



**LA MESA PLANNING COMMISSION
AGENDA**

A Regular Meeting of the Planning Commission

Tuesday, October 6, 2021

7:00 p.m.

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

**James Newland, Chair
Lauren Cooper, Vice Chair
Cheryl Alvarado, Commissioner
Brianna Coston, Commissioner
Jerry Jones, Commissioner
Andrew Torpey, Commissioner**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 8130 Allison Avenue, during normal business hours.

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@cityoflamesa.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.

**IMPORTANT NOTICE REGARDING THE OCTOBER 6, 2021 PLANNING
COMMISSION MEETING IN RESPONSE TO COVID-19 PANDEMIC**

The meeting may be conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as amended by Assembly Bill 361.

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://US06WEB.ZOOM.US/J/89823954016>

Telephone (Audio only)

(669) 900.6833 or (346) 248.7799

Webinar ID: 898 2395 4016

Copy and paste the webinar link into your internet browser if the webinar link does not work directly from the agenda.

Live Public Comments for Items on the Agenda

To provide oral public comments during the meeting, join the Zoom meeting by computer, mobile phone, or dial in number. On Zoom video conference by computer or mobile phone, use the “Raise Hand” feature. This will notify the moderator that you wish to speak during a specific item on the agenda or during non-agenda Public Comment. Members of the public will not be shown on video but will be able to speak when called upon. If joining the meeting using the Zoom dial-in number, you may raise your hand by pressing *9. Comments will be limited to three (3) minutes. No further comments will be entertained after the Mayor closes public comment.

Written Public Comments

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. Email comments must be submitted to 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 Planning 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 either “public comment” for non-agenda Public Comment or the agenda item number related to the 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.

Documents:

[ATTACHMENT A.PDF](#)

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE - COMMISSIONER JONES

ADDITIONS AND/OR DELETIONS TO THE AGENDA

PUBLIC COMMENTS - (TOTAL TIME - 15 MINUTES)

NOTE: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commission will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

PROCEDURAL RULES FOR THE CONDUCT OF HEARINGS - COMMISSIONER TORPEY

Documents:

[PC PROCEDURAL RULES.PDF](#)

HEARINGS

BUSINESS ITEMS (Items A Through B)

- . **A. APPROVAL OF THE MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD ON SEPTEMBER 15, 2021**

Documents:

[091521 DRAFT.PDF](#)

- . **B. ASSIGNMENT OF THE INVOCATION/PLEDGE AND READING OF THE PROCEDURAL RULES**

INFORMATIONAL ITEMS

ADJOURNMENT

State of California**ELECTIONS CODE****Section 9**

9. (a) Counting of words, for purposes of this code, shall be as follows:
- (1) Punctuation is not counted.
 - (2) Each word shall be counted as one word except as specified in this section.
 - (3) All proper nouns, including geographical names, shall be considered as one word; for example, "City and County of San Francisco" shall be counted as one word.
 - (4) Each abbreviation for a word, phrase, or expression shall be counted as one word.
 - (5) Hyphenated words that appear in any generally available standard reference dictionary, published in the United States at any time within the 10 calendar years immediately preceding the election for which the words are counted, shall be considered as one word. Each part of all other hyphenated words shall be counted as a separate word.
 - (6) Dates shall be counted as one word.
 - (7) Any number consisting of a digit or digits shall be considered as one word. Any number which is spelled, such as "one," shall be considered as a separate word or words. "One" shall be counted as one word whereas "one hundred" shall be counted as two words. "100" shall be counted as one word.
 - (8) Telephone numbers shall be counted as one word.
 - (9) Internet Web site addresses shall be counted as one word.
- (b) This section shall not apply to counting words for ballot designations under Section 13107.

(Amended by Stats. 2014, Ch. 697, Sec. 3. (SB 1253) Effective January 1, 2015.)

EXHIBIT A

PROCEDURAL RULES FOR THE CONDUCT OF HEARINGS BEFORE THE LA MESA PLANNING COMMISSION

Hearings before the La Mesa Planning Commission will be conducted in general conformance with the following procedural rules:

- Step 1: The Chair will announce the matter to be considered and whether or not a staff report thereon was furnished to the Commission.
- Step 2: A staff representative may be called upon by the Chair to describe the issue and give synopsis of the staff report and recommendation, if any
- Step 3: The Chair will announce the order in which testimony will be received by the Planning Commission and give general directions as to presentation of testimony.
- Step 4: Statements in support of the matter may be presented.
- Step 5: Statements in opposition to the matter may be presented.
- Step 6: Rebuttal may be permitted at the option of the Chair.
- Step 7: Issues before the Commission may be clarified by members of the Commission.
- Step 8: The hearing may be either closed or continued (no further testimony from the audience will be permitted after closing of the hearing).
- Step 9: After the closing of the hearing, the Commission will do one or more of the following:
 - a) Move to act on the issue before it, followed by discussion and deliberation, then voting on the motion; or
 - b) Re-open the hearing with or without further discussion; or
 - c) Re-open the hearing and continue it to a date certain; or
 - d) Postpone the decision to a date certain as provided by law.



MINUTES

LA MESA PLANNING COMMISSION

A Regular Meeting via Teleconference

Wednesday, September 15, 2021 at 7:00 p.m.

**La Mesa City Hall 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 Agenda for this meeting was posted on September 10, 2021, at 5:30 p.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

The meeting was called to order at 7:00 p.m.

Planning Commission members present were Chair Newland, Vice Chair Cooper, Commissioners Alvarado, Coston, Jones, and Torpey.

Staff members present: Community Development Director Kerry Kusiak and Assistant City Attorney Cory Lacy.

Invocation and Pledge of Allegiance – Commissioner Coston gave the Invocation and lead the Pledge of Allegiance.

Additions and/or Deletions to the Agenda – Mr. Kusiak informed the Commissioners that Item 6b. was being continued to a date certain of October 6, 2021.

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.

Procedural Rules for Conduct of Hearings – Vice Chair Cooper read the Procedural Rules.

Hearings

A. Project No. 2020-15 (Allison Avenue TOD) – Consideration of site development plan and zone reclassification for a proposed 147-unit apartment project consisting of 100% affordable units, exclusive of manager's units, at 8181 Allison Avenue (APN 470-672-22-00).

Mr. Kusiak presented the staff report.

Mr. Terzich provided a presentation reflecting the specifics of the proposed project.

The Public Hearing was opened.

Those in favor and/or voicing concerns:

- Milo Terzich – USA Properties, Inc.
- Jirair Garabedian, Architect – Dahlin Group
- Bonnie Baranoff – Resident
- Michael Syler – Member, La Mesa Masonic Lodge
- Susan Baldwin
- Chadwick Monfort

Those in opposition:

- Carol Yurameko - Resident

The public hearing was closed.

The Commissioners discussed the project.

ACTION: Commissioner Rogers made a motion to recommend the City Council approve the Initial Study and Negative Declaration per the resolution presented by Staff. The motion was seconded by Vice Chair Cooper. Motion passed with 6 in favor and 0 opposed.

ACTION: Commissioner Coston made a motion to approve the Zone Reclassification. The motion was seconded by Commissioner Torpey. Motion passed with 6 in favor and 0 opposed.

ACTION: Chair Newland made a motion to approve the Site Development Plan. The motion was seconded by Commissioner Torpey. Motion passed with 6 in favor and 0 opposed.

B. Project No. 2017-31 (CUP 17-88) (Hillside) – Consideration of a proposed commercial building with a cannabis use at 7901 Hillside Drive, APN 470-200-27-00 in the C-D-MU (General Commercial / Urban Design Overlay / Mixed Use Overlay) zone

This hearing was continued to a date certain of October 6, 2021.

Business

(Items A - B)

A. Approval of the minutes for the regular Planning Commission meeting held Wednesday, September 1, 2021

ACTION: Vice Chair Cooper made a motion to approve the minutes as written. Commissioner Coston seconded the motion. Motion carried with 6 in favor and 0 opposed.

B. Assignment of the Invocation/Pledge and Procedural Rules

For the next Planning Commission meeting Commissioner Jones will give the Invocation and lead the Pledge of Allegiance. Commissioner Torpey will read the Procedural Rules.

Informational Items – None

Chair Newland will be discussing the history of Grossmont Center at 10:00AM on October 9th at the shopping center.

There being no further business before the Commission, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Cheryl Davis
Administrative Coordinator