



April 2, 2012

Governor's Office of Planning and Research
State Clearinghouse
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Department of Housing and Community Development
Division of Housing Policy Development
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SUBJECT: 2011 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 27, 2012. If you have any questions regarding this matter, feel free to contact me at 619-667-1187.

Sincerely,

Bill Chopyk
Director of Community Development

Housing Policy Department
Received on:

APR 05 2012

Attachment: 2011 Annual Report on the Implementation of the General Plan

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2011 ANNUAL REPORT

IMPLEMENTATION OF THE GENERAL PLAN



**Newly Completed Grossmont Transit Center
Elevator and Pedestrian Bridge**

MARCH 27, 2012

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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 2011 Annual Report - Implementation of the General Plan covers the time period from January 2011 to December 2011 and addresses the goals of the following elements of City of La Mesa General Plan:

- | | |
|--|---|
| <input type="checkbox"/> Land Use & Urban Design | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Circulation | <input type="checkbox"/> Safety |
| <input type="checkbox"/> Conservation & Open Space | <input type="checkbox"/> Public Services & Facilities |
| <input type="checkbox"/> Historic Preservation Element | <input type="checkbox"/> 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.) Housing Element that must be updated every five years, 4.) Conservation Element, 5.) Open Space Element, 6.) Noise Element, and 7.) Safety Element. The La Mesa General Plan contains all seven of the required elements and also includes 8.) Historic Preservation Element, and 9.) Public Services & Facilities Element.

To coincide with the City's Centennial in 2012, a comprehensive update to the La Mesa General Plan is currently underway. This update is part of the City of La Mesa Strategic Directions and Targets for Action. The next required update to the La Mesa Housing Element will cover the time period from 2013-2020 as required by the SB 375 Climate Change bill passed by the State Legislature in 2008. This comprehensive update to the General Plan will be done to coincide with the next housing element update, and will look to guide future growth and development in the City of La Mesa for a 20-year time frame.

On April 10, 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 will address the substance of this resolution, including "Exhibit A" to the Resolution No. 2007-039. In 2009, a 50,000 Kaiser Foundation Grant was received to

incorporate health & sustainability into the General Plan to address new laws and initiatives related to childhood obesity and sustainability.

The comprehensive General Plan update work program has followed the following time line:

1. In 2008-2009 staff developed a plan and schedule for a comprehensive update. Grants were received to update various elements.
2. In 2010-2011 public input was collected and work proceeded on an initial draft.
 - a. Five public workshops were held, each targeted toward individual general plan topics.
 - b. A General Plan website was established and regularly updated to provide current information to the public.
 - c. General Plan questionnaires were circulated at the City's town hall meetings and made available on the City's website. Responses were analyzed and summarized.
 - d. Standard document formatting was developed.
 - e. City staff worked with various consultants on the Noise, Circulation, Health and Wellness, and Historic Preservation elements.
 - f. Presentations were made to all City boards and commissions and preliminary drafts were distributed to members for comment.
3. In early 2012 a Draft General Plan will be made available to the public for review. A consultant will be selected to prepare and circulate an Environmental Impact Report (EIR).
4. In early 2013 the final General Plan and EIR is expected to be adopted.

SECTION II LAND USE & URBAN DESIGN ELEMENT

The General Plan's Land Use & Urban Design Element addresses the major issue areas that focus on the physical form and development of the community. This Element also identifies the goals and policies of the City as it relates to La Mesa's role in a regional planning context. The policies of the Land Use & Urban Design element place heavy emphasis on two concepts:

- 1) Preservation and enhancement of residential neighborhoods and open spaces
- 2) Insuring that new development and redevelopment along the City's major commercial and transportation corridors is of a high quality and fits well into the fabric of the community.

In satisfying these two concepts, it will be the task of City leaders to preserve the scale and composition of existing neighborhoods, while also allowing a level of growth necessary to sustain a viable community.

Land Use Goal 1:

To establish and implement an effective set of long-range land use policies and programs which will ensure the general health, safety and welfare of the citizens of La Mesa.

- To further this goal, and to implement Land Use Policy 7, the City has maintained a variety of active code enforcement programs. During 2011, the Community Development Department investigated 365 zoning code enforcement cases.
- The City also maintains an on-going code enforcement program addressing mobilehome parks. Fire, Planning and Building Departments are collectively involved in this coordinated code enforcement effort. There are currently six (6) mobilehome parks located in the City. The schedule of the maintenance inspections of the mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.

Land Use Goal 2:

To establish the policies and programs which will create opportunities for infill development and redevelopment, which are compatible and in context with the surrounding land uses and improve the character of the community.

- The City has continued implementation of the strategic plan to create opportunities for infill development along the El Cajon Boulevard, La Mesa Boulevard, and University Avenue corridors. The projects are compatible with the adjacent neighborhoods and provide for an improved pedestrian experience along the street. Projects include mixed-use condominium and townhome developments that provide for revitalization of the transit corridors.

Land Use Goal 5:

To promote the continued development of the Grossmont Specific Plan area as a high density, urban sub-center serving regional needs for business operations, shopping, transportation and health care.

- In 2010, construction began on an elevator and pedestrian bridge at the Grossmont Transit Center. The elevator/bridge structure includes platform enhancements and two ADA accessible elevators with a pedestrian bridge structure that allow ease of access from the transit platform to employment/entertainment centers. These public improvements are being completed by SANDAG with grant funds and federal economic stimulus funds. This project was completed in 2011.
- Two new facilities are currently under construction on the Grossmont Hospital campus. A three-story, 70,000 square foot, Diagnostic and Treatment (D&T) Building providing operating rooms, pre- and post-operative rooms, labs, loading docks, and storage will be attached to the east wing of the main hospital building. An 18,000 square foot Central Energy Plant is planned to the east of the D&T Building on the site of an existing surface parking lot. The new energy plant will meet the added energy demands of the new D&T Building and will provide opportunities for cleaner and more efficient energy generation.
- In 2011, construction proceeded on a 7,000 square-foot single-story retail building at 5980 Severin Drive that can accommodate up to five individual tenants.

Land Use Goal 6:

To preserve and enhance the Downtown Village area as the City’s symbolic center providing for a vibrant commercial, civic and residential district designed and developed at a human scale to encourage pedestrian activities and travel.

- The City of La Mesa continues to improve the civic center facilities to better link the Civic Center facilities to the Downtown Village. Implementation is well underway with the passage of a \$25 million Public Safety Facility Bond Measure (Prop D) that was approved by voters in March 2004. A new Fire Station 11 and Fire Administration building opened in 2006, Fire Station 13 retrofit was completed in January 2010, and the new Police Station was completed in September 2010. In 2011, design plans were prepared for new streetscape enhancements in the Village. Construction is expected to begin in 2013.
- In 2008, the City of La Mesa received applications for the redevelopment of an approximately 6.5-acre site currently developed as retail recreational vehicle/auto sales and general retail sales uses and the American Legion site called “Park Station at the Crossroads of La Mesa.” It is approximately two blocks from a trolley stop on Spring Street that is located in La Mesa’s Downtown Village and is close to the La Mesa Civic Center. The property is zoned C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay) and the General Plan designation is Mixed Use Urban. The Draft Park Station Master Plan (Downtown Village Specific Plan Addendum) calls for the development site to be a mixed-use project with multi-family residential, commercial, and office uses, with Nebo Drive being vacated and transformed into a public park. The project EIR is currently in progress.
- Since late 2007, the City has been proactively reinvesting parking-related revenues generated within the Downtown Village back into the area through allocations from the Downtown Parking Fund. These reinvestments have resulted in the installation of new lighting and landscaping in two municipal parking lots, new trash and recycling receptacles, design and fabrication of new wayfinding signage for the Downtown Village, installation of pedestrian safety railings, installation of new solar-powered “smart” parking meters, and construction of new trash enclosures. In March 2008, the Council approved the allocation of up to \$300,000 from the Downtown Parking Fund for professional services to prepare design and construction drawings for the Downtown Streetscape Improvement Project. The preliminary list of streetscape improvements includes street lighting, sidewalks, curb and gutter, street furnishings, new directional signage, pedestrian ramps, enhanced crosswalks and pedestrian linkages across Spring Street, and other infrastructure, as needed. Final construction drawings are expected to be completed in 2012.
- Two exterior remodels were proposed on downtown storefronts and considered by the Design Review Board in 2011.

Land Use Goal 7:

To create a network of mixed-use transportation corridors throughout the City by transforming El Cajon Boulevard, Fletcher Parkway, La Mesa Boulevard, Spring Street, and University Avenue into tree lined civic boulevards accommodating a mix of high volume retailers, professional offices, financial centers, and moderate density residential projects.

- Projects in different stages of planning will introduce more residential/mixed use development along the El Cajon Boulevard and University Avenue corridors. The success of residential and mixed-use projects generates momentum for additional infill development and redevelopment, thus improving the transit corridors of the City of La Mesa.
- Streetscape improvements were completed on University Avenue between Allison Avenue and Spring Street and on Allison Avenue between Palm Avenue and University as part of Phases 2 & 3 of Smart Growth project upgrades. Work consisted of replacement of curb, gutter and sidewalk, installation of street lights, enhanced crosswalks, new medians, traffic signals, irrigation, landscaping and new asphalt.

Urban Design Goal 1:

Promote and preserve a strong positive community identity and image of the City of La Mesa.

- The City is pursuing grant opportunities for the funding of the Downtown Streetscape Improvement Project.
- The City approved designs for a comprehensive citywide signage and way-finding program, as part of the City's established five-year goal to revitalize neighborhoods and corridors. Estimated costs for various sign types were established and prototype signs were developed. New way-finding signs and street signs with the City's new logo have been installed in the Downtown Village and surrounding areas.
- The City of La Mesa has been designated as a *Tree City USA* since 1980. Only five other cities in California have held the distinction longer than La Mesa.

Urban Design Goal 2:

To improve the quality of life in La Mesa through the application of urban design principles for new development and redevelopment.

- To further these goals, the City of La Mesa Design Review Board considered and made recommendations on 9 projects in 2011.
- Projects in different stages of planning will introduce more residential/mixed use development along the El Cajon Boulevard and University Avenue corridors because of the mixed-use urban general plan designation. The success of residential and mixed-use projects generates momentum for additional infill development and redevelopment.
- Various wireless communications facilities were reviewed and approved for service enhancements in accordance with the Urban Design Program and design policies for wireless facilities.

SECTION III CIRCULATION ELEMENT

The Circulation Element outlines a comprehensive approach for establishing goals and policies for a complete transportation system. This system is made up of various networks representing the different modes of travel (i.e., cars, buses, walking, bicycling, etc.). The Circulation Element outlines the short- and long-range issues related to the particular components of the circulation network. It also defines the issues related to linking the various networks into a cohesive and effective overall transportation network.

Circulation Goal 1:

To provide La Mesa with a system of streets and highways which are functional, safe, accessible, and attractive.

- ❑ As part of the 2010 street maintenance program, the City's contractor applied crack seal and slurry seal coating to 2,553,856 square feet of pavement in maintenance Zone 1 (the northeast quadrant) of the City.
- ❑ To ensure maximum function and safety of the City's streets, maintenance crews patched or replaced over 269,674 square feet of asphalt in 2011. The City also striped 550,559 lineal feet of pavement. The City also fabricated and installed 1,060 traffic and road signs. Approximately 8,280 miles of streets and parking lots throughout the City were mechanically swept during the year.
- ❑ In response to citizen traffic requests, 27 work orders were prepared that resulted in the installation of 5 red curbs, one other painted curb, 2 disabled person's parking spaces, 13 signs, and 8 pavement markings.
- ❑ 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. Recent projects include Harbinson Avenue. There are currently 25 streets on the City's list for traffic calming.
- ❑ Traffic signal and pedestrian upgrades are planned at the intersections of University Avenue at Massachusetts Avenue and University Avenue at Harbinson Avenue. These projects are being funded by a CALTRANS grant program.
- ❑ Construction was completed for intersection improvements at El Cajon Boulevard and La Mesa Boulevard and at Spring Street and High Street. These projects upgraded the traffic signals and improve pedestrian safety.
- ❑ The design for a sidewalk along the east side of Glen Street between Lemon Avenue Elementary School and Springview Lane is currently underway. And, the design of a sidewalk along the north side of Junior High Drive is in progress. All of these projects are being funded by the Safe Routes to School grant program.
- ❑ Staff is in the third year of a four year Safe Routes to School non-infrastructure grant program called Walk and Roll to School. Walk San Diego and City staff met with all 8 of

the city's schools. This non-infrastructure grant focuses primarily on education at the La Mesa-Spring Valley School District. Staff has interacted with the School District to look for innovative solutions to traffic problems around District schools. This planning process will be used to request future infrastructure grants from the Safe Routes to School program.

Circulation Goal 4:

To promote the use of the public transit system as a means of reducing traffic congestion and improving the air quality of the region.

- The City, MTS, SANDAG, and Fairfield Residential jointly planned the development of transit-oriented development (TOD) at the Grossmont Transit Center. The project began construction in the FY 2006-2007 and was completed in 2010. This TOD encourages the use of transit at the Grossmont Transit Center. Pedestrian linkages are also key features of the project, as an elevator and a pedestrian bridge completed in 2011 provides residents and transit users with access to employment, entertainment, and healthcare facilities in the Grossmont Center area adjacent to and above the project site.

Circulation Goal 5:

To help maintain and enhance the quality of life in La Mesa by providing the necessary facilities within the circulation network of the City for safe, convenient and efficient transportation alternatives to the automobile.

- Surveillance cameras are in operation at all trolley stations to enhance passenger security.
- The University Avenue and Allison Avenue Revitalization Projects include pedestrian friendly components aimed at traffic-calming, providing access to public transit, increasing safety and walkability along these busy streets.
- In 2010, the City initiated preparation of a Bicycle Facilities Plan to update a 25 year old bike plan and complete streets section for the Circulation Element. These will be incorporated into the 2012 General Plan Circulation Element as mandated by AB-1358.

SECTION IV CONSERVATION & OPEN SPACE ELEMENT

Approximately 96% of the City of La Mesa's land area has been developed with residential and commercial land uses. La Mesa does not have many of the resources typically discussed in a conservation element, such as significant natural habitat areas, bodies of water, coastal zones, or agriculture and mineral resources. These issues are important to the community in a regional context, and the goals and policies in this Element reflect this interest in supporting regional resource conservation efforts. Resource conservation issues which are also of regional interest, but apply more directly to local implementation in an urban setting include air quality, water supply, solid waste management, sewage treatment, and storm water pollution management. These topics, as they relate to conditions in the City of La Mesa, are addressed in this Element.

Conservation Goal 1:

To encourage public and private actions which promote the conservation and efficient use of natural resources and effective methods of preserving sensitive lands in the region.

- The Environmental Sustainability commission was established in 2009. The Commission is comprised of members from environmentally linked industries and the general public to address issues and establish guidelines related to climate change.
- The City enforces the California Energy Efficiency Standards and in 2010 adopted the California Green Building Standards Code regulating energy conservation techniques, materials and appliances in the construction of both public and private buildings.
- The City was awarded \$506,200 by the Department of Energy ARRA program to replace the high pressure sodium street light fixtures with energy saving induction light fixtures. There is an expected savings of \$60,000 per year in energy expenditures.
- The new police station has a high-efficiency HVAC system. The station is also expected to achieve LEED certification.
- Each fall the City hosts a Park Appreciation Day to encourage volunteers to go to their neighborhood park and participate in clean-up and beautification projects. Hundreds of volunteers converge on all 14 parks collecting tons of trash and debris.
- All 14 La Mesa parks have been designated smoke-free environments since 2006.
- The private non-profit La Mesa Park and Recreation Foundation began in FY '07-08 a new capital fundraising drive called "It's Childs Play... play today for a healthier tomorrow." This program continues in 2011 and the Foundation will raise \$1 million dollars over the next few years to revamp five community playgrounds in La Mesa parks. In 2010, upgrades were completed at Jackson Park. The design phase for playground renovation at Northmont Park has begun and that project is expected to be completed in 2012.
- 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.
- Two new mid-block crosswalks were constructed on Allison Avenue at the community library and trolley station and include sensor-activated flashing LED lights.

- ❑ 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 new police station is in the process of achieving LEED Silver Certification.
- ❑ La Mesa e-Gov allows anyone 24-hour access to services electronically including announcements of programs and events through Twitter, Nixle and Notify Me.
- ❑ 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 4.1 pounds/person/day (PPD) and 10.5 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.
- ❑ 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.
- ❑ 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. The cooking oil and grease is provided to a local company that reprocesses it into biofuel.
- ❑ Two free paper shredding events were held for residents to give them a safe option for recycling unneeded personal and financial records.
- ❑ 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 73 storm water complaints received from citizens.
- ❑ The City implemented last year's municipal code update related to storm water pollution prevention for new development projects. The City reviewed and approved five high priority projects which were required to comply with the updated code language.
- ❑ The City conducted 95 commercial/industrial storm water quality inspections, as required by the City's National Pollutant Discharge Elimination System (NPDES) Permit, and updated its inventory of 366 businesses which are periodically monitored for compliance.
- ❑ 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 166 food service establishments.

- ❑ Storm water program staff helped to coordinate two cleanup sites in La Mesa at the University Avenue and Alvarado Channels as part of the annual Creek to Bay Cleanup and California Coastal Cleanup Day.
- ❑ The City's educational outreach program targeted elementary schools in 2011 and educated 250 children on storm water pollution prevention and other environmental issues. The City also conducted various other educational outreach events in the community throughout the year.
- ❑ The 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, 123 property owners (residential and commercial) have received reimbursement for installing a sewer backwater valve.
- ❑ 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.
- ❑ 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 94,000 pounds of hazardous waste was collected from 880 La Mesa and Lemon Grove residents. The City also offers door-to-door collection of hazardous waste for home-bound residents.
- ❑ In 2011, the Wastewater Division cleaned over 1 million lineal feet of sewer pipe and conducted video inspections of 25,744 lineal feet of sewer main line. An additional 104,572 lineal feet of storm drains were rodded as well.
- ❑ La Mesa is taking part in a regional used oil grant program that encourages oil and oil filter recycling. This includes operating an oil filter recycling event at a local automotive parts store, providing updates on the location of certified used oil centers, conducting site visits and evaluations and staffing a used oil collection booth at La Mesa's Back to the 50's Car Show.
- ❑ 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 2,000 vehicle loads were dropped off at the event, weighing over 700 tons with 68 percent diverted for recycling.
- ❑ The City is implementing a new program to make recycling even easier for residents at multifamily properties by offering free indoor and outdoor recycling containers and can crushers. The program is being funded by a grant from the California Department of Resources Recycling and Recovery (CalRecycle)
- ❑ Maintenance staff installed additional recycling cans and trash containers around the Civic Center and on Allison Avenue.

- The City hosted the fourth annual “Sustain La Mesa” Environmental Festival at Harry Griffen Park on October 8, 2011 to promote conservation and to educate the public on environmental sustainability.

Open Space Goal 1:

To create a network of public parks throughout the City which will be convenient and beneficial to all segments of the community.

- The La Mesa Teen Center at Highwood Park opened in Fall 2006. Modular units totaling 3,800 square feet were added to the park, which is adjacent to a middle school. The La Mesa Teen Center Project received the APWA *Honor Award* for structures under \$2 million in 2008. The Teen Center was built by the City of La Mesa and continues in 2011 to be operated by the Boys and Girls Club of East County.
- In 2006, the non-profit La Mesa Arts Alliance entered into an agreement with the City of La Mesa to begin a utility box painting project. The concept of this project is to create a circuit of public art called the “La Mesa Walking Art Trail,” linking the Civic Center, the Downtown Village area, and La Mesa Community Center. Utility boxes forming a loop through the Downtown Village area and connecting to the La Mesa Community Center are continuing to be painted. The painting of the boxes is largely funded through private donations and sponsorships. The Walkway of the Stars murals depicting community examples of “People Helping People” in the Downtown Village is also part of the Walking Art Trail. The La Mesa Walking Art Trail promotional brochure is distributed through the downtown Village merchants. In late 2011 the La Mesa Arts Alliance was approached by the Police Department with a request to implement a similar project along transit corridors in west La Mesa where utility boxes were being hard hit by graffiti. LMAA has agreed to partner with the Police Department and is coordinating with teachers at schools in the affected areas to recruit students from those schools to paint the boxes.
- In 2011 the City was awarded a \$75,000 Healthy Community Planning Grant for a citywide Parks Master Plan from the San Diego Association of Governments (SANDAG) made possible by funding from the U.S. Department of Health and Human Services, through the County of San Diego. This plan will create a roadmap for upgrades, expansion, and potential additions to the City of La Mesa’s parks to meet current and future community needs for parks, open space, and urban respite areas that contribute to public health. The project goal is to create a long-term plan for updating and upgrading City parks and bringing opportunities for increased physical activity into areas of the City that are within 15 minutes walking distance from a park facility.
- The La Mesa Safe Routes to School Program is a four-year federal Safe Routes to School (SRTS) program named “La Mesa Kids Walk-n-Roll to School.” The purpose of the Program is to make it safer for students to walk and bike to school. The project currently targets students, parents, school staff and other community stakeholders at six elementary and two middle schools located in the City of La Mesa. These eight schools have approximately 5,000 students enrolled. The SRTS Program includes what is known as the 5E’s, referring to Education, Encouragement, Enforcement, Engineering and Evaluation. La Mesa participated in their 2nd International Walk to School Day on October 5th, 2011. Over 1,700 students, 65 community members

(dignitaries and support staff) and over 100 parent volunteers from eight schools participated.

- The Community Services Department received two Healthy Works Safe Routes to School grants to further engage and encourage students, parents, school staff and the community regarding Safe Routes to School. \$47,650 SRTS Capacity Planning Grant provided funding for continued SRTS education, encouragement and engagement for eight La Mesa schools to increase walkability and bikeability and encourage increased physical activity. \$9,650 SRTS Middle School Initiative Grant provided funding for students from La Mesa and Parkway Middle Schools to become directly engaged in SRTS efforts in La Mesa.
- In 2011 the Community Services Department held a groundbreaking ceremony at the La Mesa Adult Enrichment Center (AEC) on June 29 for installation of outdoor fitness equipment to be placed at the site as part of enhancements to Porter Park where the AEC is located. The equipment is funded in part through a grant from Rotary International and is being supplemented from the City's Park In Lieu funding.
- In 2011 the Community Services Department lead teams of teen volunteers on walk audits of areas surrounding elementary and middle schools in La Mesa as part of the City's continuing commitment to assisting its residents to live a healthier lifestyle; and in particular, to support ongoing efforts to encourage students to walk and ride their bikes to school through the *La Mesa Kids Walk and Roll to School* Safe Routes to School program. Known as CX3 - Communities of Excellence in Nutrition, Physical Activity, and Obesity Prevention, the program is a community wellness strategy that involves identifying benchmarks or community indicators and observing these items to target the community's strengths and gaps. Once the items are mapped, the data is used to develop local action plans for policy, systems, and environmental change. Information obtained in this most recent study will be used to help prioritize infrastructure improvements that address barriers to student pedestrian and bicycle access to area schools. Prior CX3 projects in La Mesa supported successful grant proposals that have funded sidewalk and roadway improvements in areas surrounding both La Mesa parks and schools.
- As part of "ready...set...Live Well," the City's community wellness initiative, three urban walking trails have been mapped out in the City to encourage walking in the community. Trails are ranked from easy to challenging and are identified with color coded markers along the sidewalks to coincide with the map in the promotional brochure. Funding for the brochure was obtained as part of a grant from the Grossmont Healthcare District and funding for trail markers was obtained from the La Mesa Collaborative. In fall 2009 the City was honored with a Governor's Spotlight Award for its commitment to assisting its residents live a healthier lifestyle. This award funded a series of hosted walks in 2009 and 2010 themed "Get up, get out, and get moving" to promote the walking trails. The walks, enjoyed by an estimated 540 participants, were led by fitness professionals who began with warm up stretching exercises and who provided fitness tips along the routes. Additional walking trails are being considered as a part of the citywide Parks Master Plan.
- In 2010, the City continued to work on a Master Plan for Collier Park, La Mesa's oldest park. A draft master plan was completed in June 2009 and presented to Council. City

staff is exploring grant opportunities for Collier Park and proceeding with environmental review. Once complete the park will offer more than seven acres of park amenities. Currently almost one half of the park is undeveloped. The focus of the new park will be to honor its historical significance as La Mesa's first park, update and revamp the park to meet residents' recreational needs and make the park environmentally friendly.

- In 2010 the first of five planned playground renovations was completed at Jackson Park. The renovation was done in partnership with the La Mesa Park and Recreation Foundation (LMP&RF) as part of the non-profit's "It's Child's Play" capital campaign. The LMP&RF has committed to funding the 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. Prior projects completed by the City at Jackson Park included a new restroom building, sidewalk, and drainage improvements. The remaining four parks identified for playground renovations are: Collier Park, La Mesita Park, Northmont Park, and Vista La Mesa Park. In 2012 it is expected that Northmont Park playground will be completed. A new playground and park design is underway at Vista La Mesa Park.
- In 2011 the City of La Mesa received a grant from American Express to renovate the tennis courts at La Mesita Park. The new courts allow for early introduction to tennis by youth 10 and under. The City launched the new United States Tennis Association program called Quick Start following the construction.
- The Department completed annual turf maintenance of the City's athletic fields, planted 12 trees in the City's right-of-way and park areas, and trimmed 613 trees using City staff. An additional 2211 trees and palm trees were trimmed by contract.
- In 2011 the LMP&RF also 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 following events were offered during 2011: Fun with Physics at Highwood Park with co-sponsors La Mesa-Spring Valley School District and Boys and Girls Club of East County; Art in the Park- Mask Making with co-sponsor La Mesa Arts Alliance; and Reading in the Park, made possible by a grant from Target, was held in Collier Park in June. A fourth planned Stargazing event partnering with the San Diego Amateur Astronomers Association had to be postponed due to inclement weather and will be rescheduled for 2012.
- The City is developing a self-guided tree walk at Harry Griffen Park to educate the public on many native and non-native species.

Open Space Goal 3:

To work with regional programs to protect the remaining areas of native vegetation and undeveloped rural areas for their significant open space and biological value.

- The City of La Mesa has a Multiple Species Conservation Program (MSCP) Implementing Agreement with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to conserve biodiversity in the MSCP area.

SECTION V HISTORIC PRESERVATION ELEMENT

La Mesa first adopted a Historic Preservation Element in 1984 that included goals for historic preservation and cultural resource management that were developed by a Citizens Advisory Committee. As such, they represent a broad view of the need for the role of preservation and resource management in the City's future. In 1985 the City had adopted an implementation ordinance that created the Historic Preservation Commission, outlined the Commission's responsibilities, and prescribed a process for designating Historic Districts in La Mesa. In addition, the 1988-89 General Plan Citizen Committee developed ideas for policies and programs. The Historic Preservation Element of the General Plan will be updated as part of the comprehensive 2012 Centennial General Plan Update.

Historic Preservation Goal 1:

To broaden the recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

- For the sixth year in a row, the City co-sponsored a historic home tour with the La Mesa Historical Society.
- Information about La Mesa's historic landmarks is posted on the City's website. Updates are provided on an ongoing basis.

Historic Preservation Goal 2:

To safeguard our heritage by preserving those elements that reflect our cultural, social, economic and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

- One additional property was granted historic landmark designation by the City Council in 2011, the 1911 Witter House at 4840 Schuyler Avenue.

Historic Preservation Goal 3:

To strengthen the local economic base by stabilizing and improving property values through the identification and protection of specific historic districts.

- The Historic Preservation Commission continues to review external modifications to structures located within the historic district.

SECTION VI NOISE ELEMENT

The City of La Mesa desires to minimize community exposure to excessive noise. The purpose of the Noise Element is to identify and appraise existing noise problems in the community and provide guidance to the City to avoid noise problems in the future.

Noise Goal 1:

To minimize the impact of noise on the community by identifying existing and potential noise sources and providing the policies and standards needed to keep noise from reducing the quality of life in La Mesa.

- As part of the 2012 Centennial General Plan update, a draft Noise Technical Report was prepared in 2010. The report provides a technical analysis of noise conditions in the City, which will serve as the basis for the development of policies for minimizing noise in the updated Noise Element.

**SECTION VII
SAFETY ELEMENT**

The Safety Element identifies hazards within the community and contains policies designed to mitigate the risk to the public. Areas of concern include hazards associated with seismic activities, flooding, fire, unstable soils, and other natural or manmade hazards. Insuring the health and safety of La Mesa's citizens and maintaining the quality of life in the community have been long standing goals for the City. The Safety Element recognizes that we are living in an ever-changing environment where the best policy is being prepared and maintaining the ability to respond effectively to the unknown. The purpose of the Safety Element is to incorporate safety considerations into the planning process in order to minimize the impact on the community of hazardous conditions or emergency situations. Of the policies and programs in the Safety Element, some are also found in the Public Services and Facilities Element.

Flood Control

Safety Goal 3:

To provide flood control and storm water drainage facilities that will protect the health and safety of La Mesa's citizens and minimize impacts to property to the greatest extent feasible.

- Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses. The City replaced the storm drain lines and completed sewer improvements on Marengo Avenue and Williamsburg Lane.
- The sewer backflow prevention program protects the public health and safety and reduces property damages and claims.

Seismic Safety

Safety Goal 4:

The City will implement programs and standards to help reduce loss of life and injury, as well as to minimize property damage, in the event of a major seismic event.

- The City of La Mesa Building Inspection Division enforces structural requirements of the California Building Standards Code for all new construction and alteration to

existing buildings. The construction requirements are designed to ensure seismic resistance of buildings and to minimize personal injuries and property damage during a major seismic event.

- The City of La Mesa Building Inspection Division provides public information and handout materials regarding building construction and earthquake safety.
- The Building Inspection staff continues to actively participate in training programs and seminars to keep up-to-date on the structural and seismic codes and other developments.

Fire Safety

Safety Goal 5:

The City will maintain programs and facilities needed to minimize the risk from fire hazards in the community.

- The Heartland Fire & Rescue (HFR) Department conducts inspections of businesses located in the City of La Mesa.
- In cooperation with Business Licensing, new businesses are inspected by the HFR Department prior to opening.
- The HFR Department conducts plan reviews for new construction and tenant improvements and performs construction inspections to ensure compliance with fire codes.
- The HFR Department implements the annual weed abatement program that requires property owners to clear their lots of overgrowth prior to the fire season.
- The HFR 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 and participates in the City of La Mesa Kids CareFest.
- The HFR 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 confined space rescue, heavy rescue, hazardous materials, emergency medical and driver awareness, mass casualty, and other in service training. This training is a vital part of a program that achieves an ISO rating of 2 for the Department. This excellent rating signifies a well-equipped and well-trained fire department.
- The HFR Department participates in a regional training facility (Heartland Fire Training Authority - HTFA) that improves operational effectiveness and safety.
- The HFR Department participates in a regional communications facility (Heartland Communications Facility Authority - HCFA) that dispatches for approximately 50% of

the geographical area of the County of San Diego. This participation increases communication interoperability and enhances operational safety. Heartland and the Fire Department are also partners in the Regional Communication System (RCS).

Disaster Preparedness

Safety Element -Goal 6:

To establish and maintain programs which will raise citizen awareness about the benefits from disaster preparedness and which minimize loss of life, injuries, and damage to property in the event of a natural or manmade disaster in La Mesa.

- ❑ The City participates in the mutual aid assistance through the Post-Disaster Safety Assessment Program. Through the California Emergency Management Agency, Building Inspection employees receive refresher training, and maintain certification as Safety Assessment Program Evaluators.
- ❑ The Heartland Fire & Rescue (HFR) Department operates a La Mesa Survive 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 such as bomb threats.
- ❑ The HFR Department conducts City-wide disaster training annually. This training prepares staff to fulfill their roles in the Emergency Operations Center in the event of a disaster in La Mesa or the region.
- ❑ The HFR Department has a shared Emergency Management Coordinator through Homeland Security Grant Funds. This position provides disaster preparedness training, programs and policies for the Cities of La Mesa, El Cajon and Lemon Grove.
- ❑ The City participates in regional emergency preparedness working groups, including Urban Area Working Group and Unified Disaster Council.
- ❑ The HFR Department 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 HFR Department partners with the Cities of El Cajon, Lemon Grove, and Santee in Community Emergency Response Team (CERT) program for emergency preparedness.
- ❑ The HFR Department participates in the Unified Disaster Council (UDC) that is made up of representatives of the County of San Diego and each of the 18 cities in the County.

Hazardous Materials

Safety Goal 7:

To minimize community health risks from hazardous materials or the costly contamination clean up expenses due to improper use or release of hazardous materials into the environment.

- ❑ The Heartland Fire & Rescue (HFR) Department participates in the regional Hazardous Incident Response Team (HIRT). HIRT is a San Diego County joint powers team that

handles hazardous materials incidents. 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 HFR Department provides information to the public about the Household Hazardous Waste Program.
- The HFR Department conducts annual hazardous materials response and recognition training.

Citizen Safety

Safety Goal 8:

To continue to make La Mesa a safe and secure community in which to live, work, play and attend schools.

- The successful “KidzWatch Program” continued in 2011. This is a 6-week “academy” for children, ages 5-12, and their parents. Over the course of the six weeks, the children receive lessons in how to be more observant of their surroundings.
- A similar program, entitled “Teen Watch” has been developed and was presented for the first time in 2006. This is a two-day program with age-specific lessons for high school students, addressing personal safety and high-risk behaviors. The Police Department continued the Teen Watch program in 2011 at Helix Charter High School.
- Surveillance cameras are in operation at all trolley stations to enhance passenger security.
- In 2007 and 2008 the Police Department implemented a series of crime prevention initiatives, to improve existing services and add new services and program features. The initiatives consisted of producing DVD’s 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, updated Neighborhood Watch signs. Crime prevention and community education efforts have continued in the succeeding years and now include Police Department - Neighborhood Forums every one to two months along with the use of the one-way notification services Nixle, Twitter, and Notify Me to send alerts to the community about police activities and crime issues.

Safety Policy 17

The City will maintain public safety services at levels necessary to protect its citizens.

- 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 FY 2010-2011 the Police Department was at 97% staffing of its authorized sworn positions.

- The La Mesa Police Department Investigations Unit continues to focus on addressing local cases. This has enhanced the Department's ability to address local crime series and provide investigators with greater opportunities for proactive work. In addition, the Department's Gang Detective, NTF Detective, and SED Officers work cooperatively with the in-house detectives on case investigations. These units within the Police Department have greatly increased communication and networking with neighboring law enforcement agencies to address regional crime issues more effectively.
- The La Mesa Police Department continues to operate DUI check point grants, the "Click it or Ticket" seatbelt enforcement grants, and periodic special enforcement grants, all funded by OTS. The Department has excelled in the effective operation of these grant programs, as evidenced by awards it received in the 2009 California Highway Patrol's California Law Enforcement Challenge. The Department placed 3rd statewide in its agency size category and also received a special award in the "Occupant Safety" category.
- The City of La Mesa has nine Automated External Defibrillator (AED) units. These units are located at the City Hall building, Fire Administration Building, Public Works Operations, the Municipal Pool, Community Center, the new Police Station, and the Adult Enrichment Center. Each AED is in an alarmed cabinet for protection and is ready for use in the case of an emergency. The public that uses these facilities, as well as the employees, will be served by having these units placed throughout City facilities. Each facility has several employees that have been trained in the proper operation of an AED and to recognize when an emergency warrants its use.
- The Heartland Fire & Rescue Department has an Advanced Life Support program. This program is 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.

Safety Policy 18

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.

- The La Mesa Police Department currently participates in three regional crime task forces, the San Diego Narcotics Task Force, the San Diego East County Regional Gang Task Force, and the Regional Auto Theft Task Force. In addition, the Department has personnel assigned as liaison contacts with regional task forces that focus on human trafficking and gun violence ("Project Safe Neighborhoods").
- 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.

- The La Mesa Police Department is 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.
- The La Mesa 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 La Mesa Police Department assists in providing a safe traffic environment for both pedestrians and motorists by conducting traffic safety lectures to community groups and local schools.
- The La Mesa Police Department continues to provide crime prevention programs such as Neighborhood Watch, Residential Security Inspections and the Crime Free Multi-Housing program.
- Members of the La Mesa 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, the La Mesa Community Parking Commission, Helix Charter High School, the Merchants' Association, LMSVD and GUHS.

SECTION VIII PUBLIC SERVICES & FACILITIES ELEMENT

State law does not require that a general plan include a public services and facilities element; inclusion of such is optional. Public services and facilities are however linked to the general plan through the capital improvement program (CIP). Every two years, the proposed capital improvement program must be reviewed by the Planning Commission. The CIP program must be found consistent with and serve to further the goals and policies of the General Plan. Planning for future services and facilities is among the most important roles of local government. Growth and new development impacts the demand for City services and facilities. Anticipation of and response to increased service and facility demands can mitigate the impact of growth within the community.

Public Services & Facilities Goal 1:

To provide a balance of City services at a level which attempts to achieve public expectations.

- During 2011, 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 for the fiscal years 2011-2013. 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. Information obtained at the twice-yearly "town hall" meetings provide a framework for guiding the organization's work efforts and thus used by the City Council to help shape City budget priorities. Information is available on the City Website within the March 24, 2011 City Council Special Meeting Agenda.

- Outreach to citizens is the 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 2011, key additions were made to the City website. In January, the City launched "La Mesa e-Gov" which is made up of several e-services including Request Tracker, Notify Me, Nixle and Twitter. 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. 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. Throughout the year, the City completed a number of video projects including coverage of the third annual Sustain La Mesa environmental awareness fair and tenth annual Kids Care Festival. In addition, the City added open captions to its existing content and will include captioning in all new programming. In September, the City released a Request for Qualifications (RFQ) for redesign services to improve and expand the Community Bulletin Board. The redesigned community bulletin board is a high quality presentation that incorporates content from, and coincides with the release of, the City's newsletter. These projects were 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.
- In addition to the community bulletin board, the City of La Mesa redesigned its newsletter called La Mesa FOCUS. The City publishes the electronic newsletter to meet the growing demand for computerized access to up-to-date information about activities and noteworthy projects occurring in the community. Based on community input, each issue of the redesigned FOCUS will be shorter in length, will focus on one subject matter, and will be published more frequently. You can sign up on "Notify Me" to receive notification each time the FOCUS is posted on the City website, or browse the archive of newsletters.

Public Services & Facilities Goal 2:

To maintain and improve those City facilities necessary to safely and efficiently provide City services.

- ❑ In 2011, the La Mesa Community Parking Commission, with the approval of the City Council, reinvested funds from the Downtown Parking Fund to conduct a study on the feasibility of constructing a parking garage in the Downtown Village area. The study examined parking demand factors, potential site sizes, and parking space yields under various design options. Financial parameters of constructing and operating a parking garage were also evaluated, including construction cost estimates, projections of parking revenue operating expenses, and pro forma calculations of net operating income. As a result of the study, the City may further evaluate the possible implementation of a parking-in-lieu fee in 2012 and 2013.
- ❑ In May 2011, the City of La Mesa relocated its weekly Farmers' Market from the Allison Avenue Municipal Parking Lot to Civic Center. The Civic Center location provides superior visibility from major arterial streets and the MTS Trolley, ample free public parking, and room to expand the market. The move enabled the market to add additional hot-food vendors, pre-packaged food vendors, and a retail section featuring hand-made arts & crafts.
- ❑ In 2010 the City purchased property adjacent to the Adult Enrichment Center at the corner of Cypress Street and University Avenue. Existing structures were demolished and in 2011 construction drawings were prepared to expand the Adult Enrichment Center parking lot to the newly acquired site. A new outdoor fitness area is also planned in this area. Construction is expected to begin in 2012.

Public Services & Facilities Goal 3:

To maintain, expand, and improve the City's infrastructure of streets, sewers and storm drains, which are viewed as necessary to sustain the quality of life and support continued opportunities for economic development.

- ❑ The City has a sewer maintenance management program to improve scheduling of routine maintenance of the sewer system for City maintenance crews. Repair and maintenance efforts are planned based on pipe conditions in order to focus attention to the areas that need it most. The goal of the program is aimed at reducing sewer system backups and overflows. In 2011, 3,000 lineal feet of sewer pipe was replaced and point repairs completed on 45 pipe segments in the vicinity of Parks and Maple Avenues.
- ❑ The sewer system capacity and condition assessment program is another way the City protects the investment in its sewer infrastructure. The program allows the City to analyze pipe conditions and flows and plan needed improvements more effectively. In turn, the useful life of the sewer system is extended and the City saves by reducing property damage claims and sewer overflows.
- ❑ Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses during heavy rain events.

- The City administers the sewer backflow prevention program to protect the public health and safety and to reduce property damages and claims.
- Field repairs were made to the synthetic turf field at the Junior Seau sports complex.
- In order to prolong the useful life of its infrastructure, the City completed annual street maintenance citywide which included the application of 250,000 linear feet of crack sealing and 2.1 million square feet of slurry seal.

SECTION IX 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 and Attachment 2 summarize the current implementation status of all the programs described in the Housing Element.

Attachment 1: Annual Element Progress Report: Housing Element Implementation
Attachment 2: Housing Element Programs: Implementation Status Report

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of La Mesa
Reporting Period: 1/1/2011 - 12/31/2011

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		7	8
			Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income						Above Moderate-Income	
4197 E. Arrieta Cir	ADU	R		1		1	1	N/A	N/A	ADU is small unit with assumed affordability		
(9) Total of Moderate and Above Moderate from Table A3 ▶ 20												
(10) Total by income Table A/A3 ▶ 1												
(11) Total Extremely Low-Income Units* ▶ 4												

* Note: These fields are voluntary

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

Jurisdiction City of La Mesa
Reporting Period 1/1/2011 - 12/31/2011

**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 in 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				TOTAL UNITS	(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	Low-Income		
(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	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)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	20					20	20

* Note: This field is voluntary

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

Jurisdiction City of La Mesa
Reporting Period 1/1/2011 - 12/31/2011

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		18	0									
Very Low	Deep Restricted Non-deed restricted	430									18	412
Low	Deep Restricted Non-deed restricted	326										326
Moderate	Deep Restricted Non-deed restricted	302									279	23
Above Moderate		664									190	474
Total RHNA by COG. Enter allocation number:		1,722									487	1,235
Total Units											487	
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of La Mesa
Reporting Period 1/1/2011 - 12/31/2011

General Comments:

**City of La Mesa
Housing Element Programs June 2005-- July 2010
Implementation Status Report
January 2011 -- December 2011**

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
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Conserving and Improving Existing Affordable Housing

1. Housing Rehabilitation Program	Provide rehabilitation assistance to lower income households to encourage maintenance of the housing stock.	<ul style="list-style-type: none"> - Provide 2 loans annually. - Explore potential for accessory dwelling loan program by the end of FY 2007. 	2 single family rehabilitation loans made (FY 06) 0 single family rehabilitation loan made (FY 07) 1 single family rehabilitation loan made (FY 08) 1 condo rehabilitation loan made (2009) No loans in 2010 1 Single Family rehabilitation loan made in (2011)	Community Development Department
2. Single-Family Acquisition and Rehabilitation	Rehabilitate deteriorated single-family homes and provide home ownership opportunities to first-time homebuyers.	<ul style="list-style-type: none"> - Subject to availability and price, acquire and rehabilitate five single-family homes within five years. - Continue to evaluate potential program options and effectiveness. 	Staff continued to work with CALTRANS to identify excess right of way for housing. No project has materialized 2006, 2007, 2008, 2009, 2010, 2011	Community Development Department and project development partner
3. West End Revitalization Area	Targeted efforts to improve the quality of housing and public infrastructure in West La Mesa.	<ul style="list-style-type: none"> - Improve infrastructure and capital facilities in west La Mesa. - Implement the Mixed Use Strategic Implementation Plan. 	City working with Boys and Girls Club to open a Teen Center at Highwood Park in West La Mesa. (FY06) Teen Center opened (FY07) 9 intersections in West La Mesa upgraded for ADA access (FY07) Redesign of major intersection close to Helix High School to enhance pedestrian	Community Development Department

City of La Mesa
 Housing Element Programs June 2005– July 2010
 Implementation Status Report
 January 2011 – December 2011

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
			safety and access. (FY08) Construction of missing sidewalk sections on Parks Ave and Olive Ave for Safe routes to School (2009 & 2010) Lowell Street improvements, sidewalks and drainage. Orien Ave storm drain (2009) Sidewalk design work for Junior High Drive Safe Routes to School implementation. (2011)	

**City of La Mesa
Housing Element Programs June 2005– July 2010
Implementation Status Report
January 2011 – December 2011**

Attachment 2

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
4. Multifamily Acquisition and Rehabilitation	Improve deteriorated multi-family housing stock in the City.	- Provide ongoing assistance to support rehabilitation and revitalization efforts.	No project proposed 2006, 2007, 2008, 2009, 2010, 2011	Community Development Department
5. Enforcement of Uniform Housing Code	Enforce Uniform Housing Code to maintain the City's housing stock.	- Ongoing enforcement of the Uniform Housing Code.	Multi-department Taskforce meets to address proliferation of unlicensed group homes/mini-dorms. (FY07) On-going monitoring of foreclosed properties to prevent health and safety risk (2008, 2009, 2010, 2011.) Crime Free Multi-family Housing program continues to increase participating landlords.	Building Inspection Division and County of San Diego Environmental Health Dept.
6. Preservation of Historic Housing	Preserve historic housing through administration of "Mills Act" property tax relief.	- Assist one or two homeowners with applications for "Landmark Status" and Mills Act Agreements.	Three homes landmarked and Mills Act agreements (FY07) Eight homes landmarked and Mills Act agreements during 18 month reporting period. Three homes landmarked and Mills Act Agreements in 2009 One home landmarked and Mills Act agreement in 2010 One home landmarked and Mills Act agreement in 2011	Planning Division

7. Conservation of Existing and	Provide for the	- Monitor the status of the 198	Continued to monitor status of Murray	HUD, HCD,
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City of La Mesa
 Housing Element Programs June 2005– July 2010
 Implementation Status Report
 January 2011 – December 2011

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
Future Affordable Units	continued affordability of "at-risk housing.	at-risk units at Murray Manor. - Should property convert, the City will: 1 Contact potential non-profit organizations as potential purchasers/managers of units; 2 Explore funding to preserve the affordability of Murray Manor, construct replacement units, or provide rental assistance to displaced residents; 3 Contact residents to ensure proper notification; 4 Assist tenants to obtain Section 8 vouchers from the County.	Manor Apartment project. No change in Murray Manor status 2006, 2007, 2008, 2009, 2010, 2011	Community Development Department and Redevelopment Agency
8. Section 8 Rental Assistance Program	Extend rent subsidies to very low-income households.	- Continue to contract with San Diego County Housing Authority for program implementation. - Support County Housing Authority's annual applications for additional Section 8 allocations.	Continued to provide Section 8 rental assistance through County of San Diego Housing Authority. 902 La Mesa households are assisted through the Section 8 program. (2011)	San Diego County Housing Authority
9. Rental Assistance for Low Income Households	Assisting low-income households through rent subsidy.	- Assist 10 households with rental assistance payments if an opportunity arises during the planning period.		S.D. County Housing Authority

City of La Mesa
 Housing Element Programs June 2005-- July 2010
 Implementation Status Report
 January 2011 -- December 2011

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
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10. Senior Shared Housing	Assisting seniors in locating roommates to share existing housing.	<ul style="list-style-type: none"> Ongoing educational outreach to seniors. Periodic advertisements of program in City newsletter. Funding support to achieve 30 matches annually. 	Continued to provide CDBG funding support for "shared housing" program provided by Center for Social Advocacy.	Center for Social Advocacy; Community Development Department
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Provision of Adequate Sites				
11. Land Use and Urban Design Element	Provide a range of residential development opportunities through appropriate land use designations.	<ul style="list-style-type: none"> Ongoing maintenance of an inventory of sites suitable for residential development. Ongoing marketing of the Mixed Use Zoning to potential developers. 	Maintained General Plan designations providing adequate sites. Mixed Use Zoning on hold for completion of EIR (FY07) EIR completed in FY 08 Mixed use development with approximately 300 units is in the entitlement phase. FY08, 2009, 2010 Entitlement for 140 single-family and multi-family units but no other progress due to recession. 2009, 2010, 2011	Planning Division

12. Sites for Homeless Shelters/Transitional Housing	Provide appropriate zoning for the development of emergency shelters and transitional housing.	Amend zoning ordinance definition of community care facilities to include shelters and transitional housing by FY 05/06.	Reprogrammed for FY07/08 Provided CDBG funding for Interfaith Shelter Network rotational winter shelter (FY 07, 08, 2009, 2010 2001)	Community Development Department
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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
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Assist in Development of Affordable Housing				
13. Facilitate Development of Higher Density Housing	Encourage the development of infill housing through the Mixed Use regulations.	<ul style="list-style-type: none"> - Provide information to the public to identify target infill areas and incentives. 	Marketing of the Mixed Use Zoning resulting in multiple potential project submittals along El Cajon Boulevard target corridor. (06) Mixed Use Zoning on hold for completion of EIR (FY07) EIR completed in FY 07/08 Working with developers of potential mixed-use project at intersection of Baltimore and University Ave. EIR in progress. 2011	Community Development Department
14. Land Assemblage and Write-Down	Reduce land cost for development of lower income housing through assembly and write-down of the purchase.	<ul style="list-style-type: none"> - Should an opportunity arise, provide land write-down for an affordable residential project. 	Worked with the Metropolitan Transit System and Fair field development to consolidated property ownership for development of 527 units located at the Grossmont trolley Station. (FY 06) Building permits issued for 230 units at Grossmont Trolley Station. 32 units guaranteed affordable to VL income HH for 50 years. (FY07) All 527 units under construction (FY08)	Community Development Department and Redevelopment Agency

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15. Affordable Housing Development Incentives	Facilitate development of affordable housing for seniors and persons with disabilities.	-	<p>GTS Project completed in 2010. All 80 affordable units rented out. 95% occupancy for all units in the project.</p> <p>Transit District completes overhaul and renovation of the Grossmont Trolley Station to support the new housing, including elevator and new staircase. (2011)</p> <p>Redevelopment Agency purchase of old police station site for use as an affordable housing project 2010</p>	Community Development Department
		-	<p>No project proposed 2006, 2007, 2008, 2009, 2010, 2011</p>	

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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
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<p>16. First-Time Homebuyer Down-payment and Closing Cost Assistance</p>	<p>Expand home ownership opportunities to lower and moderate income first-time homebuyers.</p>	<p>- Assist 3 to 4 first-time home buyers annually.</p>	<p>Contract for third party underwriter, San Diego Housing Commission, executed April 2006. Home-buyer program dormant during FY 06 and FY 07. Program to resume in FY 07/08 with 10 to 12 loans anticipated. Six loans totaling \$720,000 funded in 2008 Four loans totaling \$295,700 funded in 2009. Three loans totaling \$210,000 funded in 2010. Six loans totaling \$420,000 funded in 2011.</p>	<p>Community Development Department</p>
<p>17. Mortgage Credit Certificates (MCC)</p>	<p>Expand home ownership opportunities to lower and moderate income first-time homebuyers.</p>	<p>- Provide two MCCs annually.</p>	<p>MCC program dormant during FY 06, FY 07 and FY 08. Evaluating ways to resume participation in Co. of San Diego MCC program. Need to find designated funding source for administration costs. Program remains dormant 2010.</p>	<p>Regional Mortgage Credit Certificate Consortium</p>

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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
18. Non-Profit or For-Profit Housing Development Corporation	Provide expanded affordable housing opportunities through partnership with private sector.	<ul style="list-style-type: none"> - Ongoing updating of list of potential affordable housing developers. - Assist as appropriate with site identification and application support. 	<p>Worked with Fairfield Development to secure future construction of 80 affordable units at the Grossmont Trolley Station project. (FY07)</p> <p>Development approval and building permits issued for 230 units (80 affordable) at Grossmont Trolley Station.(FY07)</p> <p>All 527 units at Fairfield's Grossmont Trolley Station TOD are under construction. (FY08)</p> <p>Grossmont Trolley Station complete. (2011)</p> <p>Maintained contract information for potential development partners.</p>	Community Development Department
19. Fees for Development Services	Facilitate the development of affordable housing through a reduction in fees.	<ul style="list-style-type: none"> - On a case-by-case basis, the City may consider granting a waiver of development fees. 	No requests received for fee reductions	Community Development Department

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20. Accessory Dwelling Units (ADU's)	Increase the utilization of the accessory dwelling unit provisions	<ul style="list-style-type: none"> - Review existing ADU's provisions to determine if additional changes could be made. - Explore potential of utilizing the Housing Rehabilitation Loan Program for development of additional accessory units. 	Reprogrammed for next housing element cycle	Community Development Department
21. Reasonable Accommodation	Ensure that the City's zoning & development regulations allow disabled persons to have equal opportunity to use and enjoy a dwelling unit.	<ul style="list-style-type: none"> - Establish a formal policy or procedure for addressing requests for reasonable accommodation by the end of FY 06/07. 	Reprogrammed for next housing element cycle	Community Development Department

Promoting Equal Housing Opportunities				
22. Condominium Conversion	Maintain balance of ownership and rental opportunities.	<ul style="list-style-type: none"> - Modify the existing ordinance to facilitate limited condominium conversion, create units with affordability restrictions, physical conditions improvements and tenant protection provisions. 	Supported the work of a Condominium Conversion Taskforce to develop recommendations for ordinance revisions. (06) Condo conversion ordinance amended to include tenant relocation benefits, physical conditions report and required improvements. (FY07) Based on recent apartment construction (527 units), anticipate applications for	Community Development Department

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23. Fair Housing	Assure unrestricted access to housing and eliminate housing discrimination.	<ul style="list-style-type: none"> - Continue to support the fair housing program at Center for Social Advocacy. - Assist in program outreach. 	<p>conversion in August 2009. Develop criteria for "beauty contest" to select the best proposal</p> <p>No applications for condo conversion during the window of opportunity 2009, 2010, 2011.</p> <p>Provide on-going annual allocation of CDBG funding to fair housing program. FY06 - \$24,000 FY07 - \$26,000 FY08 - \$27,000 FY09 - \$27,000 FY10 - \$27,000 FY11 - \$27,000</p> <p>Initiate process for regional assessment on impediments to fair housing. (FY08)</p> <p>Regional Analysis of Impediments to Fair Housing completed in 2010. La Mesa Fair Housing Plan developed 2010. Working with region's cities and the County of SD to implement the findings of the Analysis of Impediments 2011</p>	Community Development Department

