



LA MESA PLANNING COMMISSION AGENDA

A Regular Meeting

Date: Wednesday, July 2, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California
Commissioners: Chair Jerry Jones
Vice Chair Jonathan Frankel
Commissioner David Harris
Commissioner Andrew Torpey

The public may view the meeting in-person or live using the following remote options:

Teleconference Meeting Webinar

<https://us06web.zoom.us/j/84881824076>

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 848 8182 4076

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

PUBLIC COMMENTS

- **In-Person comments during the meeting:** Join us for the Commission meeting at the time and location specified on this agenda to make your comments. 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 Commission

and members of the public following the close of the eComment submission period (24 hours prior to the meeting). Email your comment to planning@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 Commission 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.

Citizens who wish to make an audio/visual presentation pertaining to an item on the agenda, or during Public Comments, should contact the Community Development Department at 619.667.1176, no later than 12:00 p.m., the business day prior to the meeting day. Advance notification will ensure compatibility with City equipment and allow Commission 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.

Agenda reports for items on this agenda are available for public review at the Community Development Department, 8130 Allison Avenue, during normal business hours.

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

ACCESSIBILITY: The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Commission meetings, should contact the Administrative Services Department 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or GSpaniol@cityoflamesa.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

Pages

1. CALL TO ORDER
 - 1.1 PLEDGE OF ALLEGIANCE
 - 1.2 ROLL CALL
 - 1.3 INVOCATION
2. ADDITIONS AND/OR DELETIONS TO THE AGENDA

3. **PUBLIC COMMENT - (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 discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

4. **CONFLICT DISCLOSURES**

5. **CONSENT CALENDAR**

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

6. **STAFF REPORTS**

7. **PROCEDURAL RULES FOR CONDUCT OF HEARINGS**

8. **HEARINGS**

8.1 **CONSIDERATION OF AN ORDINANCE AMENDING TITLE 24
(ZONING) OF THE LA MESA MUNICIPAL CODE TO ADD CHAPTER
25.054; OBJECTIVE DESIGN STANDARDS**

4

An ordinance amending Title 24 (Zoning) of the La Mesa Municipal Code to add Chapter 25.054; Objective Design Standards applicable to housing developments as defined by the Housing Accountability Act (Government Code Section 65589.5)

Recommended Motion:

That the Planning Commission adopt a resolution recommending City Council amend Title 24 (Zoning) to add Chapter 25.054 (**Attachment A**).

9. **STAFF AND COMMISSIONER ANNOUNCEMENTS**

10. **ADJOURNMENT**

REPORT to the LA MESA PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING
TITLE 24 (ZONING) OF THE LA MESA MUNICIPAL
CODE TO ADD CHAPTER 25.054; OBJECTIVE DESIGN
STANDARDS

DESCRIPTION: An ordinance amending Title 24 (Zoning) of the La Mesa
Municipal Code to add Chapter 25.054; Objective Design
Standards applicable to housing developments as defined
by the Housing Accountability Act (Government Code
Section 65589.5)

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

Should Planning Commission adopt a resolution recommending that City Council amend the Zoning Ordinance to add Chapter 25.054; Objective Design Standards applicable to housing developments as defined by the Housing Accountability Act (Government Code Section 65589.5)?

Recommendation:

That the Planning Commission adopt a resolution recommending City Council amend Title 24 (Zoning) to add Chapter 25.054 (**Attachment A**).

Environmental Review:

The project is exempt from environmental review pursuant to CEQA Guidelines Section 15282(r), Other Statutory Exemptions for determinations made regarding a city or county's regional housing needs as set forth in Section 65584 of the State of California Government Code.

BACKGROUND:

As part of the Housing Accountability Act (Government Code Section 65589.5), the State of California has passed numerous housing laws that aim to streamline and provide predictability in local approval processes for multi-family housing projects. To conform to state housing law, the City of La Mesa's 6th Cycle Housing Element (Housing Element), certified by the Department of Housing and Community Development (HCD) on July 6, 2023, includes an implementation program (Implementation Program 20) that stipulates that the City will amend the Zoning Ordinance to provide objective design standards to certain housing developments as required by state law. The adoption of clear and measurable design standards would allow for housing projects to be evaluated by staff through the building permit process (ministerial review) consistent with requirements of state law.

A draft of the objective design standards (ODS) program, comprised of a guidebook and checklist of specific clear and measurable design requirements, was considered by the Planning Commission at a noticed public hearing held on May 21, 2025. The Planning Commission reviewed and recommended City Council adoption of the ODS. Resolution No. PC 2025-10 recommending City Council adoption is provided as **Attachment B**. No further action of the Planning Commission is required for the ODS program. The request action is a recommendation to City Council to add LMMC Chapter 25.054; which would implement objective design standards.

DISCUSSION:

The new chapter LMMC 25.0254 would establish the legislative framework for the for the City to adopt objective design standards in accordance with State law and the City's adopted Housing Element Implementation Program 20. The ordinance would provide for the ministerial design review process where Design Review Board approval and City Council ratification would no longer be required for eligible housing developments, such as multi-family and mixed-use projects. Review for consistency with the ODS would be done by staff through the building permit process. This will provide a more streamlined and transparent process, intended to save time and money for applicants. Projects eligible to utilize ODS may still have to comply with other standards and approvals required in the Municipal Code.

The Planning Commission's recommendations on the ordinance amendment and the previously considered ODS program will be brought forward to City Council together later in the summer 2025.

PUBLIC NOTICE OF PROJECT:

Notice of the Planning Commission hearing to consider the ODS ordinance amendment to add LMMC Chapter 25.054; Objective Design Standards was published in the Daily Transcript on June 12, 2025, in accordance with Municipal Code requirements.

CONCLUSION:

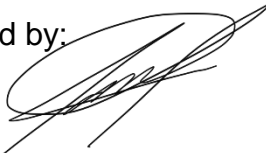
Staff recommends that the Planning Commission adopt a resolution recommending City Council amend Title 24 (Zoning) of the La Mesa Municipal Code to add chapter 25.054 (**Attachment A**).

Respectfully submitted by:

Allyson Kinnard

Allyson Kinnard
Associate Planner

Reviewed by:



Jared Chavez
Assistant Director of Community Development



Lynnette Santos
Director of Community Development

Attachments:

- A. Draft Resolution
- B. Resolution No. PC 2025-10

RESOLUTION NO. PC 2025-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO
AMEND TITLE 24 (ZONING) OF THE LA MESA MUNICIPAL CODE TO ADD
CHAPTER 24.054; OBJECTIVE DESIGN STANDARDS

WHEREAS, over recent years the state of California has passed numerous housing laws that aim to streamline and provide predictability in local approval processes for housing developments;

WHEREAS, to comply with state housing law, the City of La Mesa's 6th Cycle Housing Element (Housing Element), certified by the Department of Housing and Community Development (HCD) on July 6, 2023, includes Implementation Program 20, which stipulates that the City will amend the Zoning Ordinance to provide objective design standards for certain housing developments as required the Housing Accountability Act (Government Code Section 65589.5);

WHEREAS, the adoption of objective design standards would provide clear and measurable criteria that would allow for certain housing developments to be evaluated by staff through the building permit process (ministerial review) consistent with requirements of state law;

WHEREAS, the proposed amendment to Title 24 (Zoning) would provide a legislative framework for implementing an objective design standards program as required by state law;

WHEREAS, the Planning Commission did receive and consider a staff report on the herein proposed amendments to Title 24 (Zoning); and

WHEREAS, on July 2, 2025, the Planning Commission of the City of La Mesa held a duly noticed public hearing and accepted public testimony in consideration of the proposed amendments to Title 24 (Zoning) of the La Mesa Municipal Code.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15282(r), Other Statutory Exemptions for determinations made regarding a city or county's regional housing needs as set forth in Section 65584 of the Government Code.
2. The foregoing recitals are true and correct and an integral part of the Planning Commission's decision and hereby adopts such recitals as findings.
3. The regulations proposed herein are consistent with state law.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, plans, and exhibits, all of which are herein incorporated by reference.

3. Recommends that the City Council of the City of La Mesa adopt the draft ordinance (Exhibit A) in substantial form to amend Title 24 (Zoning) of the La Mesa Municipal Code to add Chapter 24.054: Objective Design Standards

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 2nd day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Lynnette Santos, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2025-xx, duly passed and adopted by the Planning Commission.

Lynnette Santos, Secretary
La Mesa Planning Commission

EXHIBIT A

PROPOSED AMENDMENTS TO TITLE 24 (ZONING) OF THE LA MESA MUNICIPAL CODE

Chapter 24.054 - OBJECTIVE DESIGN REVIEW STANDARDS

24.054.010 – Purpose and Intent

The intent of this Ordinance is to facilitate the objective design review and approval of housing developments as required by state law.

24.054.020 - Applicability

The following sections shall apply to housing developments as defined by the Housing Accountability Act (HAA) (Government Code Section 65589.5)

24.054.030 Additional Provisions

- A. Other applicable objective standards. Eligible projects must comply with all other objective standards in the La Mesa Municipal Code for topics on which Chapter 24.053 is silent.
- B. Conflicting standards. It is the intent of the objective design standards that all qualifying housing developments as defined by state law achieve design conformance with the objective standards while maintaining high quality of design and materials. If there is any conflict between the objective design standards and other applicable standards, the adopted objective design standards shall prevail.

24.054.040 - Process for Objective Design Review and Approval

Notwithstanding the standard discretionary design review permit process provisions in Chapter 24 of the La Mesa Municipal Code, the process for objective design review and approval in accordance with Chapter 24.054 shall be issued in accordance with an administrative level ministerial approval process conducted during building permit plan review where the proposed development is found to be consistent with standards indicated in Section 24.054.050 and is required by state housing laws.

24.054.050 - Standards for Objective Design Review Approval

Adopted standards for objective design review approval are incorporated by reference into this chapter.

23.054.060 - Severability

Should any section, subsection, sentence, clause, or phrase of this Ordinance codified by this Chapter be held, for any reason, to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance so codified by this Chapter.

RESOLUTION NO. PC 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA
RECOMMENDING THAT THE CITY COUNCIL ADOPT OBJECTIVE DESIGN
STANDARDS

WHEREAS, over recent years the state of California has passed numerous housing laws that aim to streamline and provide predictability in local approval processes for housing developments;

WHEREAS, to comply with state housing law, the City of La Mesa's 6th Cycle Housing Element (Implementation Program 20), stipulates that the city will amend the Zoning Ordinance to provide objective design standards for certain housing developments as required by the Housing Accountability Act (Government Code Section 65589.5);

WHEREAS, the adoption of Objective Design Standards would provide clear and measurable criteria that would allow for housing developments to be evaluated by staff through ministerial review consistent with requirements of state law;

WHEREAS, various community engagement methods were used to gather community input on the Objective Design Standards, including social media, the City Manager's newsletter, a publicly held meeting with the Design Review Board, and an interactive community workshop that was held on April 23, 2025;

WHEREAS, the Planning Commission was provided for review and consideration, a staff report and the proposed Objective Design Standards; and

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on May 21, 2025, and accepted public testimony in considering the Objective Design Standards.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15282(r), Other Statutory Exemptions for determinations made regarding a city or county's regional housing needs as set forth in Section 65584 of the Government Code.
2. The foregoing recitals are true and correct and an integral part of the Planning Commission's decision and hereby adopts such recitals as findings.
3. The regulations proposed herein are consistent with state law.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, plans, and exhibits, all of which are herein incorporated by reference.

3. The Planning Commission recommends that the City Council of the City of La Mesa adopt the Objective Design Standards with a recommendation that one year after adoption, staff provide a progress report to the Planning Commission.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 21st day of May 2025, by the following vote, to wit:

AYES: Chair Jones and Commissioners Cooper and Harris

NOES: None

ABSENT: Commissioners Frankel and Torpey

I, Lynnette Santos, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2025-10, duly passed and adopted by the Planning Commission.

A handwritten signature in black ink, reading "Lynnette Santos", written over a horizontal line.

Lynnette Santos, Secretary
La Mesa Planning Commission