

WA CY 2015



**COMMUNITY DEVELOPMENT DEPARTMENT**

Housing Policy Department  
Received on:  
**MAR 29 2016**

March 23, 2016

Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**SUBJECT: 2015 Annual Report: Implementation of the General Plan**

Enclosed is a copy of the annual report to the legislative body on the status of the City of La Mesa General Plan, including the Housing Element Annual Progress Report (APR) as required by California Government Code Section 65400.

This report was considered and accepted by the La Mesa City Council at their regular meeting on March 22, 2016. If you have any questions regarding this matter, please contact Associate Planner Allyson Kinnard at 619-667-1196.

Sincerely,

Carol Dick  
Director of Community Development

**Attachment: 2015 Annual Report on the Implementation of the General Plan**

E:\cp2016\Letters\Applications\Cover letter 2015 General Plan Annual Report.doc



**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of La Mesa

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Reporting Period by Calendar Year: from January 2015 to December 2015

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044





**CITY OF  
LA MESA**  
JEWEL of the HILLS

Housing Policy Department  
Received on:  
**MAR 29 2016**

# 2015 ANNUAL REPORT

## IMPLEMENTATION OF THE GENERAL PLAN



Downtown Village Streetscape Project

**MARCH 22, 2016**

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## ATTACHMENTS:

Attachment 1: Annual Element Progress Report: Housing Element Implementation

## Section I Introduction and Summary

Section 65400(a)(2) of the California Government Code requires that an annual report on the General Plan be submitted to the City Council on the status of the Plan and progress on its implementation. The annual report is also submitted to the State Office of Planning and Research and the California Department of Housing and Community Development.

The information provided in this report is intended to assist the City Council in determining success in implementing policies in the General Plan. This 2015 Annual Report - Implementation of the General Plan covers the time period from January 2015 to December 2015 and addresses the goals of the following elements of City of La Mesa General Plan:

- Land Use & Urban Design
- Circulation
- Conservation & Sustainability
- Recreation & Open Space
- Historic Preservation
- Noise
- Safety
- Public Services & Facilities
- Health & Wellness
- Housing

Provided in this document is a brief overview of existing programs implementing the General Plan's policies. It is hoped that this information will increase the understanding of the breadth of implementation already in place and the comprehensive scope of programs in various stages of completion.

The City of La Mesa has many on-going programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these on-going programs and maintenance projects are addressed in the document, along with the specific projects that implement the goals and policies of each element. Each is identified and a brief explanation is provided.

Section 65302 of the California Government Code mandates at least seven elements in a general plan:

- 1) Land Use Element
- 2) Circulation Element
- 3) Conservation Element
- 4) Open Space Element
- 5) Noise Element,
- 6) Safety Element
- 7) Housing Element (updated every eight years)

The La Mesa General Plan contains all seven of the required elements and also includes

- 8) Historic Preservation Element
- 9) Public Services & Facilities Element
- 10) Health & Wellness Element.

In addition, Urban Design is contained within the Land Use Element and Sustainability is combined with the Conservation Element.

A comprehensive update to the La Mesa General Plan, including an update to the Housing Element, was adopted by the City Council on July 9, 2013. The Final Environmental Impact Report (EIR) was also certified by the City Council on July 9, 2013. The Housing Element

covers the time period from 2013-2020 as required by the SB 375 Climate Change bill passed by the State Legislature in 2008. The General Plan will guide future growth and development in the City of La Mesa for a 20-year time frame.

In 2007, the City Council adopted a resolution endorsing the U.S. Mayors Climate Protection Agreement calling for a reduction in greenhouse gas emissions. The update to the General Plan addresses the substance of this resolution. In 2009, a \$50,000 Kaiser Foundation Grant was received to incorporate health & wellness into the General Plan to address new laws and initiatives related to childhood obesity and community health.

## Section II Land Use and Urban Design Element

The Land Use and Urban Design Element serves as a guide for planners, decision makers and the general public about the ultimate pattern of development for the City of La Mesa. This element's policies provide the context for short-term actions involving development, public works, and zoning decisions, as well as the long-term vision. The City's general plan goal is to preserve the past while allowing a level of growth necessary to sustain a viable community.

**Goal LU-1: A safe and healthy community.**

***Objective LU-1.1: Enforce land use regulations to promote the quality of life in the community.***

**Policy LU-1.1.1:** The City shall exercise its police powers related to land use in the best interest of the City to protect the general health, safety, and welfare of all citizens. *The City issued 24 administrative citations for violations of the zoning ordinance in 2015. Administrative citations are typically used to discourage repeat property maintenance violations. Once issued a citation, the violator has ten (10) days to comply with City ordinances or is subject to a fine.*

**Policy LU-1.1.2:** Maintain a Code Enforcement Program requiring properties to be well-maintained with healthy landscaping, and kept free of excess debris and storage in front yard areas. *In 2015, the Community Development Department investigated 463 zoning code enforcement cases. The City's code enforcement program requires properties to be well-maintained with healthy landscaping and kept free of excess debris and storage in front yard areas. In addition, the Fire, Planning and Building Departments are collectively involved in an on-going code enforcement program addressing the five (5) mobilehome parks located within the City. The City's maintenance inspection schedule for mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.*

**Policy LU-1.1.5:** The City will maintain its infrastructure through asset management programs and a Capital Improvement Program, such as sewer infrastructure, utilities, and drainage facilities. *In 2013, a five-year Capital Improvement Program (CIP) for Fiscal*

*Years 2014 through 2018 was considered by the Planning Commission and approved by the City Council. The CIP includes a comprehensive list of infrastructure needs associated with wastewater, transportation, storm drainage, and parks. Input from City departments, input from the community, and strategic direction from the City Council based on available funding was considered in developing the program.*

**Objective LU-1.2: Preserve community identity while promoting safety for residents, employees, and visitors to La Mesa.**

*Policy LU-1.2.2: As part of the development review process, City departments will review all future development to ensure that safety requirements are met, including building and fire codes, accessibility standards and crime prevention techniques. The Development Advisory Board reviews all development projects for compliance with building and fire codes, accessibility standards, and crime prevention techniques. In 2014, the Development Advisory Board took action on five (5) development projects, including 96 new residential units, 20,626 square feet of new commercial office and retail space, and a 110,346 light industrial (self-storage) facility.*

*Policy LU-1.2.3: Encourage the use of wider sidewalks where higher levels of pedestrian activity occur and the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic. An enhanced pedestrian realm, 12 feet wide, is required for new development along all major transportation corridors designated for mixed-use (University Avenue, El Cajon Boulevard, and portions of La Mesa Boulevard). Non-contiguous sidewalks are required citywide where compatible with existing street conditions.*

*Policy LU-1.2.4: Provide uniform, community identification and directional signage within the public right-of-way to identify the City's neighborhoods and activity centers. A new park sign was installed at Highwood Park. A new park sign is planned for Collier Park.*

**Goal LU-2: Residential neighborhoods with strong character and cohesion.**

**Objective LU-2.1: Maintain and preserve single-family neighborhoods while directing growth to mixed-use corridors.**

*Policy LU-2.1.1: Enhance single-family residential neighborhoods through programs such as Development Review, Code Enforcement, Historic Preservation, and Capital Improvement Programs. The City continued each of these programs in 2015. Also in 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory, a record of properties that embody the City's rich cultural, social, economic, and architectural history.*

*Policy LU-2.1.2: Support infill development and subdivision proposals that reinforce neighborhood strengths and benefit neighborhood identity. The Design Review Board (DRB) reviews all new development projects for compatibility with neighborhood character. In 2015, the DRB approved seven (7) applications for new development projects. Tentative map applications associated with three development sites were*

*approved by the Development Advisory Board in 2015: a 56-unit mixed-use condominium project, a two-lot single-family residential site, and a new commercial center.*

**Policy LU-2.1.4:** Protect the character of recognized scenic and unique neighborhoods identified by the City's Overlay Zones, such as those areas that have a rural atmosphere or have been impacted by the SR-125. *The Planning Commission reviews grading proposals for new development in the Scenic Preservation Overlay zone to ensure that scenic features are retained and incorporated into each proposed development to the extent feasible. In 2015, three such grading plans were reviewed by the Planning Commission.*

**Policy LU-2.1.5:** Implement the Mixed-Use Overlay Zone by promoting the rehabilitation of properties and new development that fits into the context of the existing neighborhoods while meeting the City's Urban Design Objectives for infill development. *The Design Review Board reviews projects in the Mixed-Use (MU) overlay zone for consistency with the City's Urban Design Program. Recent MU overlay zone projects include a 66-unit residential apartment project approved in 2015 and a 60-unit mixed use development completed in 2015. A 56-unit mixed-use project that was entitled in 2013 was in plan review in 2015 and is expected to be under construction in 2016.*

**Objective LU-2.2:** *Promote the character of each La Mesa neighborhood as a unique place to live.*

**Policy LU-2.2.2:** All new development, redevelopment, and rehabilitation within residential neighborhoods shall be constructed to fit within the context of its neighborhood. *Single-family residences are required to comply with development standards including building height, setbacks, and lot coverage. In addition to development standards, larger development projects are subject to Design Review, which considers neighborhood context and compatibility as described in the Urban Design Program. In 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory, a record of properties that embody the City's rich cultural, social, economic, and architectural history. Alterations to properties listed in the Inventory or located within the Date Avenue Historic District are reviewed by the Historic Preservation Commission for site and neighborhood compatibility.*

**Policy LU-2.2.3:** Home-based businesses shall be permitted subject to standards which will preserve the residential character of the neighborhoods. *The City issued 121 new and 124 renewed home occupation business licenses in 2015. A State law related to Cottage Food operations adopted in 2013 has resulted in additional home-based businesses related to food manufacture.*

**Goal LU-3:** Revitalized Commercial and Industrial Districts.

**Objective LU-3.1:** *Maximize the potential of commercial centers in order to attract an appealing mix of new businesses.*

**Policy LU-3.1.3:** Update the Downtown Village Specific Plan to reinforce the Downtown area as the symbolic center of the City and address new land use and infrastructure needs. *An update to the Downtown Village Specific Plan is currently being drafted.*

**Policy LU-3.1.4:** Parking and circulation shall be adequate to serve the use and location of new development. *The City continues to require that new development provide on-site parking in accordance with adopted parking requirements and parking standards. In 2015, the City adopted a new parking in-lieu program for the Downtown Village. The in-lieu- program will encourage new development by providing alternatives to building on-site parking and fund public parking facilities.*

**Policy LU-3.1.6:** Provide new site amenities, such as outdoor seating areas, bike racks, landscaping, and street trees as development occurs. *Work was completed in 2015 on the Downtown Village Streetscape Improvement Project to replace much of the infrastructure in the Downtown Village. The scope of work included: decorative sidewalks, enhanced crosswalks, period lighting, gateway string lights, street trees, street furniture and three bike corrals. The City also requires that all new development in the Mixed-Use Overlay zone provide a “pedestrian realm” that includes street trees, street furniture, and widened sidewalks. One development project incorporating a pedestrian realm was completed in the Mixed-Use Overlay zone in 2015.*

**Policy LU-3.1.7:** Encourage mixed-use transit-oriented development near public transportation facilities; new construction should be compact in form to take advantage of these transit-rich locations. *A 60-unit mixed-used development on Palm Avenue near the Spring Street trolley station was completed in 2015.*

**Objective LU-3.2:** *An industrial employment center attractive to customers from both local neighborhoods and Regional communities.*

**Policy LU-3.2.1:** Recognize La Mesa’s limited supply of industrial land and encourage clean industries that create a relatively high number of jobs. *In late 2012, the City amended the Zoning Ordinance to allow the production of alcoholic beverages as a principal use in Commercial and Industrial zones. As a result, three wine and beer manufacturers have relocated to La Mesa. Also in 2015, a 110,000 square-foot self-storage facility was approved in the Industrial zone.*

**Goal LU-4:** *An equitable community that meets the needs of all residents.*

**Objective LU-4.1:** *Adequate and affordable housing available for all segments of the community.*

**Policy LU-4.1.2:** Ensure that development meets the needs of the aging and disabled population. *The Building Division reviews all new development for compliance with accessibility regulations.*

**Objective LU-4.2:** *A development review process that balances the needs of all stakeholders.*

**Policy LU-4.2.1:** Changes in patterns of building intensity and population density will be reviewed relative to 1) the compatibility of the proposed development with surrounding

uses and design objectives and 2) the adequacy and proximity of public facilities given the scale of the proposed development. *The Park Station Specific Plan, which proposes an increase in allowable building height and population density, was considered by the Planning Commission at public hearings in 2014 and 2015. The Planning Commission evaluated the Specific Plan for compatibility with surrounding uses, design objectives, and availability of public utilities and facilities and recommended denial of the project finding that it was not consistent with the General Plan.*

**Policy LU-4.2.2:** Height limits for non-residential buildings will be specified in each zone. The approval of a Special Permit may allow a building to exceed the specified height limit on a site-by-site basis. *The Zoning Ordinance prescribes building height limits Citywide. In 2015, one special permit request was reviewed and approved for development in excess of the height limits.*

**Policy LU-4.2.3:** New development shall provide adequate parking. For projects located in the Downtown area or near transit, parking requirements may be reduced. Additionally, differing land uses on the same subject property may utilize shared parking provisions. *The City continues to require that new development provide on-site parking in accordance with adopted parking requirements and parking standards. Parking near transit may be reduced as provided for by the Downtown Village Specific Plan, the Mixed-Use Overlay zone, and through a parking modification as allowed by the zoning ordinance. A zoning ordinance amendment was adopted in 2015 reducing parking requirements in the CD zone by 25%: 1.5 spaces/dwelling unit and 3 spaces/1,000 GLA for commercial.*

**Policy LU-4.2.5:** Increased residential densities may be allowed by a Site Development Plan subject to a Density Bonus Program set forth in the Municipal Code. Development of senior or lower-income affordable housing may utilize the provisions of State Density Bonus Law as amended from time to time. *In December 2014, a development application was submitted for a 252-unit mixed-use condominium project (including 20 very low income units) that includes a State Density Bonus. This project, known as Montebello North/Montebello South, was under review in 2015.*

**Objective LU-4.3: Provide opportunities for community involvement and participation.**

**Policy LU-4.3.1:** Promote citizen involvement and partnerships between residents, community organizations, and agencies, such as local school districts.

*During 2015, the La Mesa City Council conducted two “town hall” meetings at La Mesa schools. The community input received established the foundation on which the Council developed the current two-year budget. The Council feels the town hall meeting format is highly successful in finding out what residents think about their city as well as in understanding citizens’ concerns and their vision for La Mesa’s future. As a result, the Council will continue to hold two such meetings each year in various locations to cover all areas of the city and to give all residents a chance to participate. In addition, a statistically valid phone survey is done every two years to further gauge the community’s satisfaction with City services. In 2015, the survey indicated that 95% of*

residents were satisfied with the City's overall performance in providing municipal services. A new survey will be conducted in 2017.

Outreach to citizens is one goal of the City website. The ongoing improvements to the City website underscores the commitment by the City Council to keep La Mesa residents well informed about all that occurs at City Hall and throughout the community. During 2015, the City began working on a new website which will be rolled out in 2016. The goal is always to make it easier for residents to access City information.

In 2015, the City began participating in Facebook and MeetUp.com as part of our e-Gov initiative. E-Gov allows residents to access City Hall 24 hours a day, 7 days a week via several on line tools (Request Tracker, Nixle, Contact Us, Twitter). Facebook and MeetUp are additional ways to keep the community informed of events in the City and allows residents to stay connected via the internet. The City continues to provide Police information as well as community event information via NextDoor.com. By offering several methods of delivery, (web, email or sms) residents are more likely to access information about their city. Such as Request Tracker, available on the City Website and on iPhone, allows visitors to notify the City of a problem, submit and track a service request. Request Tracker provides residents with another means of communicating with and obtaining information from City Hall. In addition, Nixle is a secure notification system that instantly alerts citizens of urgent events and public safety information. With Nixle, users can customize the urgency level, geographical location and type of notifications they receive.

In July 2014 in an effort to provide the community with greater and easy access to the City's financial data, we have partnered with OpenGov to provide a financial transparency reporting tool that displays the City's finances over a six year period. Through the City's new transparency tool, OpenGov, users can view the city's e-Budget in a variety of formats by fund, department, or type. Users can drill down to finite details or scale up to view the big picture. Users can also download the data as an excel spreadsheet or share a particular view through social media. La Mesa e-Gov is a multi-faceted system that strengthens the lines of communications between government and residents creating an accessible and transparent city.

The City of La Mesa provides Government Access Programming on Cox Cable channel 24 within City limits and on AT&T U-verse channel 99 within the San Diego County Region. Programming includes live City Council Meetings, a community bulletin board, educational videos, and supplementary programming from [San Diego] County Television Network. In 2014 a new Community Center Marquee was constructed on city property to provide updated information on city activities and events. This project was funded out of Public, Educational, and Governmental (PEG) funds. Government Access programming will continue to be expanded and is another project initiated by the La Mesa City Council to improve the flow of information between the City and its residents.

**Goal LU-5: A strong local and Regional economy.**

***Objective LU-5.1: Promote and maintain La Mesa as a business-friendly Regional employment center.***

**Policy LU-5.1.4:** Comprehensive site planning is encouraged as part of the redevelopment process for individual properties. These plans should address not only the architectural design of buildings and site amenities but also the upgrading of public infrastructure. *The City requires site development plan review and design review for commercial and multiple-unit redevelopment projects.*

**Policy LU-5.1.5:** Zoning Standards shall be modified as appropriate to remain responsive to changes in market conditions and employment trends. *In March 2015, the City adopted a parking in-lieu fee program for the Downtown Village. The in-lieu program provides an alternative to on-site required parking, which allows developers to maximize site development potential. The program included related revisions to the parking requirements in the Zoning Ordinance.*

***Objective LU-5.2: Preserve and enhance the Downtown Village area as the City's symbolic center by providing a vibrant Commercial, Civic, and Residential District.***

**Policy LU-5.2.3:** Utilize the framework of the Downtown Village Parking District and the La Mesa Parking Commission to locate and manage parking in Downtown and evaluate the feasibility of a parking structure when warranted by future parking demand. *In 2015 the City adopted a parking in-lieu fee program for the Downtown Village. As described in Policy LU-5.1.5, the in-lieu program will encourage new development by providing alternatives to building on-site parking and fund public parking facilities.*

**Policy LU-5.2.4:** Preserve historic buildings in the Downtown Village, and other Commercial areas, through restoration and adaptive reuse, where feasible. *In 2015, the Historic Preservation Commission reviewed proposed alterations to five (5) properties located in the Downtown Village, including four residences and one commercial storefront on La Mesa Boulevard. The Collier Park Renovation Project Master Plan calls for the preservation of the historic Spring House. Also in 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory, a record of properties that embody the City's rich cultural, social, economic, and architectural history.*

**Goal LU-6: A City where the environmental, social, and economic needs of the residents are met without compromising the ability of future generations to do the same.**

***Objective LU-6.1: Evaluate the short-term and long-term impact on valuable resources such as water, energy, and open space when making land use decisions.***

**Policy LU-6.1.2:** As new building methods and technologies become available, update Building Codes to meet State of California and local energy conservation objectives. *Building permit applications are required to comply with 2013 California Building Codes, including all supplements and addendums. This includes the 2013 California Green Building Standards Code, which encourages sustainable construction practices in energy, water, and resource efficiency, conservation, and overall environmental quality.*

**Policy LU-6.1.3:** Collaborate with property owners and Helix Water District to promote the use of drought-tolerant landscaping and water efficient irrigation systems as new development and redevelopment occurs. *The City follows the Model Water Efficient Landscape Ordinance adopted by the Department of Water Resources, which requires new development to utilize water resources as efficiently as possible.*

**Policy LU-6.1.5:** Development of hillside and hilltop parcels will be evaluated relative to topographic features, scenic resources, sensitive, natural habitats and landscaping, including mature stands of trees, to determine if these features should be retained. *In 2015, the Planning Commission reviewed three development proposals, including grading and landscape plans, on single-family sites located in the Scenic Preservation Overlay zone. The Planning commission and Design Review Board also reviewed a multi-family residential project located on a visually sensitive hillside site.*

**Policy LU-6.1.6:** The parcels designated Open Space, located south of the I-8 corridor, shall be subject to the following development standards (Council Resolution No. 16197):

- A full range of residential densities shall be permitted based upon a site-by-site evaluation.
- On parcels which contain more than 50% of the site area within the Open Space designation, encroachment of buildings and grading is allowed.
- A maximum 50% encroachment of projects into the Open Space shall be permitted when found to be consistent with the City's Design Review Program and the loss of Open Space is off-set by the project design.
- Plant materials shall be selected for consistency with surrounding native and ornamental landscaping schemes, and shall meet brush management and fire control objectives. *In 2015, the Design Review Board and Planning Commission reviewed and approved a 30-unit apartment development within the designated Open Space area. More than 50% of the Open Space, totaling one-half acre, will remain undisturbed.*

**Goal LU-7:** A City that maintains strong relationships across jurisdictions.

**Objective LU-7.1:** *Open communication, cooperation, and collaboration with neighboring communities and relevant agencies.*

**Policy LU-7.1.3:** Work with the Local Area Formation Commission (LAFCO) when residents outside the City request annexation or connection to City sanitary sewer facilities. *One property owner requested an out-of-city agreement for sanitary sewer connection. The agreement was approved by LAFCO and recorded in early 2015.*

**Policy LU-7.1.4:** Continue to monitor and support the efforts of the California Air Resources Board and other agencies as they formulate global warming and climate change adaptation and mitigation strategies and programs. *The City actively participates in the San Diego Region Climate Collaborative. This group meets a few times a year to address a variety of climate issues.*

*In June 2015, the draft Climate Action Plan was presented to the Planning Commission. In response to the Planning Commission's comments, staff conducted additional community outreach to gain insight on the community's position on potential measures*

*to mitigate climate change. The proposed revisions to the Climate Action Plan are being considered and the completion of the final Climate Action Plan is expected in late summer 2016.*

**Policy LU-7.1.7:** The undergrounding of utilities will be required with the development and redevelopment of property. The City will coordinate with utility providers as needed. *The City continues to require undergrounding in accordance with the La Mesa Municipal Code.*

### **Section III Circulation Element**

The Circulation Element plans for the coordinated movement of people and goods within the City's network of streets and transportation services. Location, design and modes of movement have a major impact on the City's physical environment and appearance. The ability to move safely and efficiently around the City must be available to all people regardless of mode of travel. The City's location at the crossroads of major regional transportation infrastructure is both an opportunity and a challenge. Maximizing the potential and minimizing the impacts of the transportation system is the purpose of the Circulation Element.

**Goal CE-1:** A comprehensive, flexible transportation system that is functional, safe, accessible and attractive.

***Objective CE-1.1: Enhance and maintain City streets to meet the diverse needs of the community.***

**Policy CE-1.1.2:** Streets will be configured and constructed according to the City's standards. Where the streets standards show flexible width and optional improvements, a determination shall be made in accordance with the Street Design Manual, the Bicycle Facilities and Alternative Transportation Plan, and the Sidewalk Master Plan. *The Urban Trails Mobility Action Plan will be added to the list after its scheduled acceptance by the City Council in 2016.*

**Policy CE-1.1.4:** Provide street lights in all urbanized areas in accordance with standards and plans adopted by the City. *In 2012, over 1,000 city-owned street lights were retrofitted with energy saving induction fixtures. This project cost over \$400,000 and was funded by the American Recovery and Reinvestment Act through the Department of Energy. In 2016 new LED lights are planned to be installed in a portion of Collier Park, University Avenue and Massachusetts Avenue.*

**Policy CE-1.1.5:** Maintain all streets on a schedule developed by the Public Works Department. *As part of the 2015 street maintenance program, the City's contractor installed 16 concrete pedestrian ramps and applied crack seal and slurry seal to 1,386,545 square feet of asphalt concrete streets in maintenance Zone 6 (western part) of the City.*

**Policy CE-1.1.6:** Where possible, use street landscaping. Tree selection will take into consideration the likelihood of a particular species to cause damage to sidewalks or other improvements. Drought tolerant, low maintenance landscape materials will be required based on the City's Water Efficient Landscape Regulations. *Grass turf was removed from City Hall and replaced with drought tolerant landscaping materials. The Downtown Village Streetscape Improvement Project was completed in 2015. All trees were replaced with species better suited for urban environments planted in large tree wells with expanded root growth areas.*

**Policy CE-1.1.7:** Optimize motor vehicle flow efficiency along arterial corridors through signal synchronization or other intersection improvements. Consider the travel needs and safety of all road users and functions in the optimization effort, including, transit access, pedestrians, bicycles and parking. The traffic signal at the intersection of University and Harbinson was replaced and upgraded with a protected left turn phase and synchronized with the intersection of University Avenue and 70<sup>th</sup> Street.

**Policy CE-1.1.9:** Implement the Neighborhood Traffic Management Program to address resident complaints about speeding and cut through traffic. *The City of La Mesa Neighborhood Traffic Management Program was approved by the City Council and implemented in 2004. Citizen-initiated traffic calming requests are reviewed and processed through the program in an effort to implement measures to reduce speeding on residential streets. In 2015 traffic calming improvements were installed on Harbinson Avenue. Current projects include Howell Drive and Lubbock Avenue, which are in the development stage. There are currently 31 streets on the City's list for traffic calming. Three new streets were added and one was removed in 2015.*

**Policy CE-1.1.10:** Utilize the Parking Commission to ensure a balanced approach to on-street parking regulation. *The Parking Commission holds monthly public meetings to involve the community in parking management decisions.*

**Policy CE-1.1.11:** Use truck route designations to prevent unnecessary neighborhood impacts, to maintain public safety, and to limit street maintenance costs. *The Municipal Code contains a list of designated truck routes and requires commercial traffic to be limited to those areas.*

**Policy CE-1.1.13:** Work with San Diego Gas and Electric Company and other utilities, to place overhead utility lines underground along transportation corridors and in residential neighborhoods as funding becomes available. *Massachusetts Avenue will be the next street to be undergrounded and the project is expected to begin in 2016.*

**Policy CE-1.1.15:** Provide a forum for public input for decisions regarding traffic safety and street improvements through the Traffic Commission and the Development Advisory Board. *In 2015, the Traffic Commission held six (6) public meetings to consider intersection improvements and resident-initiated requests pertaining to no-parking zones and traffic calming.*

**Policy CE-1.1.18:** Apply a “Complete Streets” approach to future transportation infrastructure projects. *In 2012, the City adopted a Bicycle Facilities and Alternative Transportation Plan that calls for development of a Complete Streets framework that encourages all modes of transportation, reduces traffic congestion, and increases connectivity. The Plan was incorporated into the 2012 General Plan Circulation Element as mandated by AB-1358.*

**Goal CE-2:** Freeway right-of-way that is well designed and attractively landscaped.

**Objective CE-2.1:** *Ensure that freeways in La Mesa, and all of the access and exits points, contribute to the urban design and community identity of the City of La Mesa.*

**Policy CE-2.1.2:** Work with Caltrans to eliminate safety hazards and improve connectivity across freeways and adjacent on- and off-ramps for bicyclists and pedestrians in La Mesa consistent with the La Mesa Freeway Crossing Study. *A Caltrans grant was received for the north Spring Street/I-8 pedestrian freeway crossing improvements and this project is expected to begin in 2016.*

**Goal CE-3:** A diverse transit system offering a safe, time-efficient, and cost-effective transportation choice that reduces traffic congestion and improves air quality.

**Objective CE-3.1:** *Maximize the utility of La Mesa’s transit services.*

**Policy CE-3.1.1:** Advocate for a high level of security on the Trolley and at Trolley Stations through membership on the MTS Board of Directors. *Surveillance cameras are in operation at all trolley stations to enhance passenger security.*

**Policy CE-3.1.3:** Work with MTS to provide an appropriate amount of landscaping with proper funding for maintenance to City standards along existing and future Trolley rights-of-way in La Mesa. *The City requests MTS to conduct bi-annual maintenance activities.*

**Policy CE-3.1.5:** Develop and apply Design Standards applicable to future developments that improve access to public transit. *The Downtown Village Specific Plan is in the process of being updated to include design guidelines that serve to enhance the experience of transit users on the MTS Orange Line.*

**Policy CE-3.1.6:** Provide access to public transit that supports the needs of the disabled community. *The City worked with MTS to complete trolley station alterations necessary to accommodate accessible low-floor trolley cars. The City’s “Rides4Neighbors” program offers safe, reliable, personalized transportation to adults over 60, or disabled adults, who cannot drive. Door-to-door rides are provided by volunteer drivers for essential needs such as medical or dental appointments, shopping, personal care, banking and more. Rides4Neighbors is grant funded by the San Diego Association of Governments (SANDAG). Each trip is donation based.*

**Goal CE-4:** Local and regional facilities that accommodate the unique needs of bicycle travelers.

**Objective CE-4.1: Develop a comprehensive bikeway system serving destinations throughout the City.**

*Policy CE-4.1.3: Provide on-street and off-street parking for bicycles to support adjacent land uses. Three new on-street bike corrals were installed as part of the Downtown Village Streetscape Improvement Project. A grant was secured in 2015 to add bicycle facilities along North Spring Street. In late 2015 La Mesa was recommended for a grant to make improvements in West La Mesa including bicycle lanes on University.*

**Goal CE-5: Provide opportunities that encourage safe pedestrian travel.**

**Objective CE-5.1: Improve the pedestrian network and walkability in La Mesa.**

*Policy CE-5.1.1: Implement the Sidewalk Master Plan; apply concepts from the Walkability Plan. In 2015, sidewalks were added to the east side of Maryland Avenue in the vicinity of Maryland Avenue Elementary School. Design work continued in 2015 for Spring Street/I-8 pedestrian freeway crossing improvements. An additional grant was secured from SANDAG for pedestrian improvements on North Spring Street, Nebo and a pedestrian crossing at University. In 2015, 19 new urban trail segments were proposed and will be documented in the Urban Trails Mobility Action Plan. Mobility education and engagement were provided to the community. Walking Wednesdays were implemented and led by City staff beginning in March 2015.*

**Objective CE-5.2: Focus on “Safe Routes to School” around school sites.**

*Policy CE-5.2.1: Increase connectivity and safety within a quarter mile of a school site with pedestrian-oriented and traffic calming infrastructure. In 2015, missing sidewalk sections were added to Maryland Avenue near Maryland Avenue Elementary School. In late 2015 the City was recommended for a grant to make pedestrian and bicycle improvements connecting three local schools in West La Mesa.*

*Policy CE-5.2.2: Encourage pedestrian and bicycle safety training for school students enrolled in La Mesa schools. The City sponsored a Community Bicycle Rodeo and two Bicycle Rodeo events at local schools for children to learn safe cycling skills and to practice bicycle handling skills. A total of 150 participants attended these events and received free bicycle and bicycle helmet inspections. Four participants received new bicycles and 40 received a free helmet. A first time Community Block Party was held in November 2015 to support active transportation and included an educational bicycle rodeo and bicycle track.*

## **Section IV Conservation & Sustainability Element**

Sustainability is the ability to meet the needs of the present without compromising the needs of future generations. A sustainable community exhibits the following traits: development pattern that expands housing choice and economic opportunities for all, a healthy

environment and social climate at functions in harmony with natural ecosystems, a resilient, diverse, and self-sufficient local economy, and a transportation network that provides residents with connectivity and commuting options. The Conservation & Sustainability Element addresses Resource Conservation, Environmental and Public Health, Economic Development, and Transportation.

**Goal CS-1: The sustainable use of natural resources and land.**

***Objective CS-1.1: Create compact, mixed-use projects with amenities to enhance the City's natural setting.***

**Policy CS-1.1.2:** Promote the Mixed-Use Overlay Zone and related Design Guidelines to encourage infill along the City's transit corridors. *In the past year, the City has experienced increased developer interest in mixed-use development. Recent MU overlay zone projects include a 66-unit residential apartment project approved in 2015 and a 60-unit mixed use development completed in 2015. A 56-unit mixed-use project that was entitled in 2013 was in plan review in 2015 and is expected to be under construction in 2016.*

**Policy CS-1.1.3:** Preserve existing trees where appropriate and require planting of new trees in conjunction with public and private developments. *New private development is required, as a condition of approval, to provide trees in accordance with the City's adopted Landscape Standards and with overlay zoning requirements.*

***Objective CS-1.3: Achieve sustainable levels of water supply and quality in support of local and Regional needs.***

**Policy CS-1.3.1:** Support Regional water conservation efforts, water reclamation, and prevention of water quality degradation. *Cal-Sense computer control systems are in use at 90% of the City's facilities, parks and landscaped medians to assist park staff in water management and maintenance of irrigation systems. Staff is working with the City of San Diego to increase water recycling and reuse of wastewater to reduce demands on imported water.*

**Policy CS-1.3.3:** Encourage the use of mulch and compost in lieu of chemical fertilizers to improve water quality. *The City has implemented a backyard composting program in which residents are able to purchase bins at Dixieline ProBuild in La Mesa at a discount by using coupons issued by the City.*

***Objective CS-1.4: Collaborate with partner agencies, utilities, and businesses to support a range of energy efficiency and conservation measures.***

**Policy CS-1.4.1:** Facilitate savings-by-design and address energy-efficient building and site design in the retrofit or renovation of new, and existing, developments. *The City enforces the California Energy Efficiency Standards and has adopted the 2013 California Green Building Standards Code regulating energy conservation techniques, materials and appliances in the construction of both public and private buildings.*

**Policy CS-1.4.2:** Encourage the use of local, non-polluting, renewable, and recycled resources. *Since 2014 the City has been participating in a variety of Property Assessed*

*Clean Energy Programs (PACE), including HERO and Figtree. These programs enable commercial and residential property owners in La Mesa to finance renewable energy improvements, energy and water efficiency improvements, and electric vehicle charging infrastructure by placing the cost of these improvements on their property taxes. In 2015 the City added the California Home Finance Authority (CHF) PACE program, administered by Ygrene, which provides more options for La Mesa property owners.*

**Goal CS-2: Improve environmental and public health in the City.**

**Objective CS-2.1: Facilitate solid waste reduction measures.**

*Policy CS-2.1.1: Encourage composting, recycling, and other appropriate techniques to reduce waste by the City and its residents. The City continues to meet state mandated AB 939 waste diversion goals. In the most recent Annual Report to CalRecycle, the estimated trash disposal rate by residents is 4.3 pounds/person/day (PPD) and 9.8 PPD by employees of local businesses. This is lower than the maximum disposal allowed in La Mesa, 6.2 PPD and 13.8 PPD respectively, under AB 939 which mandates 50% diversion from landfills.*

*In 2012, the City implemented the backyard composting program to help reduce food waste. The program enables residents to purchase composting bins at Dixieline ProBuild in La Mesa at a discount by using coupons issued by the City. The City issued 58 discount coupons this past year.*

*Two free paper shredding events were held for residents to give them a safe option for recycling unneeded personal and financial records. The City hosted the annual Spring Cleanup event on two Saturdays in April at EDCO Station to provide residents with a convenient opportunity to dispose of trash, yard waste, bulky items, recyclables and more, free of charge. Over 1,460 vehicle loads were dropped off at the event, weighing over 509.62 tons. Nearly 169 tons was diverted for recycling.*

*Policy CS-2.1.2.: Establish management policies and programs which will encourage recycling by the City, residences and businesses. The City continues to enforce the mandatory commercial recycling ordinance which requires commercial businesses and multifamily complexes to recycle. Over 80 percent of La Mesa businesses and multifamily complexes are currently participating in the recycling program.*

*In 2012, the City franchise waste hauler, EDCO Disposal, added Styrofoam (polystyrene) and used cooking oil and grease to the list of materials that can be dropped off for recycling at EDCO Station in La Mesa.*

*In 2013, the City's franchise waste hauler, EDCO Disposal, added wax-coated juice and milk cartons to the curbside collection program. Used cooking oil and grease continues to be collected for recycling at EDCO Station in La Mesa. The cooking oil and grease is provided to a local company that reprocesses it into biofuel*

*La Mesa is also taking part in a regional used oil grant program that encourages oil and oil filter recycling. This includes operating an oil filter recycling exchange event at a*

*local automotive parts store, providing updates on the location of certified used oil centers, and conducting quarterly site visits to ensure program requirements are being met.*

**Objective CS-2.2: Reduce the level of pollutants entering the air.**

*Policy CS-2.2.2: Encourage infrastructure, such as fueling stations, for alternative fuel vehicles. The City has issued 16 permits for electric vehicle charging stations since 2010.*

*Policy CS-2.2.3: Collaborate with public, private, and Regional entities to develop and implement “clean energy fueled” fleet, bus, and train vehicles. In 2015 EDCO Disposal Corporation opened a natural gas refueling station in La Mesa that is open to the public. EDCO is in the process of converting most of their fleet to natural gas. Natural gas vehicles reduce carbon emissions into the environment*

*The City is participating in the SANDAG Energy Roadmap program that will provide updated energy audits on City facilities and operations which can be use to compare with the 2005 emissions inventory data to determine continued needs.*

*The City has 4 hybrid vehicles and as City vehicles are replaced, fuel efficiency and reduced emissions will be important criteria in selecting replacement vehicles and equipment in the future. The City achieved 100% compliance with the Air Resources Board DOORS (Diesel Off-Road On-Line Reporting System) and installed Equipment Identification Numbers on all affected equipment. Diesel Particulate Filters were installed on six vehicles and three off-road pieces of equipment and a Phase II EVR emissions upgrade was completed to the fueling facility. The fueling facility was upgraded to the Air Resources Board EVR2 specifications to reduce gasoline vapor emissions while fueling. Low-draw LED emergency lighting is being installed on all new public works vehicles, allowing the lights to be used without the engine running. AIMS Fuelmaster automatic fuel monitoring devices, currently used on all EMS vehicles will be installed on all new vehicles and incrementally installed on existing vehicles.*

## **Section V Recreation & Open Space Element**

This element provides guidance for the comprehensive and long-range preservation and conservation of “open space land.” This Element also outlines the City’s intentions for recreational facilities to improve the quality of life for residents. It is important for the City to maintain a wide range of different types of parks to assure that outdoor recreational opportunities are accessible to everybody.

**Goal RO-1:** A network of public parks throughout the City that will be convenient and beneficial to all segments of the community.

**Objective RO-1.1:** Give priority to maintaining and improving the City's public park lands.

**Policy RO-1.1.1:** Use standards established within the Parks Master Plan for improvements to existing and proposed park facilities. *Requests for more shaded seating areas were among the survey responses included in the Parks Master Plan document. The Northmont Park playground renovation and park improvement project was dedicated in January 2014. The project included a new picnic pavilion adjacent to the renovated playground with individual shade umbrellas over the tables to complement the flower garden theme of the playground. The playground equipment replacement was funded entirely from private donations through the La Mesa Park and Recreation Foundation It's Child's Play capital campaign.*

*Design is underway for a new playground at Vista La Mesa Park in the western portion of the City and is also part of the It's Child's Play capital campaign.*

*Design and construction documents are completed for phase I of Collier Park located on Palm Avenue in La Mesa. Work to improve the entryway and parking in the park is expected to commence in 2016.*

*The final payment for the future Waite Drive park site, which was surplus land purchased from the County of San Diego was made in 2015. The three acre property is located on the south western border of La Mesa is in an area that is park deficient.*

*Proposed urban trail routes identified in the Parks Master Plan have been further refined as part of a planning effort that maps out paths that connect La Mesa residents to key destinations including parks and recreation. The trails have been identified and prioritized as part of the Urban Trail Mobility Action Plan. These infrastructure improvements will make accessing parks easier.*

**Policy RO-1.1.2:** Work collaboratively with school districts and other agencies to develop and share park facilities where feasible. *The La Mesa Teen Center, which opened at Highwood Park in 2006, was built by the City of La Mesa and is operated by the Boys and Girls Club of East County. The La Mesa Teen Center was renovated by the Boys and Girls Club of East County in 2014. The initial operations agreement for the Teen Center, which expired in September 2014, was renewed for an additional 15-year period through September 22, 2029.*

*In April 2014 a letter of understanding was approved between the City of La Mesa, La Mesa-Spring Valley School District, Boys and Girls Club of East County and Windsor Hill Church for an infrastructure improvement project. The Boys and Girls Club has been fundraising to build a full service club to be located on a middle school site. In addition, the project involves a roadway extension along the school campus that would create a walkable/bikeable connection between Helix Charter High School and La Mesa Arts*

*Academy and park and recreation sites. In late 2015 the City was recommended for a \$1.9 million dollar grant to construct the proposed improvements.*

**Policy RO-1.1.4:** Continue to collect park in-lieu fees from developers to fund needed park improvements. *Park in-lieu fees totaling over \$85,000 were collected for 15 new single-family and 25 new multi-family dwelling units permitted in 2015.*

**Policy RO-1.1.5:** Promote civic programs and involvement. *In 2013, the La Mesa Parks & Recreation Foundation (LMP&RF) partnered with the City in a program called “Expand the Parks” aimed at providing free arts and recreational programs in an effort to encourage people to visit local parks and provide programming in lower income and underserved neighborhoods.*

*The City and LMP&RF partnership continued in 2015 to provide free leisure programming in City parks including the Sundays at Six summer concert series in Harry Griffen Park, Fun with Physics in Highwood Park, and a first time Community Block Party promoting active transportation, park connections and physical activity. The Foundation also funded the return of the popular Dive In Movie at the city municipal pool.*

*In fall 2014 the City received a grant from Kaiser Permanente to provide wellness programming in the community. In 2015, a total of six free community workshops featuring various health and wellness topics were offered to the community.*

**Objective RO-1.2: Improve accessibility to parks.**

**Policy RO-1.2.1:** Situate park and recreation facilities and improve access to these facilities so that no resident is more than a 15 minute walk from an opportunity to engage in a recreational activity. *The Parks Master Plan completed in 2012 called for park accessibility within a 15 minute walk of all residents with recommendations that included creating additional entrances to some parks, and improving walkability and bikeability access to parks. A grant awarded in 2013 (see following Policy RO-1.2.2) proposed new urban trail routes with nine of them connecting to local parks. The routes proposed 19 new urban trail segments to provide improved connections for residents to get to key destinations including local parks.*

**Policy RO-1.2.2:** Explore opportunities to add urban walking trails and promote connectivity to public parks. *In 2013 the City was awarded a \$238,000 Community-Based Transportation planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. In 2015, 19 new urban trail segments were proposed and will be documented in the Urban Trails Mobility Action Plan. Community members participated by conducting walk audits and attended educational workshops focused on active transportation. A steering committee composed of business owners, community members, walking/biking advocacy groups and city staff met bimonthly to provide guidance and oversee the project.*

**Policy RO-1.2.3:** Design and improve parks to accommodate a community varying in age, athletic ability, physical agility, and recreational interest. *In 2012, pickleball was introduced at the tennis court in Collier Park. Pickleball players have been sharing the court space in Collier Park with tennis players, with pickleball played primarily during the morning hours and tennis played primarily in the late afternoon or evening hours. In 2014 the Collier Park tennis court was resurfaced and permanently restriped to accommodate multi-use with one tennis court and four pickleball courts.*

**Policy RO-1.2.4:** Ensure park entrances are well marked with signage, well lighted, easily identifiable, and accessible for all ages and physical abilities. *A new park sign was installed at Highwood Park. A new park sign is planned for Collier Park.*

**Goal RO-2:** A City that values areas of native vegetation for their open space and biological habitat.

**Objective RO-2.1:** *Preserve and restore open space and natural features consistent with the City's Habitat Conservation Plan.*

**Policy RO-2.1.1:** The most sensitive open space and natural lands shall be preserved where feasible and include landscape features that are compatible with adjacent natural vegetation. *The City continues to oversee habitat management of the Eastridge Open Space Habitat Conservation area. In 2015, the property owner completed an extensive clean-up effort that included removing accumulated debris from homeless encampments, removing non-native Brazilian pepper trees, and maintaining fire breaks. All work was supervised by a qualified Biologist.*

**Policy RO-2.1.2:** Consider opportunities to restore open space and natural areas where feasible. *In 2015, construction was completed on a 31-unit single-family residential development that included a wetland habitat restoration.*

**Goal RO-3:** Open space areas within private developments that supplement and complement the City's public open spaces.

**Objective RO-3.1:** *Provide recreational and open space areas in new developments.*

**Policy RO-3.1.1:** Planned residential developments, mixed-use projects, and multiple-family residential projects shall provide usable onsite open space areas as a supplement to the public parks and open space system. *The City continues to review all multi-family and planned development housing to ensure that adequate open space is provided. In 2015, two multi-family residential developments were permitted for construction, both of which have common open space areas. In 2015, construction was completed on a 31-unit planned residential development that includes 1.6 acres of onsite open space.*

## Section VI Historic Preservation Element

The City of La Mesa strives to sustain and improve the quality of its cultural environment and to promote awareness and enthusiasm for its unique identity. The Historic Preservation Element provides a blueprint for the identification and treatment of historical and cultural resources in La Mesa and for the integration of preservation planning into the comprehensive planning and development process.

**Goal HP-1: Broadened recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.**

***Objective HP-1.1: Broaden recognition and awareness of the processes and features of the La Mesa Historic Preservation Program.***

**Policy HP-1.1.1:** Form partnerships and share information between the City and preservation advocacy organizations to foster and support local public history projects. *In 2015, the City of La Mesa co-sponsored the La Mesa Historical Society's 10<sup>th</sup> Annual Historic Home Tour. The City has been a co-sponsor of this event since its inception. Also in 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Historic Resources Inventory. Public outreach associated with the Inventory Update will provide visibility to the City's Historic Preservation Program, provide opportunities for community participation, and promote broader awareness about La Mesa's rich history.*

**Policy HP-1.1.2:** Inform citizens and project applicants of preservation regulations as part of the development review process. *In 2015, six (6) development applications were referred to the Historic Preservation Commission for review prior to project approval.*

***Objective HP-1.2: Update and maintain the La Mesa Historic Resources Inventory to identify the potential eligibility of properties built in the historic-era.***

**Policy HP-1.2.1:** Implement a phased Historical Resource Survey program that accounts for all locations in the City and all building stock that achieves the historic-era through time. *In 2015, the Historic Preservation Commission began discussing needs and priorities for updating the Inventory, with a view toward establishing a work program in 2016.*

**Goal HP-3: A strengthened local economic base with stabilized and improved property values through the identification and protection of individual properties and historic districts.**

***Objective HP-3.2: Further preservation incentives and benefits for La Mesa property owners, residents, and businesses.***

**Policy HP-3.2.1:** Continue the Mills Act Historic Preservation Property Tax Abatement Program and provide ongoing monitoring of property preservation agreement terms and conditions. *In 2015, one new Mills Act agreement was established. Mills Act agreements are currently in place for 37 individually designated properties within the City.*

**Policy HP-3.2.2:** Continue to provide land use incentives that encourage property owners to designate their historical properties as Registered Historic Landmarks. *Registered*

*Historic Landmarks in all residential zones are allowed, by conditional use permit, to be used as professional offices, retail businesses, bed and breakfast inns, and restaurants. These uses are not generally allowed in most residential zones.*

## Section VII Noise Element

The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. The goals, objectives, and policies contained within the Noise Element serve to maintain areas deemed currently acceptable in terms of noise exposure and to mitigate undesirable levels of noise on existing sensitive land uses. The Noise Ordinance also quantifies the community noise environment to serve as a guideline to ensure that new development is protected from unwarranted noise and do not contribute to unacceptable levels of noise.

**Goal NS-1: A community where noise and the effects of noise are minimized.**

***Objective NS-1.1: Require new projects to meet acceptable exterior noise level standards.***

**Policy NS-1.1.1:** Review all development proposals, public and private, for consistency with the policies of this Element. *Potential noise impacts are evaluated during the development review process. Where necessary, project applicants are required to modify the project to comply with the Noise Element and Noise Ordinance.*

**Policy NS-1.1.3:** Incorporate noise reduction features during site planning to ensure that areas intended for frequent outdoor use are subjected to 60 dBA CNEL or less for single-family land uses and 65 dBA CNEL or less for multi-family residential land uses and multi-family residential land uses within mixed-use developments. *Where necessary, the City requires that developers provide an acoustical analysis that includes recommendations for noise reduction features.*

***Objective NS-1.2: Ensure that interior noise levels do not exceed 45 dBA CNEL for single-family and multi-family residential land uses.***

**Policy NS-1.2.1:** Enforce the California Noise Insulation Standards (California Code of Regulations, Title 24). Title 24 requires that an acoustical analysis be performed for all new multi-family residences in areas where the exterior sound level exceeds 60 dBA CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 dBA CNEL or below. *During plan review, the Building Division ensures that all new multi-family development complies with the Title 24 noise requirements.*

**Objective NS-1.3: Achieve noise compatibility between industrial/commercial and surrounding land uses.**

**Policy NS-1.3.2:** Ensure that the design and construction of commercial, industrial, office, and mixed-use structures includes noise attenuation methods to comply with Exhibit NS-1 and Municipal Code Chapter 10.80. *During Discretionary review, the Development Advisory Board ensures, by condition, that new development comply with City regulations pertaining to noise. During plan review, the Building Division ensures that all new multi-family development complies with the Title 24 noise requirements.*

**Objective NS-1.4: Control undesirable or objectionable noise.**

**Policy NS-1.4.2:** Limit truck traffic in noise-sensitive areas. *The Municipal Code contains a list of designated truck routes and requires commercial traffic to be limited to those areas.*

## **Section VIII Safety Element**

The purpose of the Safety Element is to minimize the impact on the community from hazardous conditions and emergency situations. Reducing the risk of death, injury, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards helps to ensure the overall health of La Mesa's citizens. The Safety Element also acknowledges and reinforces the County of San Diego's Multi-jurisdictional Hazard Mitigation Plan. This county-wide plan, which is a comprehensive tool to enhance public awareness and promote compliance with State and Federal requirements, is one of the first in the state to tackle this planning effort on a regional basis.

**Goal SE-1: Protection from the adverse effects of flooding.**

**Objective SE-1.1: Provide adequate flood control facilities.**

**Policy SE-1.1.2:** Provide on-going replacement of corrugated metal pipe drainage infrastructure with upgraded reinforced concrete and high-density plastic materials. *Corrugated metal pipes were replaced in portions of Pasadena Avenue and 4<sup>th</sup> Street.*

**Policy SE-1.1.4:** Require that all proposed development be designed to minimize the volume and velocity of surface runoff and to prevent adverse downstream effects. *The City continues to require that any post-development increases in offsite discharge be minimized, justified, and mitigated in conjunction with review of new development.*

**Objective SE-1.2: Minimize losses caused by flooding within the 100-year floodplain and potential dam inundation areas.**

**Policy SE-1.2.3:** Continue to participate in the National Flood Insurance Program. *The City continues to participate in this program.*

**Goal SE-2:** Protection from risks associated with landslides and other geologic hazards.

**Objective SE-2.1:** *Implement development standards that minimize safety hazards and potential property damage due to the effects of naturally occurring geologic formations.*

Policy SE-2.1.2: Inform citizens and project applicants of geotechnical submittal requirements as part of the development review process. *The Public Works Department, Engineering Division, communicates with project applicants about geotechnical submittal requirements during development review.*

**Goal SE-2:** Protection from adverse effects caused by earthquakes and other seismic hazards.

**Objective SE-3.1:** *Promote ongoing efforts to improve the seismic safety of buildings and structures.*

Policy SE-3.1.1: Apply and enforce seismic design standards and building construction codes for new development. *All new construction is reviewed for compliance with the California Building Code, 2013 Edition, which includes seismic design requirements.*

**Objective SE-3.2:** *Implement programs to help reduce loss of life and injury and minimize property damage in the event of a major seismic event.*

Policy SE-3.2.1: Support programs which raise public awareness about earthquake safety and provide procedures and staff support for effective community response to a major seismic event. *Building inspection staff participates in the City's Emergency Operations Center (EOC), which is equipped to serve as a community command center for the city if there were a major disaster such as an earthquake.*

**Goal SE-4:** Protection from risks associated with fire.

**Objective SE-4.1:** *Minimize the risk from fire hazards in new development.*

Policy SE-4.1.1: Continue to enforce fire codes involving new construction. *The Fire Department performs plan reviews for new construction and tenant improvements and completes construction inspections to ensure compliance with the adopted fire codes. In cooperation with Business Licensing, new businesses are inspected by the Fire Department to ensure compliance with life and fire safety codes and standards.*

Policy SE-4.1.2: Continue to ensure that street width and turn-around regulations are met. Require upgrade of fire equipment as warranted by the height and location of future development. *The Fire Department reviews new development plans for compliance with street-width and turn-around regulations.*

Policy SE-4.1.3: Require the use of fire-resistive native plant species from the City-approved plant list. *All new development in the City is required to use fire resistive plantings and the Fire Department maintains a fire-resistive tree list.*

**Objective SE-4.2:** *Minimize the risk of wildfires in developed areas of the City.*

Policy SE-4.2.1: Continue current practice of weed abatement in brush areas that are vulnerable to wildfire. *The Fire Department performs the annual weed abatement program that requires property owners to clear their lots of overgrowth prior to the fire season.*

**Goal SE-5: Protection from exposure to hazardous materials and waste.**

***Objective SE-5.1: Participate in the safe, efficient, and responsible management of hazardous waste materials.***

**Policy S-5.1.7:** Continue to maintain and enforce local ordinances which regulate smoking in public places as a means of protecting its citizens from adverse effects of secondary smoke. *All 14 La Mesa parks have been designated smoke-free environments since 2006.*

**Policy S-5.1.8:** Participate in local and regional programs that facilitate the proper disposal of hazardous household waste. Participate in local and regional programs that facilitate the proper disposal of hazardous household waste. *The City of La Mesa provides household hazardous waste collection days eight times a year at EDCO Station located in the City's industrial area. More than 75,550 pounds of hazardous waste was collected from 698 La Mesa and Lemon Grove residents in 2015. The City also offers door-to-door collection of hazardous waste for home-bound residents.*

**Goal SE-6: Safety services at levels necessary to protect the public.**

***Objective SE-6.1: The City will maintain public safety services at levels necessary to protect its citizens.***

**Policy SE-6.1.1:** The La Mesa Police Department will continue to participate in cooperative activities with area law enforcement agencies as a means of combating Regional or Sub-regional crime activities. *Currently, the Police Department participates in four regional crime task forces; the Narcotics Task Force, the East County Regional Gang Task Force, the Regional Auto Theft Task Force, and part-time position on the U.S. Marshal's Regional Fugitive Apprehension Team. The La Mesa Police Department participates with other San Diego County law enforcement agencies in grant funded Stonegarden enforcement details where the criminal activity has a nexus to border and R3G grant funded enforcement details aimed at AB109 criminal activity.*

*The Police Department is an Associate Member of the Violent Human Trafficking and Child Exploitation Task Force. The Police Department is also represented on the San Diego County Sex Offender Management Council, a state and local agency working group that is currently implementing a regional effort to better track sex offenders living in the region and provide comprehensive monitoring and inspection of these persons.*

**Goal SE-7: Effective emergency disaster response where citizens are prepared and disruptions to vital public and private services are minimized.**

*The Fire Department partners with the Cities of El Cajon, Lemon Grove, and Santee in Community Emergency Response Team (CERT) program for emergency preparedness. Through the Heartland Fire JPA with Lemon Grove and El Cajon, La Mesa has a full-time Emergency Preparedness Coordinator who creates plans and conducts preparedness training for the three cities. Special presentations have been provided to prepare citizens for the predicted El Nino event. The Department also has an Emergency Operations Center (EOC) at Fire Station 11, for use in the event of a disaster in La Mesa or the region. The City participates in regional emergency preparedness working groups, including Access & Functional Needs Working Group, Cyber Security/Threat Working Group, Urban Area Working Group, and Unified Disaster Council that is made up of representatives of the County of San Diego and each of the 18 cities in the County.*

**Objective SE-7.1: Provide advance planning and disaster preparedness**

**Policy SE-7.1.1:** Establish and maintain programs to raise citizen awareness about the benefits of disaster preparedness. *The Fire Department operates a disaster preparedness program that is offered free to the public. The program trains the public on survival techniques for natural disasters such as earthquakes, floods, landslides, and wildfires and man-made events such as bomb threats. The Fire Department also has a shared Emergency Preparedness Coordinator through the Heartland Fire JPA. This position provides disaster preparedness training, programs and policies for the Cities of La Mesa, El Cajon and Lemon Grove.*

**Policy SE-7.1.2:** Regularly conduct emergency simulation exercises. *The Fire Department conducts annual Citywide disaster training to prepare staff to fulfill their roles in the Emergency Operations Center in the event of a disaster in La Mesa or the region. In addition, the Department participates in regular training to update and improve their skills, knowledge, and abilities so that they can better serve the community. This training includes, but is not limited to fire suppression, confined space rescue, heavy rescue, hazardous materials, emergency medical, driver awareness, mass casualty response, and other in service training. This training is a vital part of a program that achieves an ISO rating of 1 for the Department. This excellent rating signifies a well-equipped and well-trained fire department.*

**Policy SE-7.1.3:** Present at least one public awareness program or emergency response exercise each year to keep the community alert to the most current programs and technology available for citizens to effectively respond to a major disaster. *Our Heartland JPA Emergency Preparedness Coordinator continues and expands upon our program, including special presentations on predicted events such as El Nino.*

## **Section IX Public Services & Facilities Element**

Although a Public Services & Facilities Element is not required, planning for and providing public services and facilities for the entire community is an important responsibility of local government. The City of La Mesa strives to provide a safe community that meets or exceeds public expectations while maintaining adequate public infrastructure. Public services and facilities are linked to the General Plan through the Capital Improvement Program. The Capital Improvement Program must be found consistent with and serve to further the goals and policies of the General Plan.

**Goal PSF-1: A balance of city services that achieves public expectations.**

**Objective PSF-1.1: The City will identify supporting revenue when planning and providing City services.**

**Policy PSF-1.1.1:** City Staff will continue to provide the expected administrative guidance to City operations, while constantly being alert for opportunities to improve City services within budgetary limits. *As part of the City Council annual strategic planning workshop*

direction was given on the staff's work plan and the 2013-2015 biennium budget. This direction coupled with the community input as identified in Goal LU 4 provides invaluable guidance on City services to the public. In 2015, 19 new urban trails segments were proposed and will be documented in the Urban Trails Mobility Action Plan. This grant funded effort supports the implementation of the City's Parks Master Plan. A new grant from SANDAG was received in 2015 to make improvements along North Spring Street. The grant will allow for improved connections to transit, the Civic Center and the Village. These are examples of staff being alert to funding opportunities to enhance city services.

**Goal PSF-3: Economic development to expand revenue sources to fund necessary infrastructure**

***Objective PSF-3.1: Facilitate economic development through redevelopment, especially along transit corridors in the Mixed-Use Urban areas.***

**Policy PSF-3.1.1:** Encourage developers to take advantage of and meet the objectives of the Mixed-Use Urban Overlay Zone and Design Guidelines. *New development along transit corridors is required to comply with the Mixed Use Overlay Zone (MU) and is reviewed by the Design Review Board for consistency with the Urban Design Program. Recent MU overlay zone projects include a 66-unit residential apartment project approved in 2015 and a 60-unit mixed use development completed in 2015. A 56-unit mixed-use project that was entitled in 2013 was in plan review in 2015 and is expected to be under construction in 2016.*

**Policy PSF-3.1.2:** Continue to implement redevelopment projects and explore expanding of existing redevelopment project areas or adopt new project areas, as allowed by changing State legislation. *The City continues to track the dissolution of redevelopment and to monitor new legislation as it relates to this issue.*

**Goal PSF-4: A safe community**

***Objective PSF-4.1: The City will maintain a Police Department that is adequately staffed and funded to ensure a safe community.***

**Policy PSF-4.1.1:** The City will monitor and prepare assessments of Police services to identify the level of Police staffing necessary to achieve the goal of a safe community, within budgetary constraints. *The La Mesa Police Department continues to address recruitment and retention as a priority issue. Candidates often cite the La Mesa Police Department's excellent reputation as a law enforcement agency as a reason they applied for employment. At the end of 2015 the Police Department was at 90 % staffing of its authorized sworn positions.*

**Policy PSF-4.1.3:** The City will continue to support Graffiti Abatement Programs through the public/private partnership currently working to overcome the problem. *The La Mesa Police Department utilizes the Graffiti Tracker system to photograph and document the location of graffiti for identification and future prosecution. Recent acquisitions of two upgraded graffiti tracker phone devices will make it easier to document graffiti. Volunteers as well as police personnel and Public Works personnel paint out documented*

*graffiti; normally within 48 hours of the knowledge of its existence. In the past year the Police Department has identified utility box graffiti targets and repainted those boxes with colorful designs. In the coming year, the Police Department will expand this effort at two walkway areas that have heavy foot traffic and have been vandalized several times with graffiti. Local volunteers will paint pre-approved positive words and affirmations in the areas previously vandalized by graffiti in a creative effort to reduce future graffiti incidents.*

**Objective PSF-4.2: The City will take steps to provide and improve the services and response time of the Police Department.**

*Policy PSF-4.2.1: The Police Department will provide services that will help prevent crime as well as respond to it. The La Mesa Police Department implements numerous crime prevention initiatives, which include: the distribution of a DVD with crime prevention information for residential, business, and personal applications; developing and implementing web site based crime prevention information; developing and implementing website based "crime alerts"; the use of residential and commercial security inspection letters; outreach by City leaders to community groups; displaying crime prevention messages on City vehicles; providing crime prevention training for selected City staff; conducting a Citizens' Academy to educate members of the community about the Police Department and law enforcement operations, revitalization of the Neighborhood Watch Program; and the installation of new, and updated Neighborhood Watch signs. Crime prevention and community education efforts also include the use of the one-way notification services including Nixle, Notify Me, and the social media program NextDoor.com to send alerts and surveys to the community about police activities and crime issues. In 2015, the Police Department met two times with all neighborhood block Captains. The discussion centered on safety and crime prevention.*

*Policy PSF-4.2.2: The Police Department will explore technologies that will aid response time and other services. The Police Department has implemented a Computer Aided Dispatch (CAD) system that will more efficiently dispatch resources. The Police Department has moved to a paper-less county-wide records management system, NetRMS, for more efficient and timely crime reporting.*

**Objective PSF-4.3: The Police Department will work with adjacent cities, the County of San Diego, the California Highway Patrol, and other applicable law enforcement agencies**

*Policy PSF-.4.3.1: The Police Department will continue to cooperate and interact with other law enforcement agencies in the region to provide an effective network of information and assistance. Patrol officers and detectives from the Police Department participate in joint enforcement operations with other law enforcement agencies on a regular basis. These include operations aimed at gang activity, drunk driving, truancy and underage drinking, as well as enforcement of certain conditions of probation in cooperation with the regional drug court.*

**Goal PSF-5: A community where fire risk is minimal**

***Objective PSF-5.1: The City will provide fire suppression services and prevention information and services.***

**Policy PSF-5.1.1:** The Department will continue to provide first response medical emergency services. *In 2015 the Fire Department continued to provide First Responder medical emergency services. The Department responded to 7744 calls for emergency services in 2015, 5945 of which were for medical aid services.*

**Policy PSF-5.1.2:** The Department will train and maintain personnel capable of dealing with incidents involving hazardous materials. *The Fire Department participates in the regional Hazardous Incident Response Team (HIRT). HIRT is a San Diego County joint powers team that handles larger hazardous materials incidents beyond the mitigation capabilities of the First Responder. HIRT is made up of two teams: one operated by the City of San Diego Fire and Life Safety Department and the other operated by the County of San Diego Department of Environmental Health. The Fire Department also conducts annual hazardous materials response and recognition training for its members.*

**Policy PSF-5.1.3:** The Department will maintain a program that promotes disaster preparedness. *The Emergency Preparedness Coordinator provides information through training and presentations and through social media.*

**Policy PSF-5.1.4:** The Fire Department will provide public information, education and services, which may help prevent fires. *The Fire Department conducts public education. Fire station tours for school groups are hosted regularly throughout the school year, fire extinguisher training, fire safety, and fire drills are conducted throughout the City on a regular basis and juvenile fire setters participate in an intervention program as needed or required. The Department conducts programs at local schools, businesses, and partners with LMPD at Neighborhood Watch presentations. We also participate in the City of La Mesa Kids Care Fest and National Night Out events. The Fire Department conducts annual business and apartment fire inspections throughout the City.*

**Policy PSF-5.1.6:** The City will continue to include the Fire Department in the Regional network of mutual aid fire response services. *In 2015, the Fire Department was an active participant in mutual aid responses through the local region and the State.*

***Objective PSF-5.2: The Department will continue to monitor its staffing model to maintain an effective and efficient suppression force.***

**Policy PSF-5.2.1:** The City will strive to provide fire response services at the level necessary to maintain an (ISO) rating of 2. *In 2015, with the benefits experienced in the shared efforts of La Mesa, Lemon Grove, and El Cajon, the Fire Department's effectiveness was reevaluated and awarded an ISO rating of a Class 1 Fire Department.*

***Objective PSF-5.3: Promote Regional cooperation in fire services***

**Policy PSF-5.3.1:** The City will continue to participate in the Regional and State Mutual Aid System. *In 2015, the Fire Department was an active participant in the Regional and*

*State Mutual Aid response. In addition, the Fire Department participates in a state program that provides the City with a state owned fire engine. This engine is housed in a City fire station and is available for City use as a reserve apparatus. This unit, when called responds with La Mesa personnel throughout the state, is typically called upon to assist the suppression efforts on wildfire incidents. In 2015, this unit as well as other City owned apparatus responded to multiple major wildfires in the region and state.*

**Policy PSF-5.3.2:** The Fire Department will continue to provide advanced life support first responder emergency medical services in partnership with American Medical Response (AMR). *In 2015, the Heartland Fire & Rescue Department continued an Advanced Life Support program in partnership with American Medical Response (AMR). The agreement between the City of La Mesa and AMR provides the program at no cost to the City's General Fund; user fees pay all costs. This program has been a model for other jurisdictions.*

**Policy PSF-5.3.3:** The City will work to maintain Joint Exercise of Powers Agreements for management and delivery of fire protection and emergency medical services. *The Fire Department is participating in a Joint Powers Agreement with the Cities of El Cajon and Lemon Grove. This agreement provides a single management team for all three fire departments. Through this agreement with the Cities of El Cajon and Lemon Grove, the fire department is working as a sub-regional fire agency.*

*The Fire Department also continues to participate in a regional communications facility (Heartland Communications Facility Authority - HCFA) and a regional training facility (Heartland Fire Training Authority - HFTA). This participation increases communication, operational effectiveness, and operational safety. HCFA and the Fire Department are also partners in the San Diego County -Regional Communication System (RCS).*

**Goal PSF-6: Infrastructure of streets, sewers, and storm drains that sustains a high quality of life**

**Objective PSF-6.1: Reduce sewer spills to limit environmental and property damage.**

**Policy PSF-6.1.1:** The City will continue to update and use the Wastewater Collection System Master Plan for guidance in maintaining and improving the sewer system. *The City continues to follow the Wastewater Collection System Master Plan.*

**Policy PSF-6.1.2:** The Public Works Department will work to complete the collection system improvements as prioritized in the Wastewater Collection System Master Plan. *In 2015, design work continued on two priority improvement projects identified in the Wastewater Collection System Master Plan.*

**Policy PSF-6.1.3:** The Public Works Department will continue to maintain the existing sewer lines in an effort to reduce sewer spills. *The City's Backflow Prevention Program reduces sanitary sewer backups by offering a reimbursement incentive of half the cost of installation of a sewer backwater valve. Since program inception, 155 property owners (residential and commercial) have received reimbursement for installing a sewer backwater valve.*

**Policy PSF-6.1.4:** The City will continue to be a member of and advocate on behalf of its rate payers at the Metro Wastewater Joint Powers Authority. *In 2015 the City continued its membership in the Metro Wastewater Joint Powers Authority. The Public Works Director served as the chair of the Metro Wastewater Joint Powers Authority Technical Advisory Committee in 2015.*

**Policy PSF-6.1.6:** The City will endorse Regional efforts in water recycling. *The Metro Wastewater Joint Powers Authority has endorsed the City of San Diego plan to recycled 83 million gallons a day of wastewater into potable drinking water called Pure Water San Diego by 2035.*

**Policy PSF-6.1.7:** The City will continue the FOG (Fats, Oils and Grease) Control Program as a method to reduce maintenance effort and decrease sewer spills. *As part of the City's Fats, Oils, and Grease (FOG) Program, which is designed to maintain wastewater system health and prevent overflows, the City permitted and inspected 160 food service establishments in 2015.*

**Objective PSF-6.2:** *Maintain, improve and monitor the City's storm water drainage system.*

**Policy PSF-6.2.1:** The City will maintain a Storm Drain Master Plan to help plan and coordinate necessary improvements to the Storm Water Drainage System. *The City continues to maintain the Storm Drain Master Plan.*

**Policy PSF-6.2.2:** A condition of approval of future development will include construction of improvements to the Storm Water System as appropriate. *The City continues to require developer-installed storm water improvements where needed in conjunction with new development.*

**Policy PSF-6.2.3:** Capital Improvement Projects to replace corrugated metal storm drain pipe and address storm water drainage capacity issues will be identified and programmed as resources allow. *Corrugated metal storm drain pipes were replaced in portions of Pasadena Avenue and 4<sup>th</sup> Street in 2015.*

**Policy PSF-6.2.4:** The City will maintain a program to ensure that it is in compliance with the National Pollutant Discharge Elimination System permit. *The City conducted 388 commercial/industrial storm water quality inspections, as required by the City's National Pollutant Discharge Elimination System (NPDES) Permit, and updated its inventory of 388 businesses which are periodically monitored for compliance.*

**Policy PSF-6.2.5:** The Public Works Department will develop a program to monitor storm drain water quality and identify the best management practices necessary to deal with contaminants. *The City continues to implement a storm water pollution prevention program in order to educate the public and to reduce pollution in the region's surface waters. The City's Storm Water Program Manager along with an Engineering Technician work directly with businesses and residents to foster compliance through inspections and education outreach. Over the past year, the City responded to 25 storm water*

*complaints received from citizens. The Downtown Village Streetscape Improvement Project completed in 2015 includes pervious gutter sections and infiltration systems for trees to reduce stormwater pollution.*

**Objective PSF-6.3: Streets and alleys will be maintained to provide safe vehicular, bicycle and pedestrian access.**

**Policy PSF-6.3.1:** The Sidewalk Master Plan and Bicycle Facilities and Alternative Transportation Plan shall be utilized for guidance in the design and construction of street improvements. *Work was completed in 2015 on the Downtown Village Streetscape Improvement Project replacing the infrastructure in the Downtown Village. The scope of work included: decorative sidewalks, enhanced crosswalks, pedestrian scale, period lighting, gateway string lights, street trees, street furniture and bike racks.*

**Policy PSF-6.3.2:** The street network shall be divided into maintenance zones (currently 7) for efficient planning and coordination of maintenance activities. Street maintenance will be performed in one maintenance zone each year. *In 2015, street maintenance was performed in Zone 6, which includes the western portion of the City.*

**PSF-6.3.3:** Maintenance will be performed on street trees, curbs, gutters, sidewalks, pedestrian ramps, signage, striping, and roadway surfaces. *To ensure maximum function and safety of the City's streets, maintenance crews patched or replaced 124,464 square feet of asphalt in 2015. The City also striped 854,356 lineal feet of pavement. The City also fabricated and installed 1,013 traffic and road signs. Approximately 152 miles of streets and parking lots throughout the City were mechanically swept during the year. In response to citizen traffic requests, 556 work orders were prepared that resulted in the installation of 1,709 LF of painted curbs, 1,013 signs, and 13,145 sq ft of pavement markings.*

**Policy PSF-6.3.4:** Pavement condition assessment will be utilized to program the maintenance type and location to ensure most cost effective maintenance. *In 2015 the entire street network was surveyed and ranked for pavement condition.*

**Policy PSF-6.3.5:** Coordinate street improvements with other infrastructure improvements to achieve efficiencies. *Project managers meet weekly to review planned improvements and coordinate efforts. Meetings with utility providers San Diego Gas & Electric, Helix Water District, AT&T, and Cox Communications are held monthly to communicate and coordinate infrastructure improvements.*

**Objective PSF-6.4: The City will strive to maintain all existing park facilities at a level that is safe and appealing for the intended use.**

**Policy PSF-6.4.1:** The City will maintain a Park Facilities Master Plan that will itemize and prioritize potential improvements for every park in the City. *In 2012 the City approved the City of La Mesa Parks Master Plan. The plan identified potential improvements to the parks system necessary to meet both current and future community needs for parks, open space, and urban respite areas. Supported by a Community-based Transportation grant, the City is preparing an Urban Trails Mobility Action Plan. This project utilizes*

*proposed routes identified in the citywide Parks Master Plan document as a basis for assessing urban trail routes and developing the action plan. In 2015, 19 new urban trail segments were proposed and will be documented in an Urban Trails Mobility Action Plan. The trails directly connect to nine local parks.*

*In 2014 a Master Plan was completed for Collier Park, the City's oldest park facility. Among the key elements included from the citywide Parks Master Plan document were: improvements to accessibility, increased visibility into and within the park, multi-use areas within the park, and enhanced picnic and playground amenities. The Environmental Impact Report for the Collier Park Renovations Project Master Plan was certified by the City Council on February 24, 2015 and the City is actively researching potential funding sources for the proposed improvements.*

**Policy PSF-6.4.2:** The City will search for new public and private funding sources that can be used to enhance existing park facilities, and to develop and maintain new park facilities. *The City continues to seek funding through grant opportunities as they arise. In addition, the partnership with the La Mesa Park and Recreation Foundation allows private funding for playground expansion and free recreational and educational programming.*

**Objective PSF-6.5:** *The City will coordinate environmental programs for the purpose of improving long-term sustainability.*

**Policy PSF-6.5.3:** New construction and remodeling projects are required to provide space for recycling containers. *The City continues to require that all new development and substantial remodeling projects provide a recycling container within an enclosure.*

**Policy PSF-6.5.5:** The City will adopt a program to reduce the stream of organic waste with the intent of reducing the landfill stream. *The City composts at City Hall and has a program to provide composting equipment to residents at a reduced rate.*

**Goal PSF-7:** A range of recreation services for the community

**Objective PSF-7.1:** *The City will strive to meet the recreational service needs of the public at a reasonable cost to the program participant.*

**Policy PSF-7.1.1:** The Community Services Department will continue to provide programs that are responsive to community interests, are unduplicated when possible and provide a meaningful experience for attendees. *In 2013, the La Mesa Parks & Recreation Foundation (LMP&RF) partnered with the City in a program called "Expand the Parks" aimed at providing free arts and recreational programs in an effort to encourage people to visit local parks and provide programming in lower income and underserved neighborhoods.*

*In 2015, the City and LMP&RF partnership continued to provide free leisure programming in City parks including the Sundays at Six summer concert series in Harry Griffen Park, Fun with Physics in Highwood Park, and a first time Community Block Party promoting active transportation, park connections and physical activity.*

**Policy PSF-7.1.2:** The City and the La Mesa Park and Recreation Foundation (LMP&RF) will seek funding to plan and provide Capital Improvements for parks and recreational facilities, which meet the needs and standards of the community. *The Northmont Park playground renovation and park improvement project was dedicated in January 2014. The project included a new picnic pavilion adjacent to the renovated playground with individual shade umbrellas over the tables to complement the flower garden theme of the playground. The playground equipment replacement was funded entirely from private donations through the La Mesa Park and Recreation Foundation It's Child's Play capital campaign.*

*The LMP&RF has committed to funding five playground renovations over an approximate five-year period while the City commits to additional improvements in the identified parks. Funding for playground renovations is provided from private donors through the LMP&RF. A new restroom building, sidewalk, and drainage improvements were completed in a prior year at Jackson Park. The remaining three parks identified for playground renovations are Collier Park, La Mesita Park, and Vista La Mesa Park. Vista La Mesa playground is under design and is expected to be completed in 2016.*

**Goal PSF-8:** Program administration for the physical and economic development of the community

**Objective PSF-8.1:** *The Community Development Department will continue to oversee the Building, Planning, and Housing activities for the City.*

**Policy PSF-8.1.1:** Give careful attention to the building permit process, as well as Urban Design Standards related to building scale, architectural materials, landscaping, and other elements to emphasize attractive and safe building and site design in new development projects. *The Design Review Board (DRB) reviews new development projects for consistency with the design guidelines contained within the adopted Urban Design Program, Downtown Village Specific Plan, and Grossmont Specific Plan. In 2015, the DRB approved eight (8) applications for new development that included 96 multi-family residential units and five new commercial projects. During plan review, the Building Division reviewed all proposed construction for building and fire safety in compliance with the California Building Code, 2013 Edition and the La Mesa Municipal Code.*

**Policy PSF-8.1.2:** The Community Development Department will continue to provide Code Compliance services as a means of implementing community appearance and public safety goals and policies of the General Plan, and as a means of responding to citizen concerns about their community. *In 2015, the Community Development Department investigated 463 zoning code enforcement cases. The City's code enforcement program requires properties to be well-maintained with healthy landscaping and kept free of excess debris and storage in front yard areas. In addition, the Fire, Planning and Building Departments are collectively involved in an on-going code enforcement program addressing the six (6) mobilehome parks located within the City. The City's maintenance inspection schedule for mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.*

**Goal PSF-9:** Strong working relationships with all special districts operating within the City Limits for the provision of needed services.

**Objective PSF-9.1:** *Explore ways to work with other agencies to share facilities and expand infrastructure and technology in the public realm.*

**Policy PSF-9.1.1:** The City will continue to sponsor and support efforts involving the joint use of public properties especially for active recreation purposes. *In 2013 the City entered into a partnership agreement with the Boys and Girls Club of East County, the La Mesa-Spring Valley School District, and Windsor Hills Church to establish a new Boys and Girls Club facility on the grounds of La Mesa Middle School and utilizing shared access and parking with the church. The new facility is in close proximity to the La Mesa Teen Center, currently operated by the Boys and Girls Club, and would serve younger elementary age children from the community. The City's role is to provide street upgrades in the area to facilitate access to the new and existing facilities adjacent to the school.*

*In April 2014 a letter of understanding was approved between the City of La Mesa, La Mesa-Spring Valley School District, Boys and Girls Club of East County and Windsor Hill Church for an infrastructure improvement project. The project involves a roadway extension along the school campus that would create a walkable/bikeable connection between schools and park and recreation sites. In late 2015 the City was recommended for a grant to make these improvements.*

## **Section X Health & Wellness Element**

The overarching goal of the Health & Wellness Element is to improve community health and well-being of La Mesa's residents by encouraging and supporting healthful behaviors and choices. The Health & Wellness Element demonstrates La Mesa's commitment to taking a community based approach to improving public health and sets the stage for evaluating and monitoring improvement over time.

**Goal HW-1:** A community where residents are healthy and feel safe and secure.

**Objective HW-1.1:** Ensure that public and private development and infrastructure is designed, constructed, and maintained to maximize safety and security and reduce opportunities for criminal activity.

**Policy HW-1.1.1:** Encourage developers to incorporate building and site design techniques that reduce crime, such as utilizing Crime Prevention through Environmental Design (CPTED) design strategies. *The City requires site development plan review and design review for all commercial and multiple-unit redevelopment projects. As part of the site development plan review, the Police Department requires, as a condition of approval, that CPTED measures be incorporated into the development. These measures*

*typically include crime-free lease addendums, adequate security lighting, and secondary locks.*

**Policy HW-1.1.2:** Increase safety and security in public places—such as parks, recreation facilities, sidewalks, transit stops and facilities, and trails—by providing adequate lighting, maintaining landscaping to maximize visibility and reduce hiding places, removing graffiti immediately; removing trash, debris, weeds, etc. from public areas with ongoing maintenance of those public areas; and conducting regular police and volunteer (crime watch) patrols. *New park lighting has been installed as a part of ongoing park improvement projects. Surveillance cameras are in operation at all trolley stations to enhance passenger security. The Police Department maintains a graffiti hotline. If the graffiti is on public property, the Police Department generally removes it within 48 hours. If it occurs on private property, the City contacts the owner and asks that it be removed immediately. The Police Department, including the Retired Volunteer Service Patrol (RSVP), conducts daily patrols throughout the City. The Public Works Department provides regular maintenance of public facilities.*

**Objective HW-1.2:** Improve community health through the reduction of unintentional injuries and violence.

**Policy HW-1.2.1:** Identify and take actions to reduce the rate and severity of unintentional injuries, such as from falls; vehicle, bicycle, and pedestrian accidents; drowning; poisoning; and suffocation. *In 2015 eight schools within La Mesa participated in International Walk to School Day and the City sponsored a Community Bicycle Rodeo and two Bicycle Rodeo events at local schools for children to learn safe cycling skills and to practice bicycle handling skills as part of National Bike to School month. A total of 150 participants attended these events and received free bicycle and bicycle helmet inspections. Four participants received a free bicycle and 40 received a free helmet.*

**Policy HW-1.2.2:** Continue to develop and implement Safe Routes to Schools and Safe Routes to Transit. *The La Mesa Safe Routes to School Program began in 2009 as a federally-funded grant with the purpose to make it safer for students to walk and bike to school. The grant ended in March 2014. The City continues to work closely with the schools by providing encouragement, educational materials and conducting bicycle rodeos. In 2014, seven schools added a Safe Routes to School position to their PTA to continue engaging and encouraging students to walk and bike to school. In 2015 eight schools within La Mesa participated in International Walk to School Day. National Bike to School Day was promoted through a Community Bicycle Rodeo held in MacArthur Park. A grand-funded Intergenerational Safe Routes to School Volunteer Program provides an additional safety component with older adult volunteers helping out near the schools as the ‘eyes on the street’ throughout the school year.*

*The Police Department participates in Safe Routes to Schools by walking with the participants and providing patrol officers to drive by groups of students walking their routes during the annual Safe Routes to School events.*

**Policy HW-1.2.3:** Improve pedestrian and bicycle safety through implementation of La Mesa's Walkability Plan and Bicycle Facilities and Alternative Transportation Plan, and evaluate and implement other plans and programs, as appropriate. *In 2013 the City was awarded a \$238,000 Community-Based Transportation Planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. In 2015, 19 urban trail segments were proposed and will be documented in an Urban Trails Mobility Action Plan. Community members participated by conducting walk audits and attending educational workshops. A steering committee composed of business owners, community members, walking/biking advocacy groups and city staff met bimonthly to provide guidance and oversee the project.*

**Policy HW-1.2.4:** Work with community partners to increase awareness of, and reduce crimes against persons, such as elder, domestic, and child abuse. *The Police Department has specially trained Detectives in elder abuse, domestic violence and child abuse and work closely with the District Attorney's Office to investigate these criminal cases.*

**Policy HW-1.2.5:** Enhance communications between law enforcement and La Mesa's youth and support programs that deter youth-related crimes. *The Police Department's "Teen Watch" program has been developed and presented once a year since 2006. This is a two-day program with age-specific lessons for high school students, addressing personal safety and high-risk behaviors.*

**Policy HW-1.2.6:** Encourage opportunities for residents, groups, agencies, businesses, La Mesa Police and Fire Departments, and other safety-related agencies work together to improve safety and security. *The Police Department promotes citizen safety through the support of public education programs that emphasize crime prevention, public awareness and safety. This includes programs with police staff trained in public safety and crime prevention. The department also assists in providing a safe traffic environment for both pedestrians and motorists by conducting traffic safety lectures to community groups and local schools. The Police Department continues to provide crime prevention programs such as Neighborhood Watch, Residential Security Inspections and the Crime Free Multi-Housing program. Additionally, the Police Department provides weekly updates on crime related matters via the City's website and routinely distribute news releases on relevant criminal activity affecting the citizens of La Mesa. Members of the Police Department staff continue to work on a number of inter-department groups addressing various public safety issues in the community. These groups include the Human Relations Committee, the City's Traffic Commission, Community Parking Commission, Helix Charter High School, the Merchants' Association, LMSVD and GUHS.*

*In September 2015, the Police Department launched its Facebook page. Facebook is an outstanding way to communicate with La Mesa citizens and San Diego County residents. Crime Prevention videos, upcoming community events and enforcement and educational details have been posted.*

*In 2015, the Police Department started hosting Coffee with a Cop community event. Three events were held with all enjoying success. Coffee with a Cop is a great way for police and the community to communicate and discuss safety and security.*

**Goal HW-2: Access to fresh produce and other safe, nutritionally sound food.**

**Objective HW-2.1: Increase accessibility, availability, affordability and identification of fresh, locally grown food for La Mesa's residents.**

*Policy HW-2.1.1: Encourage outlets that offer fresh locally grown food such as La Mesa Farmer's Market. The City continues to sponsor the La Mesa Village Farmer's Market, which is consistently rated as one of the best farmer's markets in San Diego. For the third year in a row, the City hosted "Food Day," a collaborative event with the County of San Diego's "Live Well" program. Students from local elementary schools went on a scavenger hunt at the farmer's market to learn about healthy foods, talk to farmers, and try new fruits and vegetables.*

*Policy HW-2.1.5: Allow residents to raise poultry (excluding roosters) in all single-family residential zones, subject to appropriate health, safety, and nuisance regulations. In 2014 the Zoning Ordinance was amended to allow the keeping of chickens in all single-family residential zones.*

**Goal HW-3: Active living and healthy eating in La Mesa, with progress tracked to measure success.**

**Objective HW-3.1: Employ a range of methods to communicate and track community health and wellness information.**

*Policy HW-3.1.1: Use the City's website, printed materials, social media and other means to encourage residents to be physically active through publicity about opportunities in the community for physical activity. In 2015 the City utilized the FOCUS newsletter to promote weekly walks, bimonthly health and wellness workshops, the outdoor fitness equipment adjacent to the Adult Enrichment Center in Porter Park and a community Block Party promoting active transportation. The Community Services Department regularly utilizes the City's website and social media to promote recreational programs and special events.*

*Policy HW-3.1.2: Promote opportunities to participate in coordinated walks, runs, bike rides, dance nights and other sponsored events involving physical activity. The Community Services Department continues to coordinate the "Walk and Talk" program each Tuesday morning. This program is free to the public and is led by community volunteers who plan walking routes and provide background and commentary on points of interest along the way. In 2015, the City implemented "Walking Wednesdays" led by City staff as an educational and engagement tool through the grant-funded Urban Trails project.*

*Some 300 recreational classes including dance, swimming, and other cardio exercise classes are offered to the community annually.*

**Policy HW-3.1.3:** Work with various community organizations and local agencies to provide health information, classes and events. *The City received a grant award in fall 2014 from Kaiser Permanente to provide free community wellness programs. The City provided six free interactive community workshops on various health and wellness topics in 2015.*

**Policy HW-3.1.4:** Develop benchmarks and indicators to track success of the Health and Wellness Program. *In 2014 the City published its fourth report card on the activities of the “ready...set...Live Well” community wellness initiative. The report card captures information on the progress and success of programs and events that promote the goals of “ready...set...Live Well” in the communities of La Mesa and neighboring Spring Valley.*

**Objective HW-3.2:** Adopt a wayfinding program to direct those who live and work in La Mesa to the City’s sites that provide opportunities for health and wellness programs and activities, such as designated routes for walking and biking, stairs, and parks and recreational facilities.

**Policy HW-3.2.1:** Enhance the City’s urban walking trails including the City stairways. *The City continues to maintain trail markers along the three designated walking trails and closely monitors the marked trails for trip or other hazards.*

*In 2013 the City was awarded a \$238,000 Community-Based Transportation Planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. Enhanced wayfinding strategy is part of this project and documented in the Mobility Action Plan.*

**Policy HW-3.2.3:** Ensure that all City park and recreational facilities are well-marked and visible from streets, sidewalks and bike paths. *A new park sign was installed at Highwood Park. A new park sign is planned for Collier Park.*

**Goal HW-4.0:** Children’s physical activity and nutrition to benefit their short- and long-term health and improve their ability to learn.

**Objective HW-4.1:** Provide children with safe and appealing opportunities for walking and bicycling to school in order to encourage exercise and healthy living habits.

**Policy HW-4.1.1:** Support the completion of infrastructure upgrades that improve pedestrian and bicyclist safety to and from school (e.g., implementation of Safe Routes to Schools recommendations, etc.). *In October 2014, a grant was awarded to complete pedestrian and bicycle safety improvements on King Street near Vista La Mesa Academy elementary school (K-8). The project includes sidewalks, high visibility crosswalks, bicycle facilities, curb radius reductions, bulb outs and improved signage. In 2015, pedestrian and bicycle improvements were completed near Maryland Avenue Elementary. In late 2015 the City was recommended for a grant to make pedestrian and bicycle improvements connecting three local schools in West La Mesa.*

**Policy HW-4.1.2:** Collaborate with the School System to support volunteer programs to increase adult supervision during times when children are walking to and from school, such as Walking School Buses, Bicycle Trains, and neighborhood “eyes on the street.” *In 2015 seven schools participated in an Intergenerational Safe Routes to School program with older adults volunteering to be the “eyes on the street” as students walk/bike to and from school. In 2015, seven schools continue to have a Safe Routes to School position on their PTA. Parent volunteers engaged and encouraged students to walk and bike to school through walking and biking events held throughout the year.*

**Policy HW-4.1.3:** Locate parks near schools when possible. *Through the Safe Routes Intergenerational Program, various parks in the City have been identified as meet and walk/bicycle locations for Safe Routes to School events.*

**Policy HW-4.1.4:** Continue to pursue joint use agreements with local schools to allow school property to be available for public use outside of school hours. *A long standing Community Recreation Agreement (CRA) with the La Mesa-Spring Valley School District allows community use of school grounds during hours when school is not in session. Under the CRA, the City’s Community Services Department is responsible for scheduling use of all athletic fields on school grounds with youth sports leagues.*

**Objective HW- 4.2:** Partner with local schools to improve the nutritional quality of foods and beverages served or available in schools, and to encourage healthy eating.

**Policy HW-4.2.1:** Support programs that encourage youth to consume healthy foods that they are involved in producing, such as through edible schoolyards, school gardening programs and food preparation classes. *For the third year in a row, the City hosted “Food Day,” a collaborative event with the County of San Diego’s “Live Well” program. Students from local elementary schools went on a scavenger hunt at the farmer’s market to learn about healthy foods, talk to farmers, and try new fruits and vegetables.*

**Goal HW-5:** Programs and services that support the health and well being of residents through community-based collaboration with a range of partners.

**Objective HW-5.1:** Build on local collaboration to promote and sustain community wellness.

**Policy HW-5.1.1:** Continue opportunities for inclusive and meaningful community involvement and leadership throughout La Mesa, in support of community wellness. *In 2013 the City was awarded a \$238,000 Community-Based Transportation Planning grant from Caltrans to develop an Urban Trails Mobility Action Plan to provide an implementation strategy for the City that will identify the most effective approaches to connect residents with key community destinations including parks and recreation. Community members participated by aiding in identifying urban trail routes, conducting walk audits and attending educational workshops. A steering committee composed of business owners, community members, walking/biking advocacy groups and city staff met bimonthly to provide guidance and oversee the project. In 2015 a Community Block Party was held to promote the urban trails and active transportation.*

**Policy HW-5.1.2:** Participate in Regional and/or County collaborative health and wellness initiatives. *In 2015, the City continued participating as a partner in the County of San Diego's Live Well Program. In October 2015, the City hosted the East County Intergenerational Games at La Mesa Middle School.*

## **Section XI Housing Element**

The Housing Element is intended to guide residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals. Attachment 1 summarizes the current implementation status of all the programs described in the Housing Element.

**Attachment 1: Annual Element Progress Report: Housing Element Implementation**



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of La Mesa  
Reporting Period 01/01/2015 - 12/31/2015

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	Single Family					7. Number of infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	
No. of Units Permitted for Moderate						0
No. of Units Permitted for Above Moderate	15		13			28

\* Note: This field is voluntary



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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
<b>Housing Acquisition and Rehabilitation Program</b>		Facilitate the acquisition and rehabilitation of two housing units annually	16 units over 8 years	No project proposed in 2015.
		Contact qualified nonprofit housing developers annually to identify interest and opportunities for acquisition/rehabilitation, as well as potential funding sources	Ongoing	No project proposed in 2015.
		Continue to evaluate potential program options and the suitability of this program	Annually	No funding has materialized for this program.
<b>Preservation of Historic Housing</b>		Assist homeowners with applications for Landmark Status	Annually	In 2015, one landmark application was submitted and approved. Staff assisted three potential applicants in researching their properties.
		Continue to provide information on Mills Act incentives on City website and at public counters	Ongoing	The City Continues to provide information on the Mills Act to the public.
<b>Enforcement of Uniform Housing Code</b>		Continue to enforce the Uniform Housing Code	Ongoing	The City continues to enforce the Uniform Housing Code.
		Identify opportunities for acquisition/rehabilitation of housing units for lower and moderate income households	Ongoing	No project proposed in 2015.
<b>Preservation of At-Risk Housing</b>		Monitor the status of Murray Manor and La Mesa Springs, since both projects have the potential to lose their Section 8 subsidies due to discontinuation of the program at the federal level or opting out by the property owner	Annually	In 2015, both properties maintained their Section 8 programs. Both projects have indicated that they will not discontinue the program in 2016.

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

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	<p>If there is an opportunity, due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk.</p> <p>Where feasible, provide technical assistance to these organizations with respect to financing.</p>	Ongoing	No project proposed in 2015.
	<p>Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units.</p> <p>Provide tenants with information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.</p>	When owner pursues conversion	In 2015, both properties maintained their Section 8 programs. Both projects have indicated that they will not discontinue the program in 2016.
<b>Sustainable Building Program</b>	<p>Evaluate incentives to encourage sustainable building practices for new construction and rehabilitation of residential and mixed-use developments.</p> <p>Incorporate sustainable design principles and practices into the City's Design Guidelines for residential and mixed-use developments.</p>	2012	The City participates in a variety of Property Assessed Clean Energy Programs (PACE), including HERO and Figtree. These programs enable property owners in La Mesa to finance renewable energy improvements, energy and water efficiency improvements, and electric vehicle charging infrastructure by placing the cost of these improvements on their property taxes.
		2013	
<b>Condominium Conversions</b>	<p>Continue to implement the City's Condominium Conversion Ordinance.</p>	Ongoing	The City continues to implement the Condominium Conversion Ordinance.

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

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	Monitor condominium conversion activities to ensure the ordinance provides adequate protection of the rental housing stock.	Ongoing	In 2015, there was no condominium conversion activity.
<b>Land Use and Urban Design Element</b>	Monitor the City's land use inventory to ensure available capacity to meet the City's Regional Housing Needs Allocation (RHNA) of 1,722 units (430 extremely low/very low income units, 326 low income moderate income units, 302 moderate income units, and 664 above moderate income units).	Annually	The City's land use inventory continues to have adequate capacity to comply with RHNA. No changes to the zoning map or to Planned Land Use designations occurred in 2015.  There were no other changes to land use designations.
	Assist developers in identifying available sites for residential and mixed-use developments.	Ongoing	City staff provides developers with information about available sites upon request.
<b>Lot Consolidation Program</b>	Work with developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.	Ongoing	In 2015, there was no condominium conversion activity. A development project approved in 2014 involves consolidation of two parcels developed with single-family residences, for redevelopment at a higher density (13 condominium units).

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<p><b>Facilitate the Development of Higher Density Housing</b></p>	<p>Make the lot consolidation procedure easier to navigate by posting the procedure on the City website.</p> <p>Contact qualified developers of high-density residential and mixed-use developments to discuss opportunities in the City.</p> <p>Facilitate the master planning of the Grossmont Center through actions such as expedited review and processing of development proposals and lot splits and updating the Grossmont Specific Plan.</p> <p>Work with qualified developers in their efforts to pursue State and federal funding, such as providing letters of support for funding application and assistance in compiling data and information needed for funding application.</p>	<p>Ongoing</p>	<p>The application submittal requirements and fees are posted on the City's website.</p> <p>In 2015 the City entered into negotiations with Westmont Companies to develop a senior living facility on City-owned land adjacent to Briercrest Park.</p>
<p><b>Land Assembly and Write-Downs</b></p>	<p>During pre-application meetings with developers, communicate the City's vision for sustainable development, particularly in the Mixed Use Urban district and other targeted neighborhoods for higher-density housing.</p> <p>Should a feasible opportunity arise, provide land write-downs for residential/mixed-use projects affordable to lower income households, especially if the projects include housing for extremely low income households.</p>	<p>Ongoing</p>	<p>City staff encourages developers to incorporate sustainable features, such as photovoltaic systems, into all new development.</p> <p>No project proposed in 2015.</p>

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Affordable Housing Development Incentives	Continue to provide incentives for the development of affordable housing for senior and people with disabilities through implementation of the specific plan process.	Ongoing	No project proposed in 2015.
	Develop appropriate incentives to encourage affordable housing projects that include units for extremely low income households.	2013	The City encourages use of the State Density Bonus program for low and extremely low-income units.
	Market incentives to housing developers via information on City website and at public counters.	Ongoing	The City provides information about the both the City's density bonus program and the State Density Bonus program to developers at the front counter.
Downpayment and Closing Cost Assistance (DCCA) Program	Assist three households annually.	24 households over 8 years	No new loans were funded in 2015. The City participates in this program through membership in the San Diego County HOME Consortium.
	Continue to promote the DCCA program by posting information on City website, making brochures available to the public, and through occasional articles in the City's newsletter.	Ongoing	The City continues to promote the DCCA program on its website and through its newsletter.
Coordination with Housing Developers	Maintain a list of affordable housing developers for purposes of soliciting their involvement in development projects in La Mesa.	Ongoing	The City maintains a list of affordable housing developers.
	As funding permits, issue Request for Proposals (RFPs) to solicit the participation of a qualified Community Housing Development Organization (CHDO) to work with the City to provide affordable housing opportunities.	Ongoing	No funding opportunities materialized in 2015.
	Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.	Ongoing	No project proposed in 2015.

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	Assist and support developers of housing for lower-income households with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.	Ongoing	In 2015, the City continued to work with an applicant to process a request for a 252-unit mixed-use development that includes a state density bonus for affordable housing.
Housing Choice Vouchers (Section 8) Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional allocations.	Ongoing	The City provides rental assistance through County of San Diego Housing Authority. 673 La Mesa households were assisted through the Housing Choice Voucher program in 2015.
	Assist the Housing Authority in marketing the program to home seekers and property owners.	Ongoing	The City's website provides a link to the Housing Authority.
Shared Housing Program	Continue to provide financial assistance for the shared housing program to match a minimum of five lower income persons annually.	40 persons over 8 years	The City discontinued this program in 2013.
	Assist in marketing this program via City website and occasional articles in City newsletter.	Ongoing	The City discontinued this program in 2013.
Housing for Special Needs Groups	The City will amend the Zoning Ordinance to address the following: Emergency Shelters, Transitional and Supportive Housing, Single-Room Occupancy (SRO) Units, Farmworker Housing, Reasonable Accommodations, and Accessory Units.	Within one year of adoption	The Planning Commission considered a zoning ordinance pertaining to Reasonable Accommodations in 2013.

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Fees for Development Services	Consider granting a fee deferral, partial fee waiver, or paying a portion of the required fees to facilitate the development and rehabilitation of housing units affordable to lower income households, especially projects that include units for extremely low income households.	Ongoing	No requests received for fee reductions.
Fair Housing Services	Continue to broadly disseminate information about fair housing rights via the website and informational brochures at city and civic buildings.	Ongoing	The City provides a link to the Center for Social Advocacy website for information about fair housing. All inquiries are referred to the Center for Social Advocacy for follow-up.
	Implement recommendations of the San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI).	Ongoing	City staff participates in the San Diego Regional Alliance for Fair Housing, which actively works to promote and educate the community about fair housing.
	Continue to contract with a service provider to provide fair housing services to La Mesa residents and housing professionals.	Annually	The City contracts with the Center for Social Advocacy for fair housing services.

General Comments: