

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.