



## LA MESA PLANNING COMMISSION AGENDA

### A Regular Meeting

**Date:** Wednesday, September 7, 2022, 7:00 p.m.  
**Location:** City Council Chambers, 8130 Allison Avenue  
La Mesa, California  
**Commissioners:** Chair Andrew Torpey  
Vice Chair Brianna Coston  
Commissioner Cheryl Alvarado  
Commissioner Lauren Cooper  
Commissioner Jerry Jones

In-Person/Virtual Hybrid Planning Commission Meeting Pursuant to AB 361 (Government Code Section 54953(e)(1)-(2))

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

Teleconference Meeting Webinar

<https://us06web.zoom.us/j/86077112849>

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 860 7711 2849

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.
- **Zoom:** 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 Chair closes public comment.

- **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 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](mailto: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.

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 City’s Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Director of Administrative Services, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or [rfreeman@cityoflamesa.us](mailto:rfreeman@cityoflamesa.us).

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

1.	<u>CALL TO ORDER</u>	
1.1.	PLEDGE OF ALLEGIANCE - Vice Chair Coston	
1.2.	INVOCATION - Vice Chair Coston	
2.	<u>ADDITIONS AND/OR DELETIONS TO THE AGENDA</u>	
3.	<u>PUBLIC COMMENT (NON-AGENDA ITEMS)</u>	
	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.	<u>PROCEDURAL RULES FOR CONDUCT OF HEARINGS - Commissioner Cooper</u>	
5.	<u>HEARINGS - None</u>	
6.	<u>CURRENT BUSINESS</u>	
6.1.	Resolution of Denial, Project 2018-08 (Alvarado Specific Plan), 7407 Alvarado Road	4
6.2.	Approval of the minutes of a regularly held Planning Commission meeting held on August 3, 2022	7
6.3.	Assignments for Invocation/Pledge of Allegiance and Procedural Rules for the next meeting	
7.	<u>STAFF AND COMMISSIONER ANNOUNCEMENTS</u>	
8.	<u>ADJOURNMENT</u>	



DATE: September 7, 2022

TO: Planning Commission

FROM: Kirt Coury, Contract Planner

VIA: Kerry Kusiak, Director of Community Development

SUBJECT: Resolution of Denial, Project 2018-08 (Alvarado Specific Plan), 7407 Alvarado Road

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On August 17, 2022, the Planning Commission considered Project 2018-08, which proposes the Alvarado Specific Plan for the property located at 7407 Alvarado Road (currently the San Diego RV Resort). The Planning Commission voted unanimously to direct staff to return to the Commission with a resolution recommending to the City Council denial of Project 2018-08. Staff recommends that the Planning Commission adopt the attached resolution reflecting the Commission's findings and reasons supporting the recommended denial of the project. The Commission's action to recommend denial shall become an automatic denial unless appealed to the City Council within five days pursuant to La Mesa Municipal Code Section 24.03.050.

RESOLUTION NO. PC-2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA DENYING PROJECT 2018-08 (ALVARADO SPECIFIC PLAN) A REQUEST OF AN APPLICATION FOR THE DEVELOPMENT OF APPROXIMATELY 900 DWELLING UNITS IN FOUR APARTMENT BUILDINGS, WHICH MAY INCLUDE STUDENT HOUSING AND COMMERCIAL USES, ON AN APPROXIMATELY 12-ACRE SITE LOCATED AT 7407 ALVARADO ROAD (APN 469-021-20-00 TO -25-00, 469-130-43-00 AND -44-00) IN THE CM-F-D (LIGHT INDUSTRIAL AND COMMERCIAL SERVICE/FLOODWAY OVERLAY/URBAN DESIGN OVERLAY) ZONE.

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WHEREAS, the property owner has submitted an application for a Specific Plan (2018-08) for the Alvarado Specific Plan for the proposed development of approximately 900 dwelling units in four apartment buildings, which may include student housing and commercial uses, on approximately 12-acre site located at 7407 Alvarado Road (APN 469-021-20-00 to -25-00, 469-130-43-00 and -44-00) in the CM-F-D (Light Industrial and Commercial Service/Floodway Overlay/Urban Design Overlay) zone;

WHEREAS, the proposed Specific Plan would require an Amendment to the Zoning Ordinance as specified by La Mesa Municipal Code (LMMC) Section 24.03.010;

WHEREAS; pursuant to LMMC Section 24.03.020, the Director of Planning shall assess and provide a written report to the Planning Commission regarding any proposed amendment as to its consistency with the Land Use Element and General Plan goals;

WHEREAS, LMMC Section 24.03.050 provides that the Planning Commission shall make a recommendation to the City Council on each proposed amendment and shall include supporting findings and reasons;

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal;

WHEREAS, on August 17, 2022, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing and accepted public testimony in consideration of Project No. 2018-08; and

WHEREAS, the Planning Commission of the City of La Mesa voted unanimously to recommend that the City Council deny the project and directed staff to return with a resolution of denial., which decision shall be an automatic denial of the project unless it is appealed to the City Council.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the proposed project is exempt from review under the California Environmental Quality Act (CEQA), Section 15270, which states, "CEQA does not apply to projects which a public agency rejects or disapproves".
2. That the proposed project is inconsistent with the General Plan and Land Use Policies and the Planning Commission found some aspects of the project that would not be in the best interest of the City. (General Plan Policy LU-1.1.1) Such issues include, but

are not limited to, the proposed building size and form are not consistent with surroundings and existing development or in scale with existing nearby neighborhoods, and the proposed density is excessive for the project site and surrounding area. The plan identifies buildings up to eight stories in height and in excess of 80 feet, thus proposing buildings amongst the largest in the City of La Mesa. Further, the proposed Plan and massing of the large buildings would constitute a visually disruptive element that does not enhance the visual quality and continuity of the community. (General Plan Policy UD-2.1.1).

That the proposed project lacks sufficient detail, standards and graphics to ensure that a high-quality design will be achieved (General Plan Policy LU-2.1.5). In addition, it was noted that the applicant declined to perform any outreach to the community about the proposed development, which is an integral part of the planning process (General Plan Policy LU-4.3.1). Furthermore, the project does not provide any affordable housing (General Plan Policy LU-4.1.1).

That the Planning Commission believes the project would be a viable project should the applicant continue to work with the City and staff to address concerns relating to height and density, to incorporate more detailed design guidelines and development standards, to include affordable housing in the project, and to conduct community outreach and encourage public participation.

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 record of the Planning Commission proceeding, including the Planning Commissioners' comments and conclusions, public testimony, and the staff report, plans, and exhibits, all of which are herein incorporated by reference.
3. The Planning Commission recommends that the City Council deny Project No. 2018-08, which shall be an automatic denial of the project unless it is appealed.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 7<sup>th</sup> day of September, 2022, by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Kerry Kusiak, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2022-XX, duly passed and adopted by the Planning Commission.

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Kerry Kusiak, Secretary  
La Mesa Planning Commission



## MINUTES

### LA MESA PLANNING COMMISSION

#### A Regular Meeting via Teleconference

Wednesday, August 3, 2022 at 7:00 p.m.

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

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

The Agenda for this meeting was posted on July 29, 2022, at 2:10 p.m., on the Bulletin Board next to the entrance to the City Council Chambers, 8130 Allison Avenue, La Mesa, California.

1. Call to Order - The meeting was called to order at 7:15 p.m.

Planning Commission members present were Alvarado, Cooper, Coston, Jones, and Torpey.

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

1.1 Invocation – Vice Chair Cooper gave the invocation.

1.2 Pledge of Allegiance – Vice Chair Cooper led the Pledge of Allegiance.

2. Additions and/or Deletions to the Agenda

Mr. Kusiak requested that Business Item 6.2 follow the reading of the Procedural Rules.

3. Public Comment (non-agenda items) – None

*Note: In accordance with State Law, an item not scheduled on the Agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.*

4. Procedural Rules for Conduct of Hearings – Commissioner Torpey

5. Hearings

5.1 Project 2021-26 (Charcoal House Restaurant) – A request for an amendment to an existing Conditional Use Permit (CP-01-91) for performance entertainment at an existing restaurant at 9566 Murray Drive in the CN-D (Neighborhood Commercial/Urban Design Overlay) zone.

Mr. Kusiak presented the staff report.

The public hearing was opened.

Those in favor:

- - Applicant

Those in opposition:

- Mr. Wyer

The Commissioners discussed the project.

ACTION: Commissioner XXX made a motion to XXX. Commissioner XXX seconded the motion. The motion passed with 5 in favor, 0 opposed.

Ms. Kusiak read the appeal procedures.

## 6. Current Business

### 6.1 Approval of the minutes of a regular Planning Commission meeting held May 18, 2022.

ACTION: Commissioner XXX made a motion to XXX. Commissioner XXX seconded the motion. The motion passed with 5 in favor, 0 opposed.

### 6.2 Selection of Chair and Vice Chair

ACTION: Commissioner XXX made a motion to nominate XXX. Commissioner XXX seconded the motion. The motion passed with 5 in favor, 0 opposed.

ACTION: Commissioner XXX made a motion to nominate XXX. Commissioner XXX seconded the motion. The motion passed with 5 in favor, 0 opposed.

## 7. Staff and Commissioner Announcements

Commissioner (?) Torpey expressed his gratitude for Jim Newland's years of dedication and service to the City and, specifically, the Planning Commission. Mr. Newland moved out of the City and can no longer serve on the Commission.

XXX will give the invocation and XXXX will read the procedural rules for the next meeting.

## 8. Adjournment

There being no further business before the Commission, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,  
Cheryl Davis  
Administrative Coordinator