

Minutes of a Regular Meeting of the La Mesa City Council  
Tuesday, October 12, 2021 at 6:00 p.m.  
City Council Chambers, 8130 Allison Avenue, La Mesa, California

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This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as amended by Assembly Bill 361, in relation to the COVID-19 State of Emergency and recommended social distancing measures.

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**

PRESENT: Mayor Arapostathis; Vice Mayor Shu; Councilmembers Baber and Parent.

ABSENT: None.

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

**INVOCATION – MAYOR ARAPOSTATHIS**

**PLEDGE OF ALLEGIANCE**

**CITY MANAGER COMMENTS**

City Manager Humora stated the City would be announcing its next round of housing assistance for those affected by the pandemic on Wednesday, October 13, 2021. City Manager Humora stated the information would be available on the City's website.

**COMMUNITY BULLETIN REPORTS**

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

## **PRESENTATION**

### **PROCLAIMING OCTOBER 25, 2021 AS LARRY ITLIONG DAY**

Vice Mayor Shu read the proclamation proclaiming October 25, 2021 as Larry Itliong Day.

## **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 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 Senate Bills 9 and 10.

## **CONFLICT DISCLOSURES**

Councilmember Baber announced he would recuse himself for Item 11 due to him being a Board Member of the County of San Diego Countywide Redevelopment Successor Agency Oversight Board.

## **BOARD AND COMMISSION APPOINTMENTS**

### **1. RESOLUTION APPOINTING AND/OR REAPPOINTING MEMBERS TO THE CITY'S YOUTH ADVISORY COMMISSION**

Mayor Arapostathis nominated Mallory Humora for reappointment and Olivia Reagan and Sophia Saucedo for appointment to the Youth Advisory Commission.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Baber to approve the reappointment of Mallory Humora and the appointment of Olivia Reagan and Sophia Saucedo to the Youth Advisory Commission and adopt the Resolution confirming the appointments.

**Vote:** 4-0

**Yes:** Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

Motion passed. Resolution No. 2021-119 was adopted.

## 2. RESOLUTION APPOINTING MEMBERS TO THE CITY'S LIBRARY TASK FORCE

Mayor Arapostathis nominated the following individuals for appointment to the City's Library Task Force:

Susan Moore, San Diego County Library System representative  
John Schmitz, Friends of the La Mesa Library representative  
Lori Wilcox, La Mesa Education Community representative  
Alfred Navarro, La Mesa Faith or Non-profit Organization Community representative  
Robert Duggan, At-large representative  
David Harris, At-large representative  
S. Camille Chenoweth Moyer, At-large representative

The Mayor and Council expressed their appreciation for all of the residents who submitted an application to serve on the City's Library Task Force.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Baber to approve the appointment of Susan Moore, John Schmitz, Lori Wilcox, Alfred Navarro, Robert Duggan, David Harris, and S. Camille Chenoweth Moyer to the Library Task Force and adopt the Resolution confirming the appointments.

**Vote:** 4-0

Yes: Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2021-120 was adopted.

## **CONSENT CALENDAR**

(Items 3 through 7)

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.

Melissa Walter submitted a comment on Item 5 regarding overtime hours and work performance of the La Mesa Police Department.

Melissa Walter submitted a comment on Item 7 in support of establishing Juneteenth as an officially observed holiday in the City of La Mesa.

Patricia Dillard submitted a comment on Item 7 regarding a Juneteenth event planned for 2022 and in support of establishing Juneteenth as an officially observed holiday in the City of La Mesa.

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

Approved.

**4. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF THE LA MESA CITY COUNCIL HELD TUESDAY, SEPTEMBER 28, 2021**

Approved.

**5. RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE POLICE DEPARTMENT AND THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE OPERATION STONEGARDEN GRANT IN THE AMOUNT OF \$226,000**

Resolution No. 2021-121 was adopted.

**6. RESOLUTION TO AWARD THE PURCHASE OF FOUR FORD POLICE INTERCEPTOR UTILITY HYBRID VEHICLES TO PENSKE FORD AND THE OUTFITTING TO AEP CALIFORNIA, LLC**

Resolution No. 2021-122 was adopted.

**7. RESOLUTION ESTABLISHING JUNETEENTH NATIONAL INDEPENDENCE DAY ("JUNETEENTH"), A FEDERAL HOLIDAY, TO BE AN OFFICIALLY OBSERVED HOLIDAY OF THE CITY OF LA MESA**

Resolution No. 2021-123 was adopted.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Parent to approve Consent Calendar Items 3 through 7.

Vote: 4-0

Yes: Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

No: None

Abstained: None

Absent: None

Motion passed.

**ORDINANCES: SECOND READING**

**8. CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA ADOPTING A NEW CHAPTER 2.87 OF THE LA MESA MUNICIPAL CODE TO ESTABLISH THE ARTS AND CULTURE COMMISSION**

City Attorney Sabine read the title of the Ordinance.

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.

Melissa Walter submitted a comment in support of the formation of an Arts and Culture Commission.

**ACTION:** Motioned by Vice Mayor Shu and seconded by Mayor Arapostathis to approve the second reading and adoption of the Ordinance.

**Vote:** 4-0

**Yes:** Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

Motion passed. Ordinance No. 2021-2888 was adopted.

**9. CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE ZONE MAP TO RECLASSIFY PROPERTY ADDRESSED AS 9000 WAKARUSA STREET (APN 490-370-33-00) FROM R1S (SUBURBAN RESIDENTIAL) TO ZONE C (GENERAL COMMERCIAL)**

City Attorney Sabine read the title of the Ordinance.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Baber to approve the second reading and adoption of the Ordinance.

**Vote:** 4-0

**Yes:** Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** None

Motion passed. Ordinance No. 2021-2889 was adopted.

**HEARING**

**10. CONSIDERATION OF RESOLUTION TO APPROVE THE QUIT CLAIM OF REMNANT PARCELS, SUMMARY VACATE EXCESS PUBLIC RIGHT OF WAY AND ACCEPT THE DEDICATION OF PUBLIC RIGHT OF WAY FRONTING 4243 SUMMIT DRIVE, PER WINDSOR HILLS MAP NO. 1970, RECORDED DECEMBER 10, 1926**

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 10.

Assistant Director of Public Works Romero provided an overview of the property and the purpose for the quit claim of remnant parcels, the vacation of excess public right of way, and the dedication of public right of way.

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.

Anna Slaby submitted a comment requesting adequate notice if the owner/developer was to request any variances to the zoning or development standards of the City.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Parent to close the hearing since there was no one else in the audience who wished to speak.

**Vote:** 4-0

Yes: Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

No: None

Abstained: None

Absent: None

Motion passed.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Baber to adopt the Resolution.

**Vote:** 4-0

Yes: Mayor Arapostathis, Vice Mayor Shu, Councilmember Baber, and Councilmember Parent

No: None

Abstained: None

Absent: None

Motion passed. Resolution No. 2021-124 was adopted.

Councilmember Baber left the meeting at 6:22 p.m.

### **HEARING/ORDINANCE: FIRST READING**

- 11. CONSIDERATION OF THE PROPOSED LEASE AND DEVELOPMENT OF PROPERTY LOCATED AT 8181 ALLISON AVENUE, THE FORMER POLICE STATION SITE (APN 470-572-22-00), INCLUDING:**

- A. RESOLUTION APPROVING THE INITIAL STUDY AND ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR PROJECT 2020-15, A PROPOSED SITE DEVELOPMENT PLAN FOR A 147-UNIT APARTMENT HOUSING PROJECT AT 8181 ALLISON AVENUE (APN 470-572-22-00) AND ZONE RECLASSIFICATION OF THE SUBJECT PROPERTY FROM CIVIC CENTER TO THE DOWNTOWN COMMERCIAL (CD) ZONING DESIGNATION;
- B. INTRODUCTION AND FIRST READING 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;
- C. RESOLUTION ORDERING THE VACATION OF A PORTION OF ALLISON AVENUE, A PUBLIC STREET, DEDICATED PURSUANT TO RESOLUTION NO. 9852, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 13, 1966, ADDRESSED AS 8181 ALLISON AVENUE, LA MESA;
- D. RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR PROJECT 2020-15, A PROPOSED 147-UNIT APARTMENT HOUSING PROJECT AT 8181 ALLISON AVENUE (APN 470-572-22-00) AND ZONE RECLASSIFICATION OF THE SUBJECT PROPERTY FROM CIVIC CENTER TO THE DOWNTOWN COMMERCIAL (CD) ZONING DESIGNATION;
- E. RATIFICATION OF THE DESIGN REVIEW BOARD'S APPROVAL OF THE PROJECT (PROJECT 2020-15); AND
- F. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE FORMER LA MESA COMMUNITY REDEVELOPMENT AGENCY, (I) APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LA MESA, IN ITS CAPACITY AS THE HOUSING SUCCESSOR, AND USA PROPERTIES FUND, INC. AND ITS ATTACHMENTS, ESTABLISHING THE TERMS AND CONDITIONS FOR THE GROUND LEASE OF CERTAIN PROPERTY LOCATED AT 8181 ALLISON AVENUE, LA MESA, CALIFORNIA AND THE DEVELOPMENT OF A MIXED-INCOME, MULTI-FAMILY RESIDENTIAL RENTAL PROJECT ON SAID PROPERTY; (II) APPROVING THE GROUND LEASE OF SAID PROPERTY TO A LIMITED PARTNERSHIP ENTITY TO BE FORMED BY USA PROPERTIES FUND, INC. FOR SUCH PROJECT; (III) MAKING CERTAIN FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33431 AND 33433, AND CALIFORNIA GOVERNMENT CODE SECTIONS 37364, 54221, AND 65402; AND (IV) APPROVING OTHER RELATED ACTIONS

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 11.

Assistant City Manager Tomaino, Community Development Director Kusiak, and Milo Terzich, USA Properties, provided a PowerPoint presentation on the proposed lease and development of property located at 8181 Allison Avenue, the former police station site (“Project 2020-15”), highlighting the entitlement process, the project site and description, the zone reclassification, the State Density Bonus Law, the City’s affordable housing needs, the environmental review process and findings, USA Properties’ community outreach efforts, the Disposition and Development Agreement, and the benefits the project would bring to the community.

Wendy Mihalic spoke in support of Project 2020-15 and made suggestions on how the project could increase its affordability, enable additional amenities for future residents, and further support the City’s Climate Action Plan.

Susan Baldwin spoke in support of Project 2020-15.

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.

Aaron Amerling submitted a comment regarding conducting a study of the effects of the development on the community.

Julie Dement submitted a comment inquiring about the original plan for the old police station site.

The following members of the public submitted a comment in support of Project 2020-15:

Susan Baldwin on behalf of the Sierra Club San Diego  
Enrique Loaiza Arcilla  
Dianne Osterling  
Mairs Ryan  
Louis Knowlton on behalf of the Community Outreach Ministry, La Mesa First United Methodist Church  
Cynthia Wootton  
Alan Clark  
Judith Schlebecker  
Glen Sparrow  
Rosa Alcaraz  
Craig Reed  
Melissa Walter  
Dan Syzmanowski  
Anna Marie Piconi  
Judy Scheuer  
Bonnie Baranoff  
Rick Wilson on behalf of the East County Homeless Task Force  
Katrina Jackson  
Traci Backstedt  
Tim Robinson  
Mauricio Lopez  
Litzy Villanueva  
Angela Goldstein  
Stuart Clark  
Marika Dalesandro

Sanford Blaze  
Allison Morrissey  
Monica Dewes  
Jim McNulty  
Duncan Morrissey  
Margo Howell  
Desiree Sorgini  
Kelly Sorgini  
Richard Johnson  
Leonard Manes  
Paula Cox  
Jeannie McSwain  
Elizabeth Davis  
Barry Jantz  
AnnMarie Riconi  
Madison Coleman on behalf of Climate Action Campaign  
Janet Castanos  
Tim Robinson  
Suellen Treadwell  
Christopher Glenn  
Rita Clement  
Diana Larsen  
Sharon Smith  
Dawn-Marie Tol  
Robert Tol  
David Harris

Council questions and comments ensued.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Parent to close the hearing since there was no one else in the audience who wished to speak.

Vote: 3-0

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

Motion passed.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Parent to adopt the Resolution approving the Initial Study and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for Project 2020-15, a proposed site development plan for a 147-unit apartment housing project at 8181 Allison Avenue (APN 470-572-22-00) and zone reclassification of the subject property from Civic Center to the Downtown Commercial (CD) zoning designation.

Vote: 3-0

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

Motion passed. Resolution No. 2021-125 was adopted.

ACTION: Motioned by Mayor Arapostathis and seconded by Vice Mayor Shu to approve the introduction and first reading of an 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.

Vote: 3-0

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

Motion passed.

ACTION: Motioned by Mayor Arapostathis and seconded by Vice Mayor Shu to adopt the Resolution ordering the vacation of a portion of Allison Avenue, a public street, dedicated pursuant to Resolution No. 9852, recorded in the Office of the County Recorder of San Diego County, January 13, 1966, addressed as 8181 Allison Avenue, La Mesa.

Vote: 3-0

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

Motion passed. Resolution No. 2021-126 was adopted.

ACTION: Motioned by Mayor Arapostathis and seconded by Councilmember Parent to adopt the Resolution approving the site development plan for Project 2020-15, a proposed 147-unit apartment housing project at 8181 Allison Avenue (APN 470-572-22-00) and zone reclassification of the subject property from Civic Center to the Downtown Commercial (CD) zoning designation.

Vote: 3-0

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

Motion passed. Resolution No. 2021-127 was adopted.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Parent to ratify the Design Review Board's approval of Project 2020-15.

**Vote:** 3-0

**Yes:** Mayor Arapostathis, Vice Mayor Shu, and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** Councilmember Baber

Motion passed.

**ACTION:** Motioned by Mayor Arapostathis and seconded by Councilmember Parent to adopt the Resolution of the City Council of the City of La Mesa, acting in its capacity as the Housing Successor to the former La Mesa Community Redevelopment Agency, (i) approving the Disposition and Development Agreement by and between the City of La Mesa, in its capacity as the Housing Successor, and USA Properties Fund, Inc. and its attachments, establishing the terms and conditions for the Ground Lease of certain property located at 8181 Allison Avenue, La Mesa, California and the development of a mixed-income, multi-family residential rental project on said property; (ii) approving the Ground Lease of said property to a limited partnership entity to be formed by USA Properties Fund, Inc. for such project; (iii) making certain findings under the California Environmental Quality Act, California Health and Safety Code Sections 33431 and 33433, and California Government Code Sections 37364, 54221, and 65402; and (iv) approving other related actions.

**Vote:** 3-0

**Yes:** Mayor Arapostathis, Vice Mayor Shu, and Councilmember Parent

**No:** None

**Abstained:** None

**Absent:** Councilmember Baber

Motion passed. Resolution No. 2021-128 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.

### **CITY ATTORNEY REMARKS**

There were no remarks.

**ADJOURNMENT**

Mayor Arapostathis adjourned the meeting at 8:08 p.m.

Megan Wiegelman, CMC  
City Clerk