



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL  
From the CITY MANAGER

DATE: May 23, 2023

SUBJECT: AUTHORIZATION TO INITIATE A GENERAL PLAN  
AMENDMENT TO CHANGE THE LAND USE  
DESIGNATION FOR 9407 JERICO ROAD FROM  
URBAN RESIDENTIAL TO MULTIPLE UNIT  
RESIDENTIAL

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

Should City Council direct the Community Development Department to initiate a General Plan Amendment to change the land use designation of 9407 Jericho Road from Urban Residential to Multiple Unit Residential?

Recommendation:

Consider the proposal for a General Plan Amendment for 9407 Jericho Road and provide direction to staff regarding accepting an application for processing.

Fiscal Impact:

There would be no impact to the General Fund related to this authorization. Should an application be authorized and submitted, the City of La Mesa policy is to recover 100% of the cost of staff time through application processing fees.

City's Strategic Goals:

- Ensure safe and affordable homes for La Mesa's current and future residents

## BACKGROUND:

The subject property consists of approximately 3.5 acres located at 9407 Jericho Road (Assessor's Parcel Number 486-670-18-00). The site is currently developed with a church. The General Plan designed this site as Urban Residential, which allows for 7-10 dwelling units per acre and would yield approximately 25 to 35 units for the subject property. Properties surrounding the property have General Plan land use designations of Multiple Unit Residential to the west and south and Urban Residential to the east and north. The site is located in close proximity to the Amaya Drive Trolley Station, Grossmont High School, Northmont Elementary School, Harry Griffen Regional Park, and a short distance from Grossmont Center and Fletcher Parkway commercial areas.

General Plan Amendments are legislative actions that should reflect the policy priorities of the City Council. To ensure consistency with the City Council's desired direction for land use development, proposed amendments to the General Plan will be brought forward for City Council consideration and direction prior to accepting an application. Once accepted, an application would be processed in accordance with applicable State law and La Mesa Municipal Code provisions, including requirements for noticed public hearings at the Planning Commission for recommendation and the City Council for final determination. Accepting and processing an application would not obligate the City Council to approve the amendment.

## DISCUSSION

Meritage Homes submitted a preliminary proposal for a General Plan Amendment to change the land use designation from Urban Residential to Multiple Unit Residential (**Attachment A**). The Multiple Unit Residential designation allows for 18 to 23 dwelling units per acre, which would yield approximately 63 to 81 units on the site (**Attachment B**).

In addition to the General Plan land use change, the applicant would propose to change the zoning on the site from Urban Residential (R1) to Multiple Unit Residential (R3), which have the same density limitations as the Urban Residential and Multiple Unit Residential General Plan land use designation. The lower end of the density range is allowed by right in the R3 zone. The higher end of the density range can be achieved through the City's density bonus program (see [La Mesa Municipal Code \(LMMC\) Section 24.05.025](#)). Additionally, a project may propose a density bonus under State Density Bonus Law, which is locally adopted as the Affordable Homes Bonus Program ([LMMC Chapter 24.053](#)).

For informational purposes only, a conceptual map with a proposed layout for the site has been prepared by Meritage Homes and is included as Exhibit 3. The conceptual map shows 74 three-story townhomes for a proposed density of 21.2 dwelling units per acre.

Staff suggests to the City Council that this project may align with City Council legislative priorities and direction for housing in the community, and should be accepted to proceed through the application process. The subject property is in close proximity to transit, schools, and commercial areas, which is favorable for housing projects. The site is located between lower density single-family residential neighborhoods and higher density multi-family neighborhoods. Additional housing projects are important to the City to provide needed housing for the community and to meet State Regional Housing Needs Assessment (RHNA) goals.

### CONCLUSION

Staff recommends that the City Council consider the proposal and provide direction to staff to accept the application along with applicable fees and proceed with processing.

Reviewed by:



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Greg Humora  
City Manager

Respectfully submitted by:



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Kerry Kusiak  
Director, Community Development

Attachments:

- A. Meritage Homes Proposal
- B. General Plan Land Use Map
- C. Conceptual Site Plan