

Minutes of a Regular Meeting of the La Mesa City Council,
Special Meeting of the La Mesa Public Financing Authority and
Special Meeting of the City of La Mesa Successor Agency
Tuesday, August 13, 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: CITY COUNCIL

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

ABSENT: None.

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

ROLL CALL: LA MESA PUBLIC FINANCING AUTHORITY

PRESENT: Chairman Arapostathis; Authority Members Alessio, Baber, Parent and Weber.

ABSENT: None.

STAFF: Executive Director Garrett; General Counsel Sabine; Assistant City Manager Humora; Secretary Wiegelman.

ROLL CALL: CITY OF LA MESA SUCCESSOR AGENCY

PRESENT: Chairman Arapostathis; Agencymembers Alessio, Baber, Parent and Weber.

ABSENT: None.

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

ANNUAL ROTATION OF THE VICE MAYOR

Mayor Arapostathis thanked Councilmember Parent for his service as Vice Mayor and announced Councilmember Baber would be the next Vice Mayor.

INVOCATION – COUNCILMEMBER PARENT

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

BUDGET MONITORING REPORT

Finance Director Waller-Bullock reported on the national, state and local economic outlook, state budget issues, the performance of the City's General Fund and Proposition L benchmarks for quarter ending June 30, 2019.

CITY TREASURER'S QUARTERLY REPORT

City Treasurer Vogt made a presentation regarding the investment earnings and the status of the investment portfolio for the quarter ending June 30, 2019.

ADDITIONS AND/OR DELETIONS TO THE AGENDA

Councilmember Parent requested that Item 5, ratification of Project No. 2018-32 (JPI) – a 230-unit mixed-use development at 4949-4999 Baltimore Drive and 8090 University Avenue in the C-D-MU (General Commercial / Urban Design Overlay / Mixed Use Overlay) Zone, be laid over to the City Council meeting of September 10, 2019.

Council questions and comments ensued.

ACTION: Motioned by Councilmember Parent and seconded by Councilmember Weber to lay over Item 5, ratification of Project No. 2018-32 (JPI) – a 230-unit mixed-use development at 4949-4999 Baltimore Drive and 8090 University Avenue in the C-D-MU (General Commercial / Urban Design Overlay / Mixed Use Overlay) Zone, to the City Council meeting of September 10, 2019.

Vote: 2-3

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

Motion failed.

CONFLICT DISCLOSURES

There were no conflict disclosures.

PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

Jean Marmet, resident, spoke regarding a dog attack that occurred on Wetherly Street.

Jerry Jones, resident, spoke regarding the 6th cycle of the Regional Housing Need Allocation (RHNA) and the need for greater transparency of housing expectations for the next decade.

Sapphire Blackwood spoke regarding an upcoming appeal of the Planning Commission's approval of Conditional Use Permit CUP 17-03 – a request for a medical marijuana dispensary proposed at 7323 El Cajon Boulevard.

CONSENT CALENDAR

(Items 1 through 7)

Mayor Arapostathis requested Consent Calendar Item 5 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, JULY 23, 2019

Approved.

3. ACCEPTANCE OF INVESTMENT POLICY FOR THE CITY OF LA MESA FOR FISCAL YEAR 2019-2020

Accepted.

4. RESOLUTION ESTABLISHING THE PROPERTY TAX RATE FOR BONDED INDEBTEDNESS FOR FISCAL YEAR 2019-2020

Resolution No. 2019-077 was adopted.

5. REMOVED.

6. RATIFICATION OF PROJECT NO. 2018-02 (GAIPA) – A BUILDING ADDITION, FAÇADE REMODEL, AND OUTDOOR DINING AREA AT 8371 LA MESA BOULEVARD IN THE CD-D (DOWNTOWN COMMERCIAL / URBAN DESIGN OVERLAY) ZONE

Ratified.

7. RESOLUTION EXTENDING THE AGREEMENT WITH CIVIC SOLUTIONS TO PROCESS MEASURE U CONDITIONAL USE PERMIT (CUP) APPLICATIONS BY ONE YEAR, AND AMENDING THE AGREEMENT TO INCREASE THE NOT-TO-EXCEED AMOUNT TO \$190,000

Resolution No. 2019-078 was adopted.

ACTION: Motioned by Mayor Arapostathis and seconded by Vice Mayor Baber to approve Consent Calendar Items 1 through 7, except for Item 5.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

5. RATIFICATION OF PROJECT NO. 2018-32 (JPI) – A 230-UNIT MIXED-USE DEVELOPMENT AT 4949-4999 BALTIMORE DRIVE AND 8090 UNIVERSITY AVENUE IN THE C-D-MU (GENERAL COMMERCIAL / URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE

Senior Planner Kinnard provided a PowerPoint presentation on the proposed 230-unit mixed-use development project. Senior Planner Kinnard reviewed the Affordable Homes Bonus Program as it relates to the proposed project and stated the Design Review Board's conditions of approval for the proposed project.

David Potter, Vice President of JPI, spoke regarding JPI's community outreach efforts, the proposed project's affordable housing component, and the proposed project's potential in helping to revitalize the surrounding neighborhood.

Aaron Amerling, resident, spoke in support of the development as long as the project is no more than four stories, the traffic concerns of nearby residents are addressed, and signage is placed in the Civic Center parking lot.

Suda House, resident, spoke on the community outreach efforts of JPI and the importance of government transparency.

Jack Porath, American Legion Post 282, spoke on the community outreach efforts of JPI.

Don Wood, resident, spoke regarding his concerns with the proposed project.

Garlon Wright, Southwest Regional Council of Carpenters representative and City resident, spoke on hiring responsible contractors for the proposed project.

Ryan Omelina, Southwest Regional Council of Carpenters representative, spoke on hiring responsible contractors for the proposed project.

Octavio Nunez, Southwest Regional Council of Carpenters representative and City resident, spoke on hiring responsible contractors for the proposed project.

Armando Nunez, Southwest Regional Council of Carpenters representative, spoke on hiring responsible contractors for the proposed project.

Doug Hicks, Southwest Regional Council of Carpenters representative, spoke on hiring responsible contractors for the proposed project and having the design review process include an assessment of the impact the project will have on the community.

City Attorney Sabine explained the scope of the Council's authority in regards to the proposed project.

Council questions and comments ensued.

ACTION: Motioned by Councilmember Alessio and seconded by Vice Mayor Baber to (1) ratify the Design Review Board's approval of Project No. 2018-32 (JPI) – a 230-unit mixed-use development at 4949-4999 Baltimore Drive and 8090 University Avenue in the C-D-MU (General Commercial / Urban Design Overlay / Mixed Use Overlay) Zone; and (2) direct staff to install standard City parking signs in the Civic Center parking lot and provide an update to Council on the signage installation plan.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

Under discussion, Councilmember Parent presented a substitute motion.

ACTION: Substitute Motion - Motioned by Councilmember Parent and seconded by Councilmember Weber to continue the Item to the City Council meeting of September 10, 2019.

Vote: 2-3

Yes: Councilmember Parent and Councilmember Weber

No: Mayor Arapostathis, Vice Mayor Baber, Councilmember Alessio

Abstained: None

Absent: None

Motion failed.

Following Council questions and comments, Mayor Arapostathis called the vote on the original motion.

Mayor Arapostathis called a recess at 7:24 p.m. and reconvened the meeting at 7:29 p.m. with all members present.

STAFF REPORT – CITY COUNCIL – FINANCING AUTHORITY – SUCCESSOR AGENCY

8. CONSIDERATION OF ADOPTING THE FINAL BIENNIAL BUDGET FOR FISCAL YEAR 2019-2020 AND FISCAL YEAR 2020-2021

Finance Director Waller-Bullock presented the Final Biennial Budget and explained the changes that were made from the Preliminary Budget. Finance Director Waller-Bullock said staff recommended the Council accept the recommended changes to the preliminary budget and adopt the final budgets for 2019-2020 and 2020-2021 as proposed.

Council questions and comments ensued.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Parent to adopt the Resolution adopting a budget for Fiscal Year 2019-2020 and Fiscal Year 2020-2021.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2019-079 was adopted.

STAFF REPORT – CITY COUNCIL

9. ACCEPT THE DRAFT COMMUNITY CHOICE AGGREGATION TECHNICAL FEASIBILITY STUDY FOR THE CITIES OF CHULA VISTA, LA MESA, AND SANTEE AND CONSIDERATION OF ENTERING INTO A JOINT POWERS AGREEMENT WITH THE CITY OF SAN DIEGO TO CREATE A GOVERNING STRUCTURE FOR A COMMUNITY CHOICE AGGREGATION PROGRAM

Sustainability Analyst Lybeck provided a PowerPoint presentation on the key milestones of the Climate Action Plan and the timeline of the Community Choice Aggregation (CCA) Technical Feasibility Study.

Sustainability Analyst Lybeck introduced Howard Choy, EES Consulting Inc., who continued the PowerPoint presentation and provided an overview of the construct of the CCA Technical Feasibility Study, the results of the Study, and the governance options available for the CCA program.

Sustainability Analyst Lybeck introduced Cody Hoovan, City of San Diego Chief Sustainability Officer, who continued the PowerPoint presentation and provided information on the City of San Diego's average CCA cost compared to the rates of San Diego Gas & Electric, the benefits of a Regional Joint Powers Agreement (JPA), and the CCA implementation timeline.

Council questions and comments ensued.

Micah Mitrosky, IBEW 569, spoke on IBEW 569's concerns with the draft Regional CCA JPA.

David Harris, San Diego 350, spoke in support of a Regional CCA JPA.

Jean Costa, San Diego 350, spoke in support of a Regional CCA JPA.

Matthew Vasilakis, Climate Action Campaign, spoke in support of a Regional CCA JPA.

Taylor Markwith, Sullivan Solar Power, spoke in support of a Regional CCA JPA.

Joe Britton, SDG&E Public Affairs Manager, spoke on SDG&E's relationship with the City of La Mesa and other cities within the region and SDG&E's willingness to continue collaborations with the City of La Mesa and other cities regardless of their energy procurement choice.

Miriam Raftery, East County Magazine, spoke regarding the impacts of green energy projects.

Anthony DeGuzman, Alliance San Diego, submitted a written statement in support of a Regional CCA JPA.

Council questions and comments ensued.

ACTION: Motioned by Vice Mayor Baber and seconded by Councilmember Alessio to (1) accept the Draft Community Choice Aggregation Technical Feasibility Study for the cities of Chula Vista, La Mesa, and Santee; (2) enter into a Joint Powers Agreement with the City of San Diego to create a governing structure for a Community Choice Aggregation program; and (3) direct staff to prepare an Ordinance to enter into a Regional Community Choice Aggregation Joint Powers Agreement and present the Ordinance for first reading at the City Council meeting of September 10, 2019.

Vote: 5-0

Yes: Mayor Arapostathis, Vice Mayor Baber, Councilmember Alessio, Councilmember Parent, 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.

AB 1234 REPORTS (GC 53232.3(d))

There were no reports.

COUNCIL INITIATED

10. CONSIDERATION OF SENDING A LETTER OF SUPPORT FOR THE OCEAN POLLUTION REDUCTION ACT II (OPRA II) OF 2019 – VICE MAYOR BABER AND COUNCILMEMBER ALESSIO

Vice Mayor Baber explained the purpose of the Ocean Pollution Reduction Act II (OPRA II) of 2019 and requested the Council support OPRA II of 2019 by submitting a letter of support to Congress Member Scott Peters.

ACTION: Motioned by Vice Mayor Baber and seconded by Mayor Arapostathis to submit a letter of support for the Ocean Pollution Reduction Act II of 2019 to Congress Member Scott Peters.

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion passed.

CITY ATTORNEY REMARKS

There were no remarks.

ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 8:43 p.m.

Megan Wiegelman, CMC
City Clerk