



La Mesa City Council

Minutes of a Regular Meeting

Date: July 8, 2025, 6:00 pm
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Mayor Mark Arapostathis
Vice Mayor Patricia N. Dillard
Councilmember Lauren Cazares
Councilmember Laura Lothian
Councilmember Genevieve Suzuki

Staff: City Manager Greg Humora
Assistant City Manager Amanda Lee
City Attorney Glenn Sabine
City Clerk Megan Wiegelman

1. CALL TO ORDER

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting.

The Agenda Items were considered in the order presented.

Mayor Arapostathis called the meeting to order at 6:00 p.m.

1.1 INVOCATION - COUNCILMEMBER CAZARES

1.2 PLEDGE OF ALLEGIANCE

2. CITY MANAGER COMMENTS

There were no comments.

3. COMMUNITY BULLETIN REPORTS

The Mayor, Council and staff made announcements and reported on various events taking place in the City. No action was taken.

4. ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

5. PRESENTATIONS

5.1 PROCLAIMING THE MONTH OF JULY 2025 AS PARKS AND RECREATION MONTH

Mayor Arapostathis read and presented the proclamation declaring the month of July 2025 as Parks and Recreation Month to Director of Community Services Thompson, Community Services Manager Gomez, Recreation Supervisor Howell, and Recreation Supervisor Walsh.

5.2 PROCLAIMING JULY 8, 2025, AS METROPOLITAN AREA ADVISORY COMMITTEE ON ANTI-POVERTY (MAAC) DAY

Councilmember Cazares read and presented the proclamation declaring July 8, 2025, as Metropolitan Area Advisory Committee on Anti-Poverty Day to Austin Foye, Vice President and Chief Financial Officer, and Susan Arias, Chief Growth Officer, of the MAAC leadership team.

5.3 PRESENTATION OF THE LA MESA COMMUNITY PARKING COMMISSION'S RECOMMENDATION TO UPDATE PARKING METER RATES, PARKING PERMIT PRICING, AND PARKING PERMIT PROGRAM GUIDELINES IN PARKING DISTRICT ONE

Assistant to the City Manager Dedmon presented an overview of the Parking Commission's recommendation to update parking meter rates, permit pricing, and program guidelines in Parking District One. The Commission recommended increasing meter rates to \$1.50 per hour, eliminating permit tiers in favor of a single permit priced at \$80 per quarter, and reducing the maximum number of permits per business from 25 to 5. The purpose of the presentation was to gather feedback from the Council and public; no formal action was requested. Staff indicated they would return at a future meeting with a recommended action based on the input received.

Council questions and comments ensued.

Jack Shu spoke in support of the La Mesa Community Parking Commission's recommendations and also addressed topics such as expanding the size of the parking district and parking as it relates to the City's Climate Action Plan.

Jason Meram commented on the recommended changes to the parking permit program.

Brenda Leek commented on the recommended changes to the parking permit program.

Christopher Glenn submitted a comment urging the City to explore creating a Parking Benefit District around City Hall to regulate and monetize parking, fund local improvements, and avoid missing a valuable revenue opportunity.

6. PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

Jack Shu spoke about single-use plastics and emphasized the importance of following through on policies originally introduced by previous councilmembers.

7. CONFLICT DISCLOSURES

There were no conflicts of interest disclosed.

8. BOARD AND COMMISSION INTERVIEWS

8.1 ANNUAL INTERVIEW OF APPLICANTS FOR OPENINGS ON THE CITY'S BOARDS AND COMMISSIONS

City Clerk Wiegelman briefly explained the interview process and noted that Cassandra Neel was unable to attend the City Council meeting due to a prior commitment, but submitted a written statement expressing her continued interest in being considered for appointment to the Community Services Commission. Additionally, City Clerk Wiegelman noted that Jocelyn Watkins was unable to attend the meeting but had expressed continued interest in being reappointed to the Personnel Appeals Board.

The following applicants spoke about their qualifications and interest in appointment or reappointment to a City board or commission:

Patrick R. de la Torre

Emma McClees

Brittany Morrow

Tristan Reed

Robin Ellam

Marc Regier

Michael Bourton

Lara Dickens

Mike Calandra

Following the interviews, no action was taken.

9. BOARD AND COMMISSION APPOINTMENTS

**9.1 RESOLUTION APPOINTING A MEMBER TO FILL THE
UNSCHEDULED VACANCY ON THE COMMUNITY POLICE
OVERSIGHT BOARD**

Mayor Arapostathis nominated Todd McCully for appointment to the Community Police Oversight Board to fill the unscheduled vacancy for the Police Beat 4 representative.

Resolution No. 2025-076

Moved By Mayor Arapostathis

Seconded By Councilmember Cazares

Approve the appointment of Todd McCully to the Community Police Oversight Board as the Police Beat 4 representative, and adopt Resolution confirming the appointment.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

10. PUBLIC COMMENTS ON CONSENT CALENDAR

There were no comments on Consent Calendar items.

11. CONSENT CALENDAR

(Items 11.1 through 11.13)

Councilmember Lothian requested staff provide a presentation on Item 11.9.

Assistant Director of Community Development Chavez delivered a brief presentation outlining the scope and key components of Phase 1 of the Grossmont Shopping Center project.

Council questions and comments ensued.

Moved By Mayor Arapostathis

Seconded By Councilmember Cazares

Approve Consent Calendar Items 11.1 through 11.13.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

11.1 APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

Approve.

11.2 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL SPECIAL MEETING HELD TUESDAY, MAY 27, 2025

Approve.

11.3 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING HELD TUESDAY, MAY 27, 2025

Approve.

11.4 APPROVAL OF THE MINUTES FOR THE CITY COUNCIL REGULAR MEETING, LA MESA PUBLIC FINANCING AUTHORITY SPECIAL MEETING, AND CITY OF LA MESA SUCCESSOR AGENCY SPECIAL MEETING HELD TUESDAY, JUNE 10, 2025

Approve.

11.5 RESOLUTION AWARDED A TASK ORDER TO CHEN RYAN ASSOCIATES, INC. FOR TRAFFIC ENGINEERING SERVICES FOR THE INDUSTRIAL AREA ROADWAY IMPROVEMENTS PROJECT (WALKABILITY STUDY)

Resolution No. 2025-077

Adopt Resolution.

11.6 RESOLUTION APPROVING A CONTRACT AMENDMENT TO NV5 TO PERFORM APPRAISAL REVIEW SERVICES FOR THE GROSSMONT CENTER DRIVE REHABILITATION AND WIDENING PROJECT (CIP NO. 8309)

Resolution No. 2025-078

Adopt Resolution.

11.7 RESOLUTIONS AWARDED CONTRACTS FOR THE 2025 PAVING PROJECT

Adopt Resolutions.

- a. **RESOLUTION ACCEPTING THE LOW BIDDER FOR BID 25-17 AND AWARDING A CONSTRUCTION CONTRACT FOR THE 2025 PAVING PROJECT TO HAZARD CONSTRUCTION ENGINEERING, INC. (CIP NO. 8304)**

Resolution No. 2025-079

Adopt Resolution.

- b. **RESOLUTION APPROVING A TASK ORDER TO ARDURRA TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE 2025 PAVING PROJECT (CIP NO. 8304)**

Resolution No. 2025-080

Adopt Resolution.

11.8 RATIFICATION OF DESIGN REVIEW APPROVAL OF PROJECT 2024-1135 (4200 LOWELL STREET)

A PROPOSED WIRELESS COMMUNICATION FACILITY CONSISTING OF A 185 SQUARE FOOT 8 FOOT HIGH EQUIPMENT SHELTER AND ASSOCIATED ANTENNAE MOUNTED ON A LIGHT POLE AT 4200 LOWELL STREET, APN 475-050-06-00, IN THE URBAN RESIDENTIAL (R1) ZONE

Approve.

11.9 RATIFICATION OF DESIGN REVIEW APPROVAL OF PROJECT 2025-0903 (GROSSMONT SHOPPING CENTER)

PHASE 1 OF THE GROSSMONT SHOPPING CENTER PROJECT; 5500 GROSSMONT CENTER DRIVE, (APNS 490-261-09-00 AND 490-261-10-00) IN THE C-G-D (GENERAL COMMERCIAL / GROSSMONT OVERLAY / URBAN DESIGN OVERLAY) ZONE

Approve.

11.10 RATIFICATION OF DESIGN REVIEW APPROVAL OF PROJECT 2025-0498 (6957 UNIVERSITY AVENUE)

A REDESIGN OF A PROPOSED TWO-STORY COMMERCIAL BUILDING LOCATED AT 6957 UNIVERSITY AVENUE IN THE GENERAL COMMERCIAL (URBAN DESIGN OVERLAY / MIXED USE OVERLAY) ZONE

Approve.

11.11 SECOND READING AND ADOPTION OF ORDINANCE AMENDING ZONING MAP FOR 9365 CARMICHAEL DRIVE

APPROVAL OF SECOND READING AND ADOPTION OF 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)

Ordinance No. 2025-2918

Approve the second reading and adoption of the Ordinance.

11.12 RESOLUTION ACKNOWLEDGING RECEIPT OF A REPORT BY THE FIRE DEPARTMENT REGARDING SB1205 REPORTING COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE

Resolution No. 2025-081

Adopt Resolution.

11.13 RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE POLICE DEPARTMENT AND THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT FOR THE OPERATION STONEGARDEN GRANT IN THE AMOUNT OF \$175,000

Resolution No. 2025-082

Adopt Resolution.

12. ORDINANCE: FIRST READING

12.1 ORDINANCE RENAMING COMMUNITY SERVICES DEPARTMENT AND COMMISSION AND UPDATING SUPERVISORY RESPONSIBILITY OF THE LANDSCAPING AND MAINTENANCE OF PARK AREAS

CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING THE LA MESA MUNICIPAL CODE (INCLUDING CHAPTER 2.32, SECTION 2.16.15(D)(6), CHAPTERS 9.04, 9.05, AND 9.06) TO DO THE FOLLOWING: (1) RENAME (A)

"COMMUNITY SERVICES DEPARTMENT" TO "PARKS AND RECREATION DEPARTMENT," (B) "COMMUNITY SERVICES COMMISSION" TO "PARKS AND RECREATION COMMISSION," AND (C) "DIRECTOR OF COMMUNITY SERVICES" TO "DIRECTOR OF PARKS AND RECREATION;" AND, (2) SHIFT THE SUPERVISORY RESPONSIBILITY OF LANDSCAPING AND MAINTENANCE OF PARK AREAS TO THE CITY MANAGER OR HIS OR HER DESIGNEE

City Attorney Sabine read the title of the Ordinance.

Moved By Councilmember Suzuki

Seconded By Vice Mayor Dillard

Approve the introduction and first reading of the Ordinance.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

13. HEARING/ORDINANCE: FIRST READING

13.1 CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA AMENDING SECTION 17.12 OF THE LA MESA MUNICIPAL CODE TO ADJUST THE SCHEDULE OF SEWER SERVICE CHARGES FOR FISCAL YEARS 2026 AND 2027

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Mayor Arapostathis opened the hearing for Item 13.1.

Mayor Arapostathis read the title of the Ordinance.

Public Works Operations Manager Martin presented the proposed sewer rate adjustments for Fiscal Years 2026 and 2027, following the requirements of the Proposition 218 process. The presentation detailed factors used in the rate calculation, including winter water usage, operational costs, capital improvements, and debt obligations. The proposed adjustments included a 5.96% increase in FY 2026 and a 5.04% increase in FY 2027, impacting both residential and commercial customers. Staff recommended approving the proposed adjustments and adopting an ordinance to amend the Municipal Code accordingly.

Council questions and comments ensued.

Moved By Mayor Arapostathis

Seconded By Vice Mayor Dillard

Close the hearing.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

Moved By Mayor Arapostathis

Seconded By Vice Mayor Dillard

(1) Approve the proposed sewer rate increase of 5.96 percent for Fiscal Year 2026, and 5.04 percent for Fiscal Year 2027; and (2) Approve the introduction and first reading of the Ordinance.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

14. HEARING

14.1 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025-2029 CONSOLIDATED PLAN

CONSIDERATION OF RESOLUTION ADOPTING THE CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT FOR THE PLANNING PERIOD JULY 2025 THROUGH JUNE 2029, THE PROGRAM YEAR 2025-2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, AND THE AMENDMENT TO THE CITIZEN PARTICIPATION PLAN (CPP), AND AUTHORIZING SUBMITTAL TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Mayor Arapostathis opened the hearing for Item 14.1.

Senior Management Analyst Pina stated that no changes were made to the documents that were presented at the June 24th meeting.

Jack Shu discussed the Tower Street Mobility Access Improvements Project included in the proposed CDBG funding allocations.

Moved By Mayor Arapostathis

Seconded By Councilmember Cazares

Close the hearing.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

Resolution No. 2025-083

Moved By Mayor Arapostathis

Seconded By Vice Mayor Dillard

Adopt Resolution adopting the 2025-2029 Consolidated Plan which includes the 2025-2026 Annual Action Plan and amendment to the Citizen Participation Plan.

For (5): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, Councilmember Lothian, and Councilmember Suzuki

Approved (5 to 0)

15. COUNCIL INITIATED

15.1 CONSIDERATION OF REQUIRING COUNCIL APPROVAL TO CANCEL AFFORDABLE HOUSING DEED RESTRICTIONS OR AGREEMENTS - COUNCILMEMBER CAZARES AND COUNCILMEMBER SUZUKI

Councilmember Cazares and Councilmember Suzuki explained the purpose of requesting that the Council direct staff not to extinguish or cancel any deed restriction or agreement related to affordable housing without prior City Council approval.

The following members of the public spoke in support of requiring Council approval to cancel affordable housing deed restrictions and agreements:

Jack Shu

Moana Alo

Wendy Mihalic submitted a comment expressing concern about a developer seeking to retain incentives while removing affordable housing requirements, and urged the Council to thoroughly review the matter and ensure full public transparency.

Moved By Councilmember Cazares

Seconded By Councilmember Suzuki

Direct the City Manager not to extinguish or cancel any deed restriction or agreement related to affordable housing without prior approval from the City Council.

For (4): Mayor Arapostathis, Vice Mayor Dillard, Councilmember Cazares, and Councilmember Suzuki

Against (1): Councilmember Lothian

Approved (4 to 1)

16. COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

The Mayor and Council reported on various outside boards, commissions and committee meetings they attended. No action was taken.

17. AB 1234 REPORTS (GC 53232.3 (d))

There were no reports.

18. CITY ATTORNEY REMARKS

There were no remarks.

19. ADJOURNMENT

At 8:10 p.m., Councilmember Cazares and Councilmember Lothian adjourned the meeting in memory of Lemon Grove Councilmember Sitivi 'Steve' Faiai, whose integrity, compassion, and unwavering dedication to the East County community made him a deeply respected leader and public servant.

City Clerk