



DATE: April 16, 2025
TO: Planning Commission
FROM: Laura Traffenstedt, Associate Planner ^{LT}
VIA: Lynnette Santos, Director of Community Development ^{LS}
SUBJECT: Downtown Village Specific Plan Update

The Downtown Village Specific Plan area encompasses the Downtown Village, the Civic Center, commercial land uses including a few larger commercial parcels north of University Avenue., residential neighborhoods, and Date Avenue Historical District (Attachment A) The Downtown Village Specific Plan (DVSP) was originally adopted in 1990 Since the adoption of the DVSP, many changes have occurred resulting in the need to update the document to reflect the community's vision for the next 20 years. The City of La Mesa initiated the DVSP update in June 2023 with the following key objectives:

1. Improve the usability of the plan to ensure a streamlined and predictable discretionary review process;
2. Promote economic development;
3. Encourage infill mixed-use and multi-family residential uses; and,
4. Implement parking policies and programs in support of smart growth

After a competitive bid process, the consultant, RICK, was awarded a professional services contract on February 13, 2024 for Phase 1 of the Downtown Village Specific Plan Update. Staff worked with the contractor to develop a project approach with 2 phases. Phase 1 is currently underway. Phase 1 project tasks focus on a better understanding of the project area and what would be needed to update the DVSP to properly plan for the continued development of the Downtown Village area, in light of recent improvements, revitalization that has occurred to date in the Downtown Village , and new state laws.

As part of Phase 1, staff has worked with RICK to host a variety of community engagement activities to complete visioning, to conduct an opportunities and constraints analysis, and analyses of land use and design.

As part of Phase 2, RICK will use research, community feedback, and analysis completed in Phase 1 to inform the environmental review and finalize the DVSP document.

Staff's presentation will provide an overview of the work efforts to date as part of Phase 1, an overview of what to expect from Phase 2 of the project, and next steps.

Attachment:

- A. Downtown Village Specific Plan Area Vicinity Map