



LA MESA CITY COUNCIL AGENDA

A Regular Meeting

Date: Tuesday, May 27, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Elected Officials: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki
City Treasurer Matthew Strabone

Staff: City Manager Greg Humora
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

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Telephone (Audio only)

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PUBLIC COMMENTS

- **In-Person comments during the meeting:** Join us for the City Council meeting at the time and location specified on this agenda to make your comments. Please complete a “Request to Speak” card and submit it to the Council Hostess. When the Mayor calls your name, step to the podium and state your name for the record. Comments will be limited to three (3) minutes.
- **How to submit eComments:** eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until **24 hours prior** to the meeting. eComments are limited to 3700 characters (approximately 500 words). eComments may be viewed by the City Council and members of the public following the close of the eComment submission period (24 hours prior to the meeting). Email your comment to cityclrk@cityoflamesa.us if you have difficulty submitting an eComment. eComments will not be read aloud as a regular meeting item; however any member of the Council or member of the public may do so during their respective comment time.

PLEASE NOTE: Public Comment will be limited to 3 minutes per item. The timer begins when the participant begins speaking. Time cannot be combined or yielded to another speaker.

***Live Remote Public Comment ONLY permitted during Councilmember teleconferencing pursuant to California Government Code Section 54953 (AB 2449).**

- ***Zoom Audio Comments:** 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.

Citizens who wish to make an audio/visual presentation pertaining to an item on the agenda, or during Public Comments, should contact the City Clerk’s office at 619.667.1120, no later than 12:00 p.m., the Monday prior to the meeting day. Advance notification will ensure compatibility with City equipment and allow Council meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

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Materials related to an item on this agenda submitted to the Council after distribution of the agenda

packet are available for public inspection in the City Clerk's Office, 8130 Allison Avenue, during normal business hours.

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Pages

1. **CALL TO ORDER**
 - 1.1 INVOCATION - MAYOR ARAPOSTATHIS
 - 1.2 PLEDGE OF ALLEGIANCE
2. **REPORT FROM CLOSED SESSION**
3. **CITY MANAGER COMMENTS**
4. **COMMUNITY BULLETIN REPORTS**
5. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**
6. **PRESENTATIONS**
 - 6.1 PRESENTATION OF THE SCHOOL SAFETY PATROL AWARDS - MAYOR ARAPOSTATHIS
 - 6.2 PROCLAIMING JUNE 2025 AS LGBTQ+ PRIDE MONTH
 - 6.3 PROCLAIMING MAY 27, 2025, AS THE LA MESA WOMAN'S CLUB DAY
7. **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 City Council 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.
8. **CONFLICT DISCLOSURES**

9. PUBLIC COMMENTS ON CONSENT CALENDAR

This is the time in which members of the Council or audience may pull items from the CONSENT CALENDAR for discussion. Public Comments are also invited on Consent Calendar items.

10. CONSENT CALENDAR

(Items 10.1 through 10.7)

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Council or audience, all Consent Calendar items may be approved by one motion.

*If a public hearing item is part of the Consent Calendar, the public hearing shall be deemed held if the item is not removed from the Consent Calendar for discussion and possible action (Item 10.4).

Recommended Motion:

Approve Consent Calendar Items 10.1 through 10.7.

10.1 APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

Recommended Motion:

Approve.

10.2 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING AND THE LA MESA PUBLIC FINANCING AUTHORITY SPECIAL MEETING HELD TUESDAY, APRIL 22, 2025

1

Recommended Motion:

Approve.

10.3 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL SPECIAL MEETING HELD TUESDAY, MAY 13, 2025

9

Recommended Motion:

Approve.

10.4 *ORDINANCE REZONING 9407 JERICHO ROAD

11

SECOND READING AND POSSIBLE ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA MUNICIPAL CODE, REZONING 9407 JERICHO ROAD (APN 486-670-18-00) FROM ZONE R1 (URBAN RESIDENTIAL) TO ZONE R3 (MULTIPLE UNIT RESIDENTIAL)

Staff Reference: Ms. Santos

Recommended Motion:

Approve the second reading and adoption of the Ordinance.

10.5 PERMIT AND DEVELOPMENT QUARTERLY REPORT 15

Staff Reference: Ms. Santos

Recommended Motion:

Receive and file.

**10.6 RESOLUTION ACCEPTING THE LOW BIDDER FOR BID 25-16 AND
AWARDING A CONSTRUCTION CONTRACT FOR THE 2025
SLURRY PROJECT TO AMERICAN ASPHALT SOUTH, INC. 20**

Staff Reference: Mr. Throne

Recommended Motion:

Adopt Resolution.

**10.7 ACCEPTANCE OF THE CITY OF LA MESA HOUSING ASSET
AUDITED FUND FINANCIAL STATEMENTS AND ADDENDUM TO
THE ANNUAL PROGRESS REPORT FOR JUNE 30, 2023 32**

Staff Reference: Mr. Herrera

Recommended Motion:

Receive and file.

11. COUNCIL INITIATED

**11.1 CONSIDERATION OF SENDING A LETTER OF SUPPORT TO THE
GOVERNOR AND LEGISLATIVE LEADERS FOR SENATE BILL 569
(BLAKESPEAR) - DEPARTMENT OF TRANSPORTATION:
HOMELESS ENCAMPMENTS - COUNCILMEMBER SUZUKI 52**

**11.2 CONSIDERATION OF DIRECTING STAFF TO AGENDIZE A
QUARTERLY UPDATE TO THE NEIGHBORHOOD TRAFFIC
MANAGEMENT PROGRAM - COUNCILMEMBER LOTHIAN 53**

12. COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

13. AB 1234 REPORTS (GC 53232.3 (d))

14. CITY ATTORNEY REMARKS

15. ADJOURNMENT



La Mesa City Council and La Mesa Public Financing Authority

Meeting Minutes

Date: April 22, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Mayor Mark Arapostathis
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki

Absent: Vice Mayor Patricia N. Dillard

Staff: City Manager Greg Humora
Assistant City Manager Amanda Lee
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

1. **CALL TO ORDER**

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, with the exception of the proclamation declaring May 2025 as Jewish American Heritage Month, which was presented before the 2025 City of La Mesa Community Opinion Survey.

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

1.1 **INVOCATION - COUNCILMEMBER CAZARES**

1.2 **PLEDGE OF ALLEGIANCE**

2. **CITY MANAGER COMMENTS**

There were no comments.

3. COMMUNITY BULLETIN REPORTS

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

4. ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

5. PRESENTATIONS

5.1 2025 CITY OF LA MESA COMMUNITY OPINION SURVEY

Assistant to the City Manager Dedmon summarized the history of the Community Opinion Survey and introduced Dr. Timothy McLarney, President of True North Research, who presented the findings of the 2025 Community Opinion Survey. The survey utilized a stratified random sample of 1,110 adult residents, with a margin of error of $\pm 2.9\%$, and reflected demographic alignment with census data. Key findings highlighted high satisfaction with overall quality of life and city services, with significant improvements in 23 performance areas and no declines. Priority areas for improvement include addressing homelessness, affordable housing, street maintenance, walkability, and neighborhood police patrols.

Council questions and comments ensued.

Jack Shu shared his comments and perspectives on the survey results.

5.2 PRESENTATION ON THE PLANNING PHASE OF THE LA MESA BIKE AND SIDEWALK CONNECTIONS PROJECT

Engineering Project Manager Cubberley presented an update on the La Mesa Bike and Sidewalk Connections Planning Study. The \$180,000 grant-funded project focuses on identifying and planning improvements to close gaps in the city's bike and pedestrian networks, aligning with the City's Climate Action Plan, Vision Zero, and other strategic goals. Seven project locations were evaluated, with recommended alternatives identified through concept planning and community outreach. Next steps include finalizing a prioritized list of projects and identifying potential grant opportunities for future design and construction phases.

Council questions and comments ensued.

Jack Shu spoke in support of the La Mesa Bike and Sidewalk Connections projects and inquired about potential funding sources to advance the proposed improvements.

Dianne Osterling recommended that the City avoid financial commitments reliant on government subsidies and shared her comments on the Community Opinion Survey results.

5.3 PROCLAIMING THE MONTH OF APRIL AS VOLUNTEER APPRECIATION MONTH

Mayor Arapostathis read and presented the proclamation proclaiming the month of April as Volunteer Appreciation Month to Police Chief Sweeney, and Retired Senior Patrol Volunteers Mike Boatright, Neil Butler, and Paul Hitchcock.

5.4 PROCLAIMING THE MONTH OF MAY AS WATER SAFETY MONTH

Mayor Arapostathis read the proclamation proclaiming the month of May as Water Safety Month.

5.5 PROCLAIMING THE MONTH OF MAY AS BIKE MONTH

Mayor Arapostathis read and presented the proclamation proclaiming the month of May as Bike Month to Environmental Sustainability Manager Ego.

5.6 PROCLAIMING THE MONTH OF MAY 2025 AS JEWISH AMERICAN HERITAGE MONTH

Councilmember Cazares read and presented the proclamation declaring May 2025 as Jewish American Heritage Month to Andrea Beth Damsky. Ms. Damsky expressed her gratitude to the City Council for recognizing and honoring Jewish American heritage with the proclamation.

Robert Hicks, Associate Regional Director for the Anti-Defamation League San Diego, thanked the City Council for recognizing and celebrating the Jewish community.

6. PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

James Hardin expressed interest in replacing invasive plants in a small section of a La Mesa park with native species, offered to submit a proposal detailing the benefits, and stated he had all the necessary resources to complete the project without using City resources and was requesting permission to proceed.

7. CONFLICT DISCLOSURES

There were no conflicts of interest disclosed.

8. BOARD AND COMMISSION APPOINTMENTS

8.1 RESOLUTION APPOINTING A MEMBER TO FILL THE VACANCY ON THE MOBILITY COMMISSION

Mayor Arapostathis nominated Philip Cavallo for appointment to the Mobility Commission.

Resolution No. 2025-033

Moved by Mayor Arapostathis

Seconded by Councilmember Cazares

Approve the appointment of Philip Cavello to the Mobility Commission, and adopt the Resolution confirming the appointment.

Yes (4): Mayor Arapostathis, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Absent (1): Vice Mayor Dillard

Approved (4 to 0)

9. PUBLIC COMMENTS ON CONSENT CALENDAR

Jack Shu spoke on Item 10.3 and 10.6.

Dianne Osterling spoke on Items 10.3, 10.6, 10.7, 11.1, and 11.2

AJ Estrada spoke on Item 10.4.

Susan Richardson submitted a comment on Item 10.6.

10. CONSENT CALENDAR

(Items 10.1 through 10.7)

*If a public hearing item is part of the Consent Calendar, the public hearing shall be deemed held if the item is not removed from the Consent Calendar for discussion and possible action (Items 10.6 and 10.7).

Moved by Mayor Arapostathis

Seconded by Councilmember Suzuki

Approve Consent Calendar Items 10.1 through 10.7.

Yes (4): Mayor Arapostathis, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Absent (1): Vice Mayor Dillard

Approved (4 to 0)

10.1 APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

Approve.

10.2 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING HELD TUESDAY, APRIL 8, 2025

Approve.

10.3 SAN DIEGO ASSOCIATION OF GOVERNMENTS ("SANDAG") SMART GROWTH INCENTIVE PROGRAM GRANT APPLICATION

RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO THE SANDAG SMART GROWTH INCENTIVE PROGRAM TO FUND PHASE 2 OF THE DOWNTOWN VILLAGE SPECIFIC PLAN UPDATE, AND IF AWARDED, ACCEPTING AND APPROPRIATING FUNDS FOR THE PROJECT

Resolution No. 2025-034

Adopt Resolution.

10.4 RESOLUTION APPROVING THE FIRST AMENDMENT TO THE 2023 PROJECT LABOR AGREEMENT ("PLA") BETWEEN THE CITY OF LA MESA AND THE SAN DIEGO BUILDING AND CONSTRUCTION TRADES COUNCIL AND SIGNATORY CRAFT UNIONS ("TRADES COUNCIL AND UNIONS")

Resolution No. 2025-035

Adopt Resolution.

10.5 RESOLUTION AUTHORIZING CONTRACT CHANGE ORDER NO. 5 FOR THE BOULEVARD DRIVE STORM DRAIN IMPROVEMENT PROJECT BID NO. 24-16, TO SC VALLEY ENGINEERING, INC.

Resolution No. 2025-036

Adopt Resolution.

10.6 *QUIMBY ACT PARKLAND DEDICATION IN-LIEU FEE AND PARK ACQUISITION AND IMPROVEMENT IMPACT FEE

RESOLUTION APPROVING THE FINDINGS FOR THE QUIMBY ACT PARKLAND DEDICATION IN-LIEU FEE AND PARK ACQUISITION AND IMPROVEMENT IMPACT FEE AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66000 ET SEQ. AND

**APPROPRIATING FUNDS FOR PROJECTS AS OUTLINED IN THE
PARKS MASTER PLAN**

Moved by Mayor Arapostathis

Seconded by Councilmember Suzuki

Close the hearing.

Yes (4): Mayor Arapostathis, Councilmember Cazares, Councilmember
Lothian, and Councilmember Suzuki

Absent (1): Vice Mayor Dillard

Approved (4 to 0)

Resolution No. 2025-037

Adopt Resolution.

**10.7 *SAN DIEGO ASSOCIATION OF GOVERNMENTS ("SANDAG")
ANNUAL ADJUSTMENT TO THE REGIONAL TRANSPORTATION
CONGESTION IMPROVEMENT PROGRAM ("RTCIP") DEVELOPMENT
IMPACT FEE**

**RESOLUTION ADOPTING THE SANDAG ANNUAL ADJUSTMENT TO
THE RTCIP DEVELOPMENT IMPACT FEE TO COMPLY WITH THE
REQUIREMENTS OF SANDAG COMMISSION ORDINANCE 04-01 AND
TRANSNET EXTENSION ORDINANCE AND EXPENDITURE PLAN**

Resolution No. 2025-038

Adopt Resolution.

**11. CONSENT CALENDAR - CITY COUNCIL AND PUBLIC FINANCING
AUTHORITY**

(Items 11.1 through 11.2)

Moved by Mayor Arapostathis

Seconded by Councilmember Cazares

Approve Consent Calendar Items 11.1 through 11.2.

Yes (4): Mayor Arapostathis, Councilmember Cazares, Councilmember Lothian,
and Councilmember Suzuki

Absent (1): Vice Mayor Dillard

Approved (4 to 0)

11.1 ACCEPTANCE OF THE SINGLE AUDIT OF FEDERALLY ASSISTED GRANT PROGRAMS FOR THE YEAR ENDING JUNE 30, 2023

Approve.

11.2 ACCEPTANCE OF BASIC FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT FOR THE CITY OF LA MESA FOR THE YEAR ENDING JUNE 30, 2023

Approve.

12. ORDINANCE: FIRST READING

12.1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA ADOPTING A FIRE HAZARD SEVERITY ZONES MAP AS REQUIRED BY THE STATE OF CALIFORNIA

Fire Chief Koch introduced Fire Marshal Ken King who provided a presentation on the updated Fire Hazard Severity Zones ("FHSZ"), a state-mandated effort by the California Department of Forestry and Fire Protection ("CAL FIRE") to inform the public of wildfire risk areas. The updated maps classify land into three zones—Moderate, High, and Very High—based on factors such as vegetation, terrain, fire history, and weather conditions. These classifications help guide building codes, property development standards, and defensible space requirements in the Wildland-Urban Interface. Fire Marshal King provided an overview of the updated FHSZ maps and their implications for the City of La Mesa.

Council questions and comments ensued.

Dianne Osterling encouraged all residents to take proactive steps to help mitigate fire risks.

Christopher Glenn submitted a comment about wildfire preparedness and urged the City to strengthen fire prevention, emergency access, and evacuation planning.

Moved by Mayor Arapostathis

Seconded by Councilmember Cazares

Approve the introduction and first reading of the Ordinance.

Yes (4): Mayor Arapostathis, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Absent (1): Vice Mayor Dillard

Approved (4 to 0)

13. STAFF REPORT

13.1 REQUEST FOR AUTHORIZATION TO INITIATE THE NOTIFICATION PROCESS REQUIRED BY PROPOSITION 218 AND SCHEDULE A PUBLIC HEARING FOR A PROPOSED INCREASE IN EDCO WASTE RATES TO BE EFFECTIVE JULY 1, 2025

Environmental Sustainability Manager Ego explained the Proposition 218 notification process and timeline and discussed the rate proposal from EDCO.

Council questions and comments ensued.

Aaron Landau highlighted the high quality of EDCO's services and provided an explanation of the proposed rate increase.

Moved by Mayor Arapostathis

Seconded by Councilmember Cazares

Authorize staff to initiate the notification process required by Proposition 218 and schedule a public hearing for a proposed increase in EDCO waste rates to be effective July 1, 2025.

Yes (4): Mayor Arapostathis, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Absent (1): Vice Mayor Dillard

Approved (4 to 0)

14. 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.

15. AB 1234 REPORTS (GC 53232.3 (d))

There were no reports.

16. CITY ATTORNEY REMARKS

There were no remarks.

17. ADJOURNMENT

Mayor Arapostathis adjourned the meeting at 7:48 p.m.

City Clerk



La Mesa City Council

Minutes of a Special Meeting

Date: May 13, 2025, 5:00 p.m.
Location: Council Chambers and City Manager's Conference Room
City Hall, 8130 Allison Avenue
La Mesa, California

Present: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki

Staff: City Manager Greg Humora
Assistant City Manager Amanda Lee
City Attorney Glenn Sabine
Director of Human Resources Gretchen Spaniol
City Clerk Megan Wiegelman

1. CALL TO ORDER

Mayor Arapostathis called the meeting to order at 5:03 p.m.

2. PUBLIC COMMENTS

Dr. Jason Gordon and family submitted a public comment regarding their opposition to the proposed Rail Trail Project at Lemon Avenue/Spring Street, citing concerns about homelessness, public safety, infrastructure maintenance, and the City of La Mesa's ability to manage existing community issues.

Mayor Arapostathis adjourned the meeting to Closed Session at 5:03 p.m.

3. CLOSED SESSION

3.1 CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6

Agency Negotiator: Ms. Spaniol

Employee Organization: La Mesa City Employees Association

The meeting reconvened at 5:31 p.m. with all members present.

4. **REPORT FROM CLOSED SESSION - CITY ATTORNEY**

City Attorney Sabine announced there were no reportable actions.

5. **ADJOURNMENT**

Mayor Arapostathis adjourned the meeting at 5:31 p.m.

City Clerk



DATE: May 27, 2025

TO: Mayor and Members of the City Council

FROM: Lynnette Santos, Director of Community Development

VIA: Greg Humora, City Manager *GH*

SUBJECT: SECOND READING AND POSSIBLE ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA MUNICIPAL CODE, REZONING 9407 JERICO ROAD (APN 486-670-18-00) FROM ZONE R1 (URBAN RESIDENTIAL) TO ZONE R3 (MULTIPLE UNIT RESIDENTIAL) AUTHORIZING A 73-UNIT TOWNHOME DEVELOPMENT

At the Council meeting of May 13, 2025, the Council voted 4-1, with Councilmember Lothian voting no, to approve the introduction and first reading of the Ordinance amending the Zoning map of Title 24 of the La Mesa Municipal Code, rezoning 9407 Jericho Road (APN 486-670-18-00) from the R1 (Urban Residential) zone to the R3 (Multiple Unit Residential) zone, authorizing a 73-unit townhome development.

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

Attachment: Draft Ordinance

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
AMENDING THE ZONING MAP OF TITLE 24 OF THE LA MESA MUNICIPAL
CODE, REZONING 9407 JERICO ROAD (APN 486-670-18-00) FROM ZONE
R1 (URBAN RESIDENTIAL) TO ZONE R3 (MULTIPLE UNIT RESIDENTIAL)
AUTHORIZING A 73-UNIT TOWNHOME DEVELOPMENT

WHEREAS, on September 21, 2023, the Project Applicant, Meritage Homes, submitted an application for a General Plan Amendment, Rezoning, Site Development Plan, Special Permit, Tentative Tract Map, and Design Review (Project 2023-2348) to construct a 73-unit for-sale housing development at 9407 Jericho Road (APN 486-670-18-00) ("Project");

WHEREAS, the Project provides for eight (8) moderate income restricted units (80% - 120% Area Median Income (AMI));

WHEREAS, the Project site is appropriate for residential uses at the proposed densities;

WHEREAS, the Project Rezoning would rezone the Project site from R1 (Urban Residential) to R3 (Multiple Unit Residential);

WHEREAS, the Project is consistent with the City's Housing Element to provide safe and decent housing opportunities for all its residents and offer a range of housing options to accommodate the diverse needs of the community and contribute to City's state mandated Regional Housing Needs Assessment (RHNA) allocation;

WHEREAS, the City has not yet met its share of RHNA allocation, and the Project would not have a significant, quantifiable, direct or unavoidable impact based on objective, identified, and written public health or safety conditions, standards, or policies on the date the application was deemed complete;

WHEREAS, the Project Tentative Tract Map creates building sites suitable for construction of for-sale units for needed housing in the City;

WHEREAS, pursuant to AB 2097, no minimum parking requirements apply to the Project since it is located within a half-mile radius of a major transit stop;

WHEREAS, the Project design includes enhancements of extra parking, enclosed parking and family housing to reduce the required building site area from 2,420 square feet minimum net lot area per dwelling unit to 1,895 square feet minimum net lot area per dwelling unit;

WHEREAS, in accordance with the requirements of the California Environmental Quality Act ("CEQA") and other applicable laws and regulations, the City prepared an Initial Study, a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Project;

WHEREAS, the Initial Study identified mitigations to reduce impacts related to Air Quality, Biological Resources, Cultural Resources, Geology/Soils/Paleontological Resources, Noise, Transportation, and Tribal Cultural Resources to a less than significant level, which are included in the MMRP to be adopted with the MND;

WHEREAS, pursuant to CEQA, the City prepared and circulated for a 30-day public review comment period from September 12, 2024, to October 14, 2024, an Initial Study and the MND, which concluded that with the implementation of mitigation measures identified in the MMRP and the Project conditions of approval, the Project would not have an adverse impact on the environment;

WHEREAS, the Planning Commission received and considered a staff report regarding the Project;

WHEREAS, the Planning Commission held a public hearing on December 4, 2024, and accepted public testimony in considering Project 2023-2348;

WHEREAS, on December 4, 2024, the Planning Commission recommended approval of the Initial Study and adoption of the MND (Resolution No. PC 2024-11);

WHEREAS, the Planning Commission held a public hearing on December 18, 2024, and accepted public testimony in considering Project 2023-2348;

WHEREAS, on December 18, 2024, the Planning Commission adopted Resolution PC-2024-14 recommending Council approve the GPA, Rezoning, Site Development Plan, and Tentative Tract Map related to the Project;

WHEREAS, on January 14, 2024, the City Clerk received an appeal of the Planning Commission's approval of Resolution PC-2024-14;

WHEREAS, the Council conducted a public hearing on May 13, 2025, and accepted public testimony in considering the appeal of Resolution PC-2024-14 and denied the appeal; and

WHEREAS, the Council did hold a separate public hearing on May 13, 2025, and accepted public testimony in considering 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: That the Zone Map of Title 24 of the La Mesa Municipal Code be amended, reclassifying the Project site from the R1 (Urban Residential) zone to the R3 (Multiple Unit Residential) zone, subject to the provisions contained in Ordinance No. 2185.

SECTION 2: This Ordinance shall be effective 30 days after its adoption and the City Clerk shall certify the adoption of this Ordinance and cause the same to be published at least once in the Daily Transcript within 15 days of its adoption.

INTRODUCED AND FIRST READ at a Regular meeting of the City Council of the City of La Mesa, California, held on the 13th day of May 2025, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 27th day of May 2025, by the following vote, to wit:

AYES:

NOES:

ABSE

NT:

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. 2025-_____, 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)



DATE: May 27, 2025

TO: Mayor and Members of the City Council

FROM: Lynnette Santos, Director of Community Development
Kristen Flores, Management Analyst

VIA: Greg Humora, City Manager *GH*

SUBJECT: QUARTERLY PERMIT AND DEVELOPMENT UPDATE
(JANUARY 2025 – MARCH 2025)

As part of City's process improvement efforts, the Community Development Department provides permit and development activity updates to the City Council on a quarterly basis. The permit and development quarterly update outlines how the City's Strategic Plan mission of delivering high-quality public services is being met through a commitment to continuous improvement of permit processes and processing times. This quarterly update highlights permit applications, issued permits, finalized permits, and process improvements for January through March of 2025.

As shown in Table 1, development and construction at the start of 2025 remained consistent with the last quarter of 2024 with 397 applications received and 415 permits issued. The total number of applications and permits for each permit type is provided in Attachment A.

Table 1 - Total Applications and Permits

Year	Quarter	Applications	Issued Permits
2025	1st Quarter	397	415
2024	4th Quarter	381	425

Review and Processing Times

Community Development continues to see success with the [MaintStar Permitting Portal](#) along with the City's instant solar permitting platform [Symbium](#). Staff utilizes the

MaintStar portal's permit tracking system to track review timeframes of permit submittals. This system allows staff to track submittal dates, the number of reviews, and the length of each review. There continues to be improvement in review and processing times for various projects. Table 2 provides the average review and processing times of additions/alterations and miscellaneous projects for both the 1st quarter of 2025 and 4th quarter of 2024. The data shows that there was an improvement in 1st quarter additions/alterations and miscellaneous permit processing times and that reviews times were consistent or improved.

Table 2 - Review and Processing Times

Project Type	Quarter -Year	Average Time for First Review	Average Processing Time (Application to Approval)
Additions/Alterations	1st Quarter - 2025	15 days	27 days
	4th Quarter - 2024	12 days	40 days
Miscellaneous	1st Quarter - 2025	4 days	9 days
	4th Quarter - 2024	4 days	14 days

Solar

The use of instant solar permitting remains consistent with previous quarters. Out of 94 solar permits issued in the 1st quarter, 38 permits were issued instantly via the Symbium platform. We continue to encourage the use of the instant permitting platform through -the instant permitting portal from our solar permit webpage. Staff anticipates a continuous increase in Symbium submittals moving into the second quarter of 2025. Standard solar submittals remain consistent with the fourth quarter, averaging a review time of 4 days and an average improvement of processing time (application to approval) of 14 days.

Table 4 – Review and Processing Times for Solar

Year	Quarter	Average Time for First Review	Average Processing Time (Application to Approval)
2025	1st Quarter	4 days	14 days
2024	4th Quarter	5 days	22 days

Accessory Dwelling Units

For Accessory Dwelling Unit (ADU) permit processing time, the review time for completion of first review improved. Table 3 shows that there has been a 26% improvement in time from application to approval, with a decrease from 87 days to 64 days on average. This improvement can be attributed to a variety of continuous

improvements efforts, including the staff’s knowledge of state ADU law, continuous improvements to application handouts, and applicant utilization of the [ADU guidebook](#). Staff continues to look at ways to educate, inform, and streamline the development process for applicants. Process improvements are further discussed below.

Table 3 – Review and Processing Times for Accessory Dwelling Units

Year	Quarter	Average Time for First Review	Average Processing Time (Application to Approval)
2025	1st Quarter	18 days	64 days
2024	4th Quarter	19 days	87 days

Process Improvements

As part of the department’s continuous goal to educate, inform, and streamline the development process for applicants, Community Development continues to make regular updates to the [department’s webpage](#), including the [Interactive Development Project Map](#). The project map is still updated each month to provide important information regarding new projects and their status in the Planning process. The [MaintStar permitting map](#) also continues to be a great resource for those who desire to view properties in La Mesa with active or final projects.

In March 2025, Community Development announced implementation of a Preapproved ADU Plans program. The Pre-Approved Plans program provides five preapproved ADU plans, available to the public via [City’s ADU webpage](#). The five plans provide ADU design options with a variety of architectural features ranging in size from 224 square feet to 1,199 square feet. For further options, pre-approved plans from other agencies including the County of San Diego may also be utilized. A link to the County of San Diego Preapproved Plans program is provided on the City’s ADU website.

Shortly after launching the program, the Building Division received its first permit application for a preapproved 400 square foot detached ADU. Staff were able to approve the project within 8 business days from application to approval of plans.

Staff will continue to work to develop and improve this program, which will further expedite the ADU application and permit issuance process. It is expected that this new process, coupled with the City’s \$2,000 ADU waiver of incurred City building permit fees, will further encourage the construction of even more ADU’s in La Mesa.

Community Development is also currently recruiting a Building Inspector to further improve permit processing times. Staff will continue to monitor progress of development services and anticipates returning to Council in August 2025 with the next quarterly update.

Attachments:

1. Attachment A – Applications and Issued Permits By Permit Type

Attachment A - Applications and Issued Permits By Permit Type

Permit Applications	
Permit Type	Totals
Accessory Dwelling Units (ADU's)	
Detached	13
Attached	3
Junior ADU's	3
Total	19
New Construction	
Single Family	5
Multi-Family	1 (18 units)
Total	6
Solar Photovoltaic	
Instant Permit through Symbium	38
Standard Solar Submittal	52
Total	90
Alterations/Additions	
Residential	72
Commercial	26
Total	98
Miscellaneous	
Mechanical, Electrical or Plumbing	161
Revisions to Existing Permits	23
Total	184

Issued Permits	
Permit Type	Totals
Accessory Dwelling Units (ADU's)	
Detached	15
Attached	7
Total	22
New Construction	
Single Family	0
Multi-Family	8 (72 units)
Commercial	2
Total	10
Solar Photovoltaic	
Instant Permit through Symbium	38
Standard Solar Submittal	56
Total	94
Alterations/Additions	
Residential	77
Commercial	24
Total	101
Miscellaneous	
Mechanical, Electrical or Plumbing	164
Revisions to Existing Permits	23
Total	187
Grading	
Residential	1
Total	1

REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: May 27, 2025

SUBJECT: RESOLUTION ACCEPTING BID 25-16, 2025 SLURRY PROJECT AND AWARDING A CONSTRUCTION CONTRACT TO AMERICAN ASPHALT SOUTH, INC.

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City Council approve the attached Resolution accepting Bid 25-16, 2025 Slurry Project and awarding a construction contract to American Asphalt South, Inc. in the amount of \$2,658,383.03 and appropriate General Fund Reserves and RTCIP revenue to the project?

Recommendation:

Adopt the attached Resolution accepting Bid 25-16, 2025 Slurry Project and award the construction contract to American Asphalt South, Inc. in the amount of \$2,658,383.03 and appropriate General Fund Reserves and RTCIP revenue to the project.

Fiscal Impact:

The following sources will provide funding for the 2025 Slurry project.

CIP ACCOUNT NAME	FUND SOURCE	GL ACCOUNT	AMOUNT
Street Maintenance Operating Budget	General Fund	101-64300-312	\$525,000.00
Road Maintenance & Rehabilitation Account 25	RMRA SB1	302-2258RM	\$1,074,295.77
RTIP LAM40 25	TransNet	302-2255TR	\$31,087.26
Regional Transportation Congestion Improvement Program (New Appropriation)	RTCIP	302-43500-000	\$528,000.00

General Fund Reserves (<i>New Appropriation</i>)	General Fund	101-300500	\$500,000.00
TOTAL			\$2,658,383.03

City's Strategic Goals:

- Invest in infrastructure to serve the needs of the community.
- Maintain a community where residents and visitors feel safe.
- Promote a high quality of life that current and future generations can afford to call home.

Climate Action Plan Reduction Strategy:

- T-8: Improve Traffic Flow

BACKGROUND:

La Mesa maintains roadways on a 7-year, 7-zone cycle. The selection of roadways is based on multiple factors, including average daily traffic, types of vehicle loads, paving history, types of roadway deficiencies, and more. Slurry seal is a road rehabilitation method that extends the life of roadways while avoiding costs associated with full roadway replacement. The engineer's estimate for the project included a base bid of \$2,269,221.01 and an alternate bid price of \$301,395.02.

DISCUSSION:

A notice inviting bids was advertised on March 23, 2025, and bid documents were distributed. Three bids were received electronically on May 2, 2025. The apparent responsive and responsible low bidder was identified as American Asphalt South, Inc., with a base bid of \$2,355,359.13 plus an alternate bid price of \$303,023.90 for a total bid price of \$2,658,383.03, as shown in Attachment C - Bid Tabulation. Staff recommends approval of the base bid plus the alternate.

The contract time for project completion is set at 40 working days. Work is anticipated to start in June 2025 and conclude by August 2025.

Ordinance No. 2008-2791 established a residential traffic impact mitigation fee program for the City of La Mesa in compliance with the requirements of the SANDAG Commission Ordinance 04-01, the TransNet Extension Ordinance and Expenditure Plan, and the Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee Nexus Study.


Any revenue collected by the City of La Mesa through the residential traffic impact mitigation fee program must be used on the Regional Arterial System to construct transportation improvements.

The 2025 Annual Slurry project will primarily focus on streets in Zone 1 (see Attachment D) which is the Northwest corner of La Mesa bounded by the City limits to the West and North, the I-8 freeway to the South, and Jackson Drive to the East. The following arterial streets will also be treated: 70th Street, Baltimore Drive, El Cajon Blvd, Lake Murray Blvd, and Fletcher Parkway.


CONCLUSION:

Staff recommends that the City Council adopt the attached Resolution accepting Bid 25-16, 2025 Slurry Project, award the construction contract to American Asphalt South, Inc. in the amount of \$2,658,383.03, and appropriate General Fund Reserves and RTCIP revenue to the project.

Respectfully submitted by:

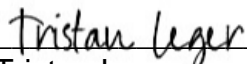


Greg Humora
City Manager



Michael Throne, PE
Director of Public Works

Respectfully submitted by:



Tristan Leger
Assistant Engineer

Attachments: A – Resolution BID 25-16, 2025 Slurry Project Award
 B – Bid 25-16 Bid Tabulation
 C – List of Streets
 D – Maintenance Zone Map

RESOLUTION NO. 2025-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
ACCEPTING THE LOW BIDDER FOR BID 25-16 AND AWARDING A
CONSTRUCTION CONTRACT FOR THE 2025 SLURRY PROJECT TO
AMERICAN ASPHALT SOUTH, INC.

WHEREAS, the City of La Mesa continues to improve high quality municipal services and enhance recreation and quality of life opportunities;

WHEREAS, the City advertised a notice inviting bids on March 29, 2025;

WHEREAS, the City received three bids on the bid opening date of May 2, 2025;

WHEREAS, based on the base bid and alternative bid, the low bidder, American Asphalt South, Inc. was found to be a responsive and responsible bidder;

WHEREAS, recognizing the importance of performing preventative maintenance regularly on roads within the City of La Mesa and the long-term financial benefits of Slurry Seal, it is essential to secure additional funding to ensure the longevity and quality of La Mesa's roads;

WHEREAS, Ordinance No. 2008-2791 established a residential traffic impact mitigation fee program for the City of La Mesa in compliance with the requirements of SANDAG Commission Ordinance 04-01, the TransNet Extension Ordinance and Expenditure Plan and the Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee Nexus Study;

WHEREAS, any revenue collected by the City of La Mesa through the residential traffic impact mitigation fee program must be used on the Regional Arterial System to construct transportation improvements; and

WHEREAS, Streets Maintenance Operating Budget, Road Maintenance & Rehabilitation (SB1) CIP, TransNet CIP, General Funds, and RTCIP funds are available for this project.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that:

American Asphalt South, Inc. was determined to be the lowest responsive and responsible bid with a base bid in the amount of \$2,355,359.13, alternate bid in the amount of \$303,023.90, and with a total bid in the amount of \$2,658,383.03 for Bid 25-16, 2025 Slurry Project. Said bid is on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to accept and execute a contract with American Asphalt South, Inc. to perform the work at the prices set forth in said base plus alternate bid.

BE IT FURTHER RESOLVED that the Director of Public Works is authorized to approve the substitution of subcontractors.

BE IT FURTHER RESOLVED that \$500,000 in unappropriated General Fund Reserves and \$528,000 in RTCIP funds shall be allocated to the Capital Improvement Program for the 2025 Slurry Project.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 27th day of May 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

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 exact copy of Resolution No. 2025-____, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

Bid Tabulation

BID 25-16 2025 Slurry Seal Project (Various Locations)

Bidders		Base Bid	Alternate Bid	Bid Total
1	American Asphalt South, Inc	\$2,355,359.13	\$303,023.90	\$2,658,383.03
2	Pavement Coatings Co.	\$2,389,875.59	\$311,375.18	\$2,701,250.77
3	Union Pavement Services, Inc.	\$2,577,432.45	\$339,437.26	\$2,916,869.71
	Engineer's Estimate	\$2,269,221.01	\$301,395.02	\$2,570,616.03

All bids compared on the basis of the BASE BID plus ALTERNATE BID.

TYPE 1 Slurry				
Street	Route From	Route Back	Zone	S.F.
Aztec Dr	Morocco Dr	Soper Ln	1	9,303
Aztec Dr	Anders Cir	Anders Cir	1	7,201
Aztec Dr	Anders Cir	Lake Murray Blvd	1	19,075
Aztec Dr	Baltimore Dr	Morocco Dr	1	29,338
Aztec Dr	Soper Ln	Anders Cir	1	25,388
Baldrich St	Mary Fellows Ave	Kiowa Dr	1	22,141
Cowles Mountain Blvd	Ropalt St	Bertro Dr	1	13,219
Cowles Mountain Blvd	Bertro Dr	El Paso St	1	38,294
Cowles Mountain Blvd	Lake Murray Blvd	Lake Park Way	1	8,683
Cowles Mountain Blvd	Lake Park Way	Tanglerod Ln	1	36,269
Cowles Mountain Blvd	Tanglerod Ln	Torrem St	1	17,738
Cowles Mountain Blvd	Torrem St	Ropalt St	1	7,628
Cowles Mountain Blvd	El Paso St	NULL	1	6,824
Dalhart Ave	El Paso St	Dallas St	1	32,332
El Paso St	Lake Murray Blvd	Dalhart Ave	1	35,702
El Paso St	Baltimore Dr	Haas St	1	8,659
El Paso St	Dalhart Ave	Jackson Dr	1	24,931
El Paso St	Bob St	Kimberly Dr	1	31,365
El Paso St	Haas St	Malorey St	1	18,950
El Paso St	Malorey St	Crary St	1	9,430
El Paso St	Kimberly Dr	Samuel St	1	12,249
El Paso St	Crary St	Cowles Mountain Blvd	1	39,461
El Paso St	Avenorra Dr	Bob St	1	24,286
El Paso St	Cowles Mountain Blvd	Avenorra Dr	1	10,539
El Paso St	Samuel St	Lake Murray Blvd	1	22,853
Grable St	Mary Fellows Ave	Maryland Ave	1	20,311
Kiowa Dr	Baldrich St	Macquarie St	1	10,368
Kiowa Dr	Magruder St	Baldrich St	1	8,162
Kiowa Dr	Maryland Ave	Magruder St	1	5,216
Magruder St	Mary Fellows Ave	Kiowa Dr	1	20,531
Marengo Ave	Lake Murray Blvd	Laird St	1	12,353
Marengo Ave	Morro Way	Vincetta Dr	1	19,932
Marengo Ave	Tex St	Kato St	1	30,279
Marengo Ave	Kato St	Morro Way	1	11,258
Marengo Ave	Jeanette Ave	Tex St	1	11,317
Marengo Ave	Laird St	Carlette St	1	11,145
Marengo Ave	Parkway Dr	Fletcher Pky	1	5,303
Marengo Ave	Carlette St	Jeanette Ave	1	19,025
Marengo Ave	Vincetta Dr	Parkway Dr	1	18,323
Maryland Ave	Grable St	Kiowa Dr	1	3,725
Maryland Ave	Oakland Rd	La Murray Blvd	1	20,601
Maryland Ave	Parkway Dr	Grable St	1	13,829
Munroe St	Eucalyptus Hill	Seneca Pl	7	16,260
Oakland Rd	Maryland Ave	Kiowa Dr	1	23,283
Ohio Pl	Parks Ave	Jessie Ave	7	34,056
Ohio Pl	Jessie Ave	Pomona Ave	7	7,620
Tanglerod Ln	Cowles Mountain Blvd	Manon St	1	29,216

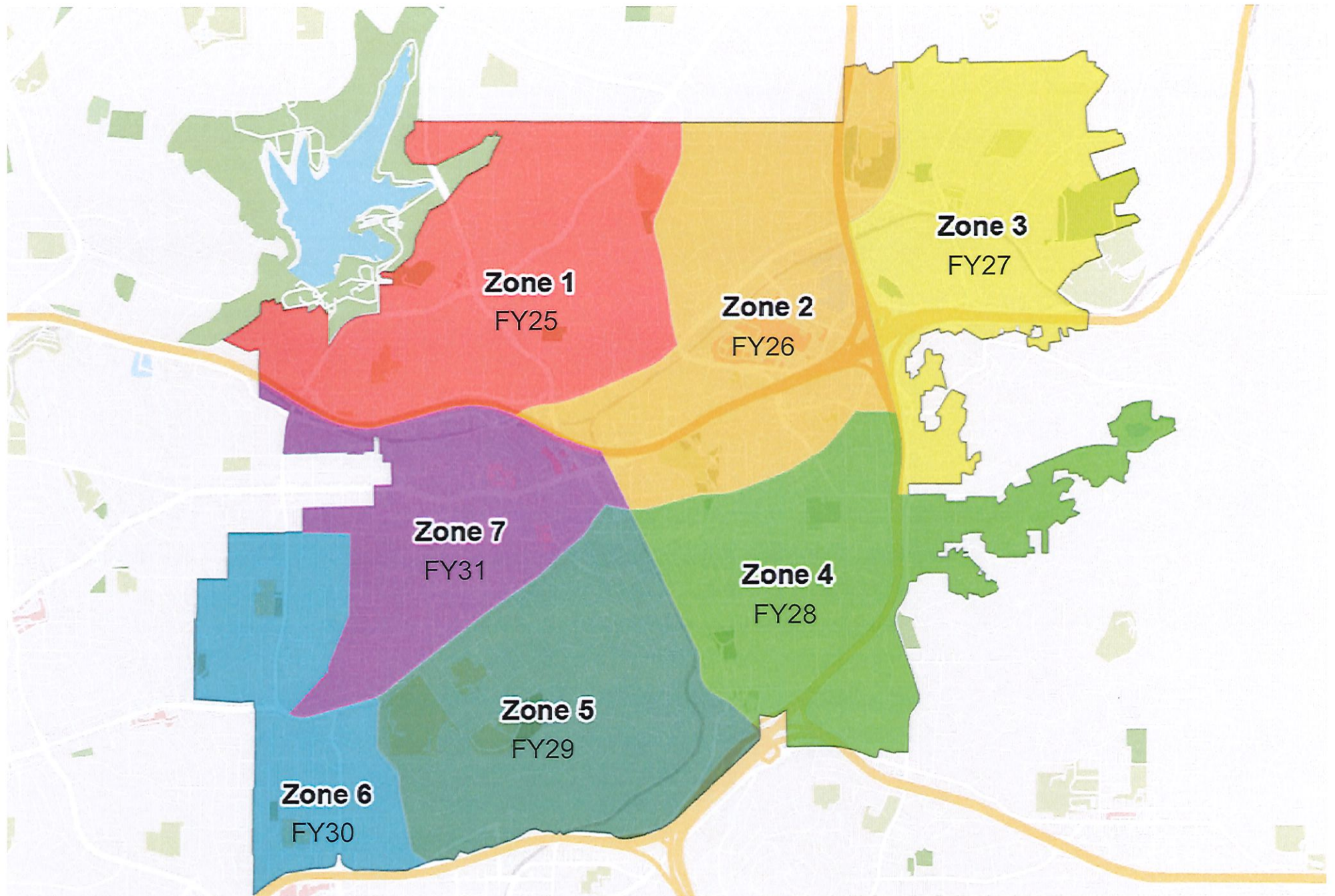
Tanglerod Ln	Manon St	NULL	1	10,793
Swarthmoore St	Wellesley St	Seton Hall St	1	24,192
Seton Hall St	Wellesley St	Tufts St	1	43,744
				942,700

TYPE 2 Slurry				
Street	Route From	Route Back	Zone	S.F.
70th Street	University Ave	Neri Dr	7	33,408
70th Street	Neri Dr	Rolando Knolls	7	27,086
70th Street	Rolando Knolls	Standford Ave	7	24,534
70th Street	Stanford Ave	Alamo Way	7	8,062
70th Street	Alamo Way	Bruce Ct	7	16,762
70th Street	Bruce Ct	Tower St	7	57,188
70th Street	Tower St	Adams Ave	7	22,098
70th Street	Adams Ave	Colony Rd	7	37,062
Baltimore Dr	Parkway Dr	Aztec Dr	1	55,185
Baltimore Dr	Fletcher Pky	Parkway Dr	1	14,165
Baltimore Dr	Aztec Dr	Wellesley St	1	117,824
Baltimore Dr	Lake Murray Blvd	Lake Park Way	1	45,995
Baltimore Dr	NULL	NULL	1	64,960
Baltimore Dr	Wellesley St	Lake Murray Blvd	1	20,024
Baltimore Dr	Lake Park Way	NULL	1	103,634
El Cajon Blvd	Baltimore Dr	Guava Ave	7	69,651
El Cajon Blvd	Guava Ave	La Mesa Blvd	7	45,144
El Cajon Blvd	La Mesa Blvd	Parks Ave	7	87,430
El Cajon Blvd	Parks Ave	73rd St	7	142,994
Lake Murray Blvd	Cowles Mtn Blvd	Baltimore Dr	1	92,651
Lake Murray Blvd	Baltimore Dr	Shasta Ln	1	65,698
Lake Murray Blvd	Shasta Ln	Lesa Rd	1	13,867
Lake Murray Blvd	Lesa Rd	Maryland Ave	1	31,714
Lake Murray Blvd	El Paso St	Dallas St	1	38,017
Memorial Drive	La Mesa Blvd	End	2	24,123
Parkway Dr	Guessman Ave	Private Rd	1	37,213
Parkway Dr	Wellesley St	Baltimore	1	43,820
Parkway Dr	Maryland Ave	Guessman Ave	1	7,639
Parkway Dr	Mary Fellows Ave	Maryland Ave	1	18,870
Parkway Dr	Private Rd	Wellesley St	1	43,677
Fletcher Parkway	Baltimore Dr	Marengo Ave	1	83,005
Fletcher Parkway	Marengo Ave	Jackson Dr	1	134,234
				1,627,734

CHIP SEAL				
Street	Route From	Route Back	Zone	S.F.
Avenorra Dr	Ropalt St	El Paso St	1	41,120
Bertro Dr	Baltimore Dr	Torrem St	1	11,090
Bertro Dr	Torrem St	Noraak Ct	1	19,083
Bertro Dr	Noraak Ct	Cowles Mountain Blvd	1	10,017
Mary Fellows Ave	Grable St	Parkway Dr	1	8,338
Mary Fellows Ave	Macquarie St	Baldrich St	1	10,824
Mary Fellows Ave	Baldrich St	Magruder St	1	8,134
Mary Fellows Ave	Magruder St	Grable St	1	8,189
Maryland Ave	Lake Murray Blvd	Collins Ave	1	4,765
Maryland Ave	Collins Ave	NULL	1	14,382
Lesa Rd	Lake Murray Blvd	NULL	1	21,954
Noraak Ct	Bertro Dr	NULL	1	13,786
Shasta Ln	Lake Murray Blvd	NULL	1	22,503
Torrem St	Bertro Dr	Cowles Mountain Blvd	1	24,123
Tufts St	Seton Hall St	End	1	16,286
Wellesley St	Swarthmoore St	Parkway Dr	1	42,516
Wheaton St	Seton Hall St	End	1	16,482
				293,592

ALTERNATE TYPE 1 Slurry				
			Zone	
Arizona Ave	Wisconsin Ave	NULL		3,858
Arizona Ave	Pennsylvania Ln	Wisconsin Ave	1	16,325
Colorado Ave	Pennsylvania Ln	Adelante Ave	1	23,972
Colorado Ave	Connecticut Ave	Oregon Ave	1	32,818
Colorado Ave	Pennsylvania Ln	Connecticut Ave	1	14,314
Colorado Ave	Oregon Ave	NULL	1	8,921
Connecticut Ave	Ohio Ave	Colorado Ave	1	7,115
Connecticut Ave	Wyoming Ave	Delaware Ave	1	11,875
Connecticut Ave	Colorado Ave	Wyoming Ave	1	10,852
Connecticut Ave	Oregon Ave	Ohio Ave	1	10,006
Delaware Ave	Pennsylvania Ln	Connecticut Ave	1	10,630
Ohio Ave	Connecticut Ave	Oregon Ave	1	19,705
Oregon Ave	Wyoming Ave	Colorado Ave	1	10,891
Oregon Ave	Connecticut Ave	Ohio Ave	1	21,731
Oregon Ave	Ohio Ave	Colorado Ave	1	13,327
Pennsylvania Ln	Delaware Ave	Colorado Ave	1	28,305
Pennsylvania Ln	Airoso Ave	NULL	1	14,006
Pennsylvania Ln	Colorado Ave	Arizona Ave	1	6,537
Pennsylvania Ln	Arizona Ave	Airoso Ave	1	4,384
Wisconsin Ave	Connecticut Ave	Arizona Ave	1	18,147
Wyoming Ave	Connecticut Ave	Oregon Ave	1	23,999
Wyoming Ave	Oregon Ave	NULL	1	11,435
				323,153

ALTERNATE TYPE 2 Slurry				
Street	Route From	Route Back	Zone	S.F.
Lake Murray Blvd	City Limit	Dallas St	1	13,879
Lake Murray Blvd	Dallas St	El Paso	1	38,773
Lake Murray Blvd	El Paso St	Dugan Ave	1	36,259
Lake Murray Blvd	Dugan Ave	Stadler St	1	69,434
Lake Murray Blvd	Stadler St	Marengo Ave	1	42,482
Lake Murray Blvd	Marengo Ave	Cowles Mtn Blvd	1	88,226
				289,053



Certification of Unappropriated Reserves

Purpose	
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Unappropriated Reserves Available Balance \$	\$882,232.04
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Director of Finance
City of La Mesa

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DATE: May 27, 2025

TO: Mayor and Members of the City Council

FROM: John Herrera, CPA, Acting Finance Director

VIA: Greg Humora, City Manager *GH*

SUBJECT: HOUSING ASSET AUDITED FUND FINANCIAL STATEMENTS FOR
JUNE 30, 2023

Pursuant to Senate Bill 341, the City of La Mesa in its capacity as Housing Successor Agency is required to conduct and provide to its governing body an independent financial audit of the Low and Moderate-Income Housing Asset Fund. SB 341 also requires that the housing successor post specified information on its Internet Web site.

Attached please find the audited financial statements and addendum to the annual progress report for the Housing Asset Fund of the City of La Mesa for the fiscal year ended June 30, 2023. The financial statements audited are prepared by the City's outside audit firm Rogers, Anderson, Malody & Scott, reviewed by City staff, and report on the revenues, expenditures, and ending fund balance of the Housing Asset Fund. Included in the financial statements are the Notes to the Financial Statements that provide additional detailed information about the Housing Asset Fund. No exceptions were noted, and the financial statements were prepared in accordance with generally accepted accounting principles.

The Addendum to the Annual Progress Report provides additional information related to the Housing function as required by SB341.

Pursuant to SB341, this information will be posted in the La Mesa Successor Agency section of the Community Development Department on our City website at:
<https://www.cityoflamesa.us/118/La-Mesa-Successor-Agency>

Attachments:

- A: Housing Asset Fund Audited Financial Statements for fiscal year ended June 30, 2023
- B: Housing Asset Fund Addendum to the Annual Progress Report for fiscal year ended June 30, 2023

**CITY OF LA MESA, CALIFORNIA
HOUSING ASSET FUND
AUDITED FINANCIAL STATEMENTS
JUNE 30, 2023**

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Statement of Revenues, Expenditures, and Changes in Fund Balance	5
Notes to the Financial Statements	6

Independent Auditor's Report

To the Honorable City Council
City of La Mesa, California

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Housing Asset Fund (the Fund) of the City of La Mesa, California (City), as of and for the year ended June 30, 2023, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Fund as of June 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibility for the Financial Statements

The Fund's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of that basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this omitted information.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Housing Asset Fund and do not purport to, and do not present fairly the financial position of the City of La Mesa, California, as of June 30, 2023, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Also as discussed in Note 1 to the financial statements, the City adopted provisions of Governmental Accounting Standards Board Statement No. 87, *Leases*. Our opinion is not modified with respect to these matters.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 2025 on our consideration of the Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control over financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
April 30, 2025

City of La Mesa, California
Housing Asset Fund
Balance Sheet
June 30, 2023

Assets

Cash and investments	\$ 3,075,232
Accounts receivable	12,718
Loans receivable	225,000
Lease receivable	341,763
Property held for resale	<u>8,350,000</u>

Total assets	<u><u>\$ 12,004,713</u></u>
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Liabilities, Deferred Inflows of Resources and Fund Balance

Liabilities

Salaries payable	<u>\$ 2,045</u>
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Total liabilities	<u>2,045</u>
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Deferred inflows of resources

Unavailable revenue - housing loans	590,420
Leases	<u>332,391</u>

Total liabilities	<u>922,811</u>
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Fund balance

Restricted	<u>11,079,857</u>
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Total fund balance	<u>11,079,857</u>
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Total liabilities, deferred inflows of resources and fund balance	<u><u>\$ 12,004,713</u></u>
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The accompanying notes are an integral part of these financial statements.

City of La Mesa, California**Housing Asset Fund****Statement of Revenues, Expenditures, and Changes in Fund Balance****For the year ended June 30, 2023**

Revenues

Use of money and property	\$ 106,795
Intergovernmental	43,999
Other revenues	<u>85,675</u>

Total revenues	<u>236,469</u>
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Expenditures

Current:	
Community development	<u>192,195</u>

Total expenditures	<u>192,195</u>
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Net change in fund balance	44,274
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Fund balance, beginning of year	<u>11,035,583</u>
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Fund balance, end of year	<u><u>\$ 11,079,857</u></u>
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The accompanying notes are an integral part of these financial statements.

Note 1 – Organization and Summary of Significant Accounting Policies

The City of La Mesa was incorporated in 1912, under the laws of the State of California and enjoys all the rights and privileges applicable to a general law city. It is governed by an elected five-member City Council.

The following is a summary of the significant accounting policies of the City of La Mesa as they pertain to the Housing Asset Fund. Only the Housing Asset Fund information is included herein and these financial statements, therefore, do not purport to represent the financial position or results of operations of the City of La Mesa, California.

Basis of Accounting

These fund financial statements are reported using the modified-accrual basis of accounting. Under the modified-accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e. when they are both measurable and available). “Measurable” means the amount of the transaction can be determined, and “available” means collectible within the current period or soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized in the accounting period in which the liability is incurred, if measurable.

Use of Estimates in the Preparation of Financial Statements

The financial statements have been prepared in accordance with generally accepted accounting principles and necessarily include amounts based on estimates and assumptions by management. Actual results could differ from those amounts.

Implementation of New GASB Pronouncement

Governmental Accounting Standards Board has issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments’ financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments’ leasing activities.

Note 2 – Cash and Investments

Cash at June 30, 2023, consisted of the following:

	<u>Amount</u>
Pooled cash and investments	<u>\$ 3,075,232</u>

The City follows the practice of pooling cash and investments for all funds except for funds required to be held by outside fiscal agents under the provisions of bond indentures.

For more information on the City's cash and investments as of June 30, 2023, please see the City of La Mesa's audited financial statements. The Fund's cash and investments are held in this pool.

Note 3 – Capital Assets

The Housing Asset Fund owns the Campina Court Apartment property, with a historical cost of \$6,065,000. This amount is included in the City's government-wide financial statements and is not reported at the fund level.

Note 4 – Lease Receivable

On July 1, 2021, the Housing Asset Fund entered into a 568 month lease as lessor for the use of Campina. An initial lease receivable was recorded in the amount of \$347,055. As of June 30, 2023, the value of the lease receivable is \$341,763. The lessee is required to make annual fixed payments of \$8,460. The lease has an interest rate of 2.5800%.

Note 5 – Property Held for Resale

On November 25, 2008, the City entered into a Purchase and Sale Agreement with the Redevelopment Agency (Agency) to sell certain real property located at 8181 Allison Avenue, La Mesa, California at the appraised value of \$8,350,000 for the purposes of increasing, improving, and preserving the community's supply of housing available at affordable cost to persons and families of low or moderate income. The Agency made an initial payment of \$1,000,000 at closing and issued a promissory note to the City for \$7,350,000.

The outstanding balance was transferred from the Agency to the Successor Agency on February 1, 2012, as part of the dissolution of the Redevelopment Agency.

On August 23, 2012, the City of La Mesa acting as Successor Agency filed the Recognized Obligation Payment Schedule (ROPS III) for the January through June 2013 time period. As it had been for all previous ROPS, included on the ROPS III was the outstanding loan balance (\$5,300,000 at June 30, 2012) for the Police Station Land Sale between the General Fund and the Successor Agency and the related annual debt service (\$750,000 per year). The Department of Finance denied the debt on the ROPS III as an enforceable obligation, despite approving it on all previous ROPS, stating:

HSC section 34171 (d) defines enforceable obligations. Based on our review and application of the law, Item No.5 - a loan agreement between the City of La Mesa (City) and the Agency in the amount of \$5.3 million is not an enforceable obligation. The loan was used to purchase the land under the police station. HSC section 34171 (d) (2) states that agreements between the City and the Agency are not enforceable.

The City requested a Meet and Confer with the Department of Finance, which was held on November 21, 2012. On December 19, 2012, the City received a determination from the Department of Finance that upheld the original determination to deny both the outstanding loan balance and related annual debt service as enforceable obligations. However, on December 7, 2017, the Oversight Board for the Successor Agency approved a repayment schedule in accordance with the maximum repayment amounts specified in the Dissolution Law including H&S Code Section 34191.4(b)(3) until the loan is repaid in full. On January 23, 2018, the Department of Finance issued a Determination Letter, approving the loan balance of \$5,300,000. Repayments of this loan will begin after other deferrals listed on the ROPS are repaid. At June 30, 2023, the outstanding balance of the advances from the City to the Successor Agency relating to this transaction was \$5,080,004.

Note 6 – Fund Balance

The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable – amounts that are not in a spendable form (such as inventory) or are required to be maintained intact.
- Restricted – amounts constrained to specific purposes by their providers (such as grantors, bondholders and higher levels of government), through constitutional provisions or by enabling legislation.
- Committed – amounts constrained to specific purposes by a government itself, using the highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.
- Assigned – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.
- Unassigned – amounts that are for any purpose; positive amounts are reported only in a general fund.

The City Council, as the governing body of the Housing Asset Fund, establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance or resolution. The Director of Finance has the authority, granted by the Council, to assign City resources. When both restricted and unrestricted resources are available for use when an expenditure is incurred, it is the Housing Asset Fund's policy to use restricted resources first, then unrestricted resources as they are needed. It is also the Housing Asset Fund's policy to consider committed amounts as being reduced first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The Housing Asset Fund's governmental fund balances at June 30, 2023, are presented below:

	<u>Housing Asset Fund</u>
Restricted for:	
Low and moderate income housing	<u>\$ 11,079,857</u>
Total fund balance	<u><u>\$ 11,079,857</u></u>

Note 7 – Loans Receivable

The loans receivable to the Housing Asset Fund are loans originally made from low and moderate income housing loans for three properties located on Lubbock Avenue. The loans are secured by trust deeds on the individual properties and are payable upon sale or transfer of the property by the original property owner.

Note 8 – Due From Successor Agency

Beginning in fiscal year 1985-1986 and continuing through fiscal year 2010-2011 and the dissolution of redevelopment, the former La Mesa Community Redevelopment Agency had deferred the deposit of tax increment funds totaling \$3,148,381 into the Low and Moderate Income Housing Funds of the Redevelopment Agency as housing set-aside funds pursuant to the authority provided in the Redevelopment Law. After the Redevelopment Agency was dissolved and the Successor Agency and Housing Successor Agency were established, the deferred housing set-aside funds remained an unpaid obligation of the Successor Agency to the Housing Successor Agency.

In December 2017, the Oversight Board for the Successor Agency to the La Mesa Community Redevelopment Agency approved the repayments of deferred housing set-aside funds in the amount of \$3,148,381 owed to the Low and Moderate Income Housing Fund, now the Housing Asset Fund, as an enforceable obligation and authorized the inclusion of the obligation on the Successor Agency's Recognized Obligation Payment Schedule (ROPS) beginning with the ROPS 18-19. The Oversight Board also approved the repayment schedule for the first payment in the amount of \$541,221 to be requested on the ROPS 18-19. In January 2018, the California Department of Finance approved the repayment schedule for the deferred housing set-aside funds to the Housing Asset Fund for inclusion on the 2018-2019 Recognized Obligation Payment Schedule and all future ROPS until the obligation is retired.

As of June 30, 2023, the total remaining deferred enforcement obligation is \$0.

**Housing Asset Fund of the City of La Mesa
Addendum to the Annual Progress Report
For Fiscal Year Ended June 30, 2023**

**Independent Accountant's Disclaimer Report Applied to the Preparation of the
Addendum to the Annual Progress Report of the Housing Successor of the City of La
Mesa**

To Management of the
Housing Successor of the City of La Mesa
La Mesa, California

We have prepared the accompanying Addendum to the Annual Progress Report ("Addendum to the APR") of the Housing Asset Fund of the City of La Mesa (Housing Successor) as of June 30, 2023 and for the year then ended in accordance with the reporting provisions of the California Health & Safety Code Section 34176.1 as amended by Senate Bill 341 (Chapter 796, Statutes of 2013, effective January 2014) ("SB 341"), and as amended by Senate Bill 107 (Chapter 325, Statutes of 2015, effective January 2016) HSC Section 34176.1(f). Management of the Housing Successor is responsible for the preparation and fair presentation of the Addendum to the APR in accordance with the reporting provisions of SB 341, and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the Addendum to the APR.

The accompanying Addendum to the APR of the Housing Successor as of June 30, 2023 and for the year then ended was not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, conclusion, nor provide any assurance on it.

This Addendum to the APR is intended solely for the information and use of management of the Housing Successor of the City of La Mesa and is not intended to be and should not be used by anyone other than this specified party.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
April 30, 2025

**Housing Successor of the City of La Mesa
Addendum to the Annual Progress Report
For Fiscal Year Ended June 30, 2023**

- 1) The amount the City, County, or City and County received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.**

The Housing Asset Fund received \$365,420 in proceeds deemed as an enforcement obligation pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

- 2) The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule from other amounts deposited.**

The Housing Asset Fund received \$63,528 from the use of money and property, and received \$85,675 of reimbursements for consulting services relating to Old PD Site development project. None of these amounts were deposited for items listed on the Recognized Obligation Payment Schedule.

- 3) A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.**

The balance in the Housing Asset Fund as of June 30, 2023, was \$12,122,005. Items listed on the Recognized Obligation Payment Schedule amounted to \$365,420 and represents the remaining receivable for Deferred Set Aside amounts owed to Central Project Area to be paid from RPTTF.

- 4) A description of expenditures from the fund by category, including, but not limited to, expenditures:**

- a. For monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),**

The Housing Asset Fund's expenditures related to this category for the year ended June 30, 2023, were \$192,195.15 in administrative expenditures.

- b. For homeless prevention and rapid re-housing services for the development of housing described in paragraph (2) of subdivision (a), and**

The Housing Asset Fund had no expenditures related to homeless prevention and rapid re-housing services for the year ended June 30, 2023.

- c. **For the development of housing pursuant to paragraph (3) of subdivision (a).**

The Housing Asset Fund had no expenditures related to the development of housing for the year ended June 30, 2023.

- 5) **As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.**

The statutory value of real property owned by the Housing Asset Fund as of June 30, 2023 was \$14,415,000. The Housing Asset Fund had no notes or loans receivable as of June 30, 2023.

The sum of the statutory value of real property and the value of loans and notes receivable was \$14,415,000.

- 6) **A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.**

No transfers occurred pursuant to paragraph (2) of subdivision (c) in the previous fiscal year or earlier fiscal years in the Housing Asset Fund.

- 7) **A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.**

The Housing Asset Fund received no such property tax revenue for the fiscal year ended June 30, 2023.

- 8) **For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.**

As of June 30, 2023, the Housing Asset Fund did not hold any property acquired prior to February 1, 2012.

As of June 30, 2023, the Housing Asset Fund held the Campina Court Apartments as property acquired after February 1, 2012. The ground lease for the Campina Court Apartments was transferred from the La Mesa Family Housing Partnership, L.P. to USA Property Fund.

As of June 30, 2023, the Housing Asset Fund also held the Old Police Station Site as property acquired after February 1, 2012. The purpose for the retention of the asset was to develop affordable housing for persons of low or moderate income. This development was extended for five years by Resolution 2017-030.

- 9) **A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its internet web site the implementation plans of the former redevelopment agency.**

As of June 30, 2023, there were no outstanding obligations pursuant to Section 33413 that remained to be transferred to the Housing Asset Fund on February 1, 2012.

- 10) **The information required by subparagraph (B) of paragraph (3) of subdivision (a). of Section 34176.1**

As of June 30, 2023, the City complied with these requirements through submission of the annual General Plan Implementation Report, which includes an Annual Element Progress Report on Housing Element Implementation.

- 11) **The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.**

The percentage of units of deed-restricted rental housing restricted to seniors and assisted is 0%.

- 12) **The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.**

The Housing Asset Fund did not have an excess surplus as of June 30, 2023, or at any point during the fiscal year ended June 30, 2023. See Attachment A.

- 13) **An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.**

- a. The number of those units.**

The Housing Successor Fund assisted with 3 loans pursuant to subdivision (f) of Section 33334.3.

- b. In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.**

The Housing Successor Fund had no units lost to the portfolio after February 1, 2012, as of June 30, 2023.

- c. Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund.**

The Housing Successor Fund did not receive any funds in return as part of an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund for the year ended June 30, 2023.

- d. Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.**

The Housing Successor has not contracted with any outside entity for the management of the units as of June 30, 2023.

**Former Redevelopment Agency of the City of La Mesa
Excess Surplus Calculation**

	Low & Moderate Income Housing Funds - All Project Areas	
Opening fund balance - July 1, 2022	\$	11,035,583
Less unavailable amounts:		
Encumbrances (Section 33334.12(g)(2))	\$	2,045
Land Held for Resale	8,350,000	(8,352,045)
Available Low & Mod Funds		2,683,538
Limitation (Greater of \$1,000,000 or four years of deposits)		
Amounts deposited for the preceding 4 years fiscal years ended:		
June 30, 2022	\$	1,055,522
June 30, 2021		922,494
June 30, 2020		585,894
June 30, 2019		652,042
Total amounts deposited for the preceding 4 fiscal years		3,215,952
Base limitation		1,000,000
Greater amount		3,215,952
Computed Excess Surplus	\$	-



DATE: May 27, 2025

TO: Mayor and Members of the City Council

FROM: Councilmember Genevieve Suzuki

VIA: Greg Humora, City Manager *GH*

SUBJECT: CONSIDERATION OF SENDING A LETTER OF SUPPORT TO THE GOVERNOR AND LEGISLATIVE LEADERS FOR SENATE BILL 569 (BLAKESPEAR) - DEPARTMENT OF TRANSPORTATION: HOMELESS ENCAMPMENTS - COUNCILMEMBER SUZUKI

SB 569 reinforces cities' abilities to work with Caltrans to clean up homeless encampments from respective freeways intersecting the cities. This bill supports fire and EMS personnel who face biohazardous environments when responding to emergencies within encampment. The bill also enhances Caltrans's ability to keep freeways on-ramps and off-ramps clear of debris and foot traffic associated with the encampments.

I respectfully request the Council direct staff to prepare a letter of support for Senate Bill 569 (Blakespear): Department of Transportation: homeless encampments, authorize the Mayor to sign the letter on behalf of the entire City Council, and instruct staff to send the letter to the Governor, the City's legislative representatives, and the bill's authors.



DATE: May 27, 2025

TO: Mayor and Members of the City Council

FROM: Councilmember Lothian

SUBJECT: CONSIDERATION OF DIRECTING STAFF TO AGENDIZE A
QUARTERLY UPDATE TO THE NEIGHBORHOOD TRAFFIC
MANAGEMENT PROGRAM

In 2004, the City Council adopted the Neighborhood Traffic Management Program (NTMP) to address traffic-related concerns in residential neighborhoods, such as excessive vehicle speeds, high traffic volumes, and cut-through traffic. Each year, the City Council reviews and approves a prioritized list of traffic calming projects. This list includes the following information:

- Street Ranking: Streets are ranked based on their total NTMP score, with higher-scoring streets given higher priority.
- Street Name and Petition Date: Identifies the street and the date the petition was submitted.
- Points: Staff collects data such as speed surveys, traffic volumes, collision history, sidewalk availability, school proximity, and pedestrian activity. Points are assigned using the NTMP's Priority Scoring Worksheet.
- Current Phase Completed: Indicates the phase completed at the time the list is presented to Council.
- 2025 Work Plan Phase: Indicates the assigned project phase for the current work plan year.

Because the priority list is only updated annually, newly submitted petitions are not reflected until the following year's review process.

Consideration

To enhance transparency and improve communication with residents, I recommend that the City Council direct staff to update and present the NTMP priority list to the City Council on a quarterly basis. Additionally, I recommend that staff add a new column to identify the specific traffic calming measures requested for each street.