



CITY OF
LA MESA

JEWEL of the HILLS

INTEROFFICE MEMO

DATE: October 26, 2021

TO: Mayor and Members of the City Council

FROM: Megan Wiegelman, City Clerk *MW*

VIA: Greg Humora, City Manager *GH*
Glenn Sabine, City Attorney *GS*

SUBJECT: Second Reading and Adoption of an Ordinance of the City Council of the City of La Mesa Amending the Zone Map to Classify the Property Addressed as 8181 Allison Avenue (APN 470-572-22-00) with the Downtown Commercial (CD) Zoning Designation

At the Council meeting of October 12, 2021, the Council voted 3-0, with Councilmember Baber absent, to approve the introduction and first reading of the Ordinance amending the Zone Map to classify the property addressed as 8181 Allison Avenue (APN 470-572-22-00) with the Downtown Commercial (CD) zoning designation.

Staff recommends the Council approve the second reading and adoption of the Ordinance.

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
AMENDING THE ZONE MAP TO CLASSIFY THE PROPERTY ADDRESSED AS
8181 ALLISON AVENUE (APN 470-572-22-00) WITH THE DOWNTOWN
COMMERCIAL (CD) ZONING DESIGNATION

WHEREAS, USA Properties Fund, LLC did submit a project application for a site development plan and zone reclassification, to amend the zone map to reclassify the subject property to the CD (Downtown Commercial) Zone and to construct a 147-unit apartment complex at 8181 Allison Avenue in the Civic Center Zone and within the Downtown Village Specific Plan area (Project 2020-15 – Allison Avenue TOD);

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), the City prepared and circulated for a 20-day public review comment period from August 20, 2021 to September 9, 2021, an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project, which concluded that with the implementation of mitigation measures through project revision and conditions of approval included in the Mitigation Monitoring and Reporting Program, the project would not have an adverse impact on the environment;

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on September 15, 2021, received and considered a staff report and accepted public testimony in considering Project 2020-15 (Allison Avenue TOD);

WHEREAS, on September 15, 2021, the Planning Commission adopted Resolution No. PC-2021-15 recommending that the City Council adopt an ordinance to amend the zone map to classify the subject property with the Downtown Commercial (CD) zoning designation;

WHEREAS, the City Council did receive and consider a staff report on the proposed project, including the proposed Initial Study/Mitigated Negative Declaration and any comments received during the public review period;

WHEREAS, the City Council did hold a duly noticed public hearing on October 12, 2021, and accepted public testimony in considering the proposed zone reclassification and site development plan (Project 2020-15); and

WHEREAS, on October 12, 2021, the City Council adopted Resolution No. 2021-125 approving the Initial Study and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of La Mesa, California as follows:

SECTION 1: The City Council finds and determines the following:

1. That the foregoing recitals are true and correct and an integral part of the City Council's decision, and hereby adopts such recitals as findings.
2. That, based on the whole record before it and in its own independent judgment and analysis, that there is no substantial evidence that the project will have a significant effect

on the environment with implementation of the mitigation measures identified in the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project, and included as conditions of project approval.

3. That the reclassification of the subject property to the Downtown Commercial (CD) zoning classification is appropriate for the site, is compatible with surrounding land uses, and is consistent with the goals and policies of the La Mesa General Plan.

SECTION 2: The zone map of the City of La Mesa adopted as per Section 24.01.050 of the La Mesa Municipal Code shall be amended to classify that property addressed as 8181 Allison Avenue (APN 470-572-22-00) with the Downtown Commercial (CD) zoning classification.

SECTION 3: This Ordinance shall be effective 30 days after its adoption and the City Clerk shall certify to the adoption of this Ordinance. The City Clerk is hereby authorized to use summary publication procedures pursuant to Government Code Section 36933 utilizing a newspaper of general circulation published in the City of La Mesa.

INTRODUCED AND FIRST READ at a Regular meeting of the City Council of the City of La Mesa, California, held on the 12^h day of October 2021, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 26th day of October 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

Mark Arapostathis, Mayor

ATTEST:

MEGAN WIEGELMAN, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2021-_____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited and that the same has been duly published according to law.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)