolution approving the Third Amendment to the Agreement for Animal control Services with the City of El Cajon.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2020-112 was adopted.

STAFF REPORT

12. RESOLUTION AUTHORIZING A TRANSFER OF TRAVEL AND COUNCILMEMBER EXPENDITURE FUNDS FROM THE CITY COUNCIL BUDGET TO THE NON-DEPARTMENTAL BUDGET TO FUND THE WEST LA MESA COMMUNITY ENHANCEMENT GRANT PROGRAM

Senior Management Analyst Dedmon provided a PowerPoint presentation regarding the La Mesa Property Revitalization Grant Program and the West La Mesa Enhancement Grant Program highlighting the purpose, guidelines, funding sources, available funding, maximum grant award, and qualifying projects of the programs.

Council questions and comments ensued.

City Clerk Wiegelman read aloud the first 300 words of the emailed public comments submitted by 4:00 p.m. the day of the Council meeting.

Kathleen Brand submitted a comment in support of the La Mesa Property Revitalization Grant Program and West La Mesa Community Enhancement Grant Program with an amendment to have the plans and projects presented to the Design Review Board for approval instead of the City Manager.

Melissa Walter submitted a comment regarding disproportionate funding for businesses and renters.

ACTION: Motioned by Councilmember Alessio and seconded by Vice Mayor Weber to (1) approve the La Mesa Property Revitalization Grant Program and West La Mesa Community Enhancement Grant Program, as amended, to appropriate Measure V tax monies to help fund the La Mesa Property Revitalization Grant Program and waive permit fees for projects approved under the West La Mesa Community Enhancement Grant Program; and (2) adopt the Resolution authorizing the transfer of travel and councilmember expenditure funds from the City Council Budget to the Non-departmental Budget to fund the West La Mesa Community Enhancement Grant Program.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2020-115 was adopted.

HEARINGS

13. CONSIDERATION OF AN APPEAL OF THE HISTORIC PRESERVATION COMMISSION'S RECOMMENDATION TO DENY PROJECT NO. 2020-28 (MCKNIGHT) – A REQUEST TO DESIGNATE THE PROPERTY LOCATED AT 4626-4630 DATE AVENUE IN THE R1 (URBAN RESIDENTIAL) ZONE AS A HISTORIC LANDMARK AND TO ESTABLISH A PROPERTY PRESERVATION (MILLS ACT) AGREEMENT FOR THE SITE

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 13.

Senior Planner Kinnard provided a PowerPoint presentation on the criteria for historic landmark designation and the Mills Act Preservation Agreement, the reason for the Historic Preservation Commission's denial of the landmark designation request, the historical background of the property, the significance evaluation of the property, and the reason for the appeal. Senior Planner Kinnard stated staff's original recommendation for the project was to approve the landmark designation request under Eligibility Criteria A, exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

The following members of the public spoke in support of the proposed project and in support of the appeal:

Wendy Tinsley Becker, applicant representative

Tirrell McKnight, applicant

City Clerk Wiegelman read aloud the first 300 words of the emailed public comments submitted by 4:00 p.m. the day of the Council meeting.

The following members of the public submitted a comment in support of the proposed project and in support of the appeal:

Leslie Fadem
Greg Childs
John Curran
Nora Curran

Council questions and comments ensued.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to close the hearing since there were no more members of the public who wished to speak.

Vote: 5-0

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

Motion passed.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to determine there is sufficient evidence to support landmark designation and adopt (1) the Resolution granting the appeal, reversing the Historic Preservation Commission's denial, and approving Project No. 2020-28 (McKnight) – a request to designate the Ernest and Mary Luff / John Angell Residence located at 4626-4630 Date Avenue as a historic landmark; and (2) the Resolution authorizing execution of a Historic Landmark Property Preservation Agreement with the owner of the historic landmark known as the Ernest and Mary Luff / John Angell Residence located at 4626-4630 Date Avenue.

Vote: 5-0

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

Motion passed. Resolution No. 2020-116 and Resolution No. 2020-117 were adopted.

14. CONSIDERATION OF RESOLUTION ORDERING THE SUMMARY VACATION OF AN EXISTING PUBLIC UTILITY EASEMENT ENCUMBERING LOT 240 (7934 CINTHIA STREET) PER MAP NO. 4501, EASTRIDGE, UNIT 3

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 14.

Public Works Director/City Engineer Firshat explained the purpose and process of the vacation and described the location of the property.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to close the hearing since there were no members of the public who wished to speak.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Alessio to adopt the Resolution vacating an existing public utility easement encumbering lot 240 (7934 Cinthia Street) per Map No. 4501 of Eastridge, Unit 3 in the City of La Mesa, California.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2020-118 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

15. CONSIDERATION OF THE LEAGUE OF CALIFORNIA CITIES RESOLUTIONS THAT WILL BE VOTED ON AT THE ANNUAL CONFERENCE BEING HELD VIRTUALLY ON OCTOBER 7 – OCTOBER 9, 2020 – COUNCILMEMBER BABER

Councilmember Baber gave a brief overview of the resolution.

Council questions and comments ensued.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Baber to direct the City's voting delegate for the League of California Cities Annual League Conference ("Annual Conference") to listen to the Committee debate at the Annual Conference and vote in the best interest of the City.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

CITY ATTORNEY REMARKS

There were no remarks.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 7:23 p.m.

Megan Wiegelman, CMC
City Clerk