

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 JERICHO ROAD (APN 486-670-18-00) FROM ZONE  
R1 (URBAN RESIDENTIAL) TO ZONE R3 (MULTIPLE UNIT RESIDENTIAL)  
AUTHORIZING A 73-UNIT TOWNHOME DEVELOPMENT

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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 13<sup>th</sup> day of May 2025, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 27<sup>th</sup> day of May 2025, by the following vote, to wit:

AYES:

NOES:

ABSE

NT:

APPROVED

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MARK ARAPOSTATHIS, Mayor

ATTEST

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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)