

ORDINANCE NO. 2025-XX

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 TO DESIGNATE THE PROPERTY ADDRESSED 9365 CARMICHAEL
DRIVE (APN 495-335-05-00) SUBURBAN RESIDENTIAL/SCENIC
PRESERVATION OVERLAY (R1S-P)

WHEREAS, on April 27, 2022, Project Applicant, AJX Homes LLC, submitted an application for an annexation, General Plan Amendment, and Zoning Ordinance Amendment ("Project 2022-0492") for the property addressed 9365 Carmichael Drive (APN 495-335-05-00) ("Property");

WHEREAS, the Property is currently located within the unincorporated area of San Diego County, surrounded on two sides by parcels located in the City of La Mesa;

WHEREAS, the Property owner has requested jurisdictional boundary change through annexation to connect to the City's sewer system due to a failing septic system;

WHEREAS, upon annexation, the Property would detach from the County of San Diego and the San Miguel Consolidated Fire Protection District and would be incorporated into the City of La Mesa jurisdictional boundary;

WHEREAS, the City Sphere of Influence is coterminous with the City boundary;

WHEREAS, upon annexation, the City's Sphere of Influence would expand to include only the subject property, consistent with the jurisdictional boundary change;

WHEREAS, a Zoning Ordinance Amendment is required to amend the Zoning Map, made a part of the Municipal Code by Ordinance 2479, to reflect City zoning;

WHEREAS, properties surrounding the Property to the east, west, and south located within the City are zoned Suburban Residential/Scenic Preservation Overlay (R1S-P);

WHEREAS, the R1S-P zone is typically assigned to areas affected by moderate to severe hillside conditions and to the fringe of such areas;

WHEREAS, the Property is consistent with the City zoning designation of the surrounding neighborhood (R1S-P) which would conform to a General Plan Land Use designation of Suburban Residential;

WHEREAS, the project was reviewed pursuant to the California Environmental Quality Act ("CEQA") and was determined to be exempt from environmental review;

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

WHEREAS, on May 21, 2025, the Planning Commission held a noticed public hearing and accepted public testimony in consideration of Project No. 2022-0492;

WHEREAS, on May 21, 2025, the Planning Commission adopted Resolution PC-2025-09 recommending that Council approve the proposed ordinance amending the Zoning Map of Title 24 of the La Mesa Municipal Code, to designate the Property Suburban Residential/Scenic Preservation Overlay (R1S-P); and

WHEREAS, the Council did hold a public hearing on June 24th, 2025, and accepted public testimony in considering Project No. 2022-0492.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION 1: That the Zone Map of Title 24 of the La Mesa Municipal Code be amended, designating the Property to R1S-P (Suburban Residential/Scenic Preservation Overlay) 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 to 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 24th day of June 2025, and thereafter PASSED AND ADOPTED at a Regular meeting of said City Council held the 8th day of July 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

MARK ARAPOSTATHIS, Mayor

ATTEST:

MEGAN WIEGELMAN, CMC, City Clerk

CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be true and exact copy of Ordinance No. 2025-xx, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)