



CITY OF LEMON GROVE
PLANNING COMMISSION REGULAR MEETING AGENDA
Monday, February 27, 2023 at 6:00 p.m.

Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA

For everyone's protection, all attendees must maintain a safe social distance. Face coverings are optional but strongly recommended during the meeting.

Planning Commission

John Burns, Commissioner
Jacquelyn Clark, Commissioner
Miranda Evans, Commissioner
Emily Jacobs, Commissioner
Seth Smith, Commissioner

A complete agenda packet is available for review on the [City's website](#)

Call to Order

Pledge of Allegiance

Changes to the Agenda

Reorganization

1. Selection of Chairperson and Vice Chairperson

Reference: Interim Planning Commission Clerk Harrington

Recommendation: Accept nominations for the positions of Chairperson and Vice Chairperson.

Consent Calendar

2. Approval of Planning Commission Meeting Minutes of Regular Meetings held April 25, 2022, June 27, 2022 and Special Meeting held July 25, 2022.

Reference: Interim Planning Commission Clerk Harrington

Recommendation: Approve Planning Commission Minutes of April 25, 2022, June 27, 2022 and July 25, 2022.

Public Comment

Digitally submitted public comments received by the Planning Commission Clerk at dharrington@lemongrove.ca.gov will not be read out-loud during the meeting. However, they will be provided to the Planning Commission and remain part of the meeting's records. Per the Lemon Grove Municipal Code Section 2.14.150, live comments are allotted a maximum of three (3) minutes.

Report(s)

3. Legislative Update

Reference: Deputy City Attorney Tim Campen

Recommendation: No action necessary.

Business from the Community Development Manager

Business from the Planning Commission Attorney

Planning Commission Oral Reports on Meeting Attended at the Expense of the City

Adjournment:

AFFIDAVIT OF NOTIFICATION AND POSTING
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF LEMON GROVE)

I, Deborah Harrington, Interim Planning Commission Clerk for the City of Lemon Grove, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours before the hour of 6:00 pm on February 23, 2023 to the members of the governing agency, and caused the agenda to be posted on the City's website at www.lemongrove.ca.gov and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

/s/ Deborah Harrington
Interim Planning Commission Clerk

In compliance with the Americans with Disabilities Act (ADA), the City of Lemon Grove will provide special accommodations for persons who require assistance to access, attend and/or participate in meetings of the City Council. If you require such assistance, please contact the City Clerk at (619) 825-3800 or email dharrington@lemongrove.ca.gov. A full agenda is available for public review at City Hall.



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 2.
Meeting Date: February 27, 2023
Submitted to: Planning Commissioners
Department: City Manager's Office
Staff Contact: Deborah Harrington, Interim Planning Commission Clerk;
dharrington@lemongrove.ca.gov
Item Title: **Approval of Planning Commission Meeting Minutes**

Recommended Action: Approve Planning Commission Meeting Minutes, meetings of April 25, 2022, June 27, 2022 and July 25, 2022.

Environmental Review:

- Not subject to review
 Categorical Exemption, Section
- Negative Declaration
 Mitigated Negative Declaration

Fiscal Impact: None.

Public Notification: None.

**MINUTES OF THE REGULAR MEETING
OF THE LEMON GROVE PLANNING COMMISSION
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945
MONDAY, April 25, 2022 at 6 PM**

Call To Order:

Chair Robert "Bob" Bailey called the Regular Planning Commission Meeting to order at 6:03 pm

Present:

Chair Bob Bailey, Commissioner, Commissioner Seth Smith, Miranda Evans and Commissioner Jacobs.

Absent: Vice Chair Stephen Browne.

Staff Members Present:

Bill Chopyk, Interim Community Development Manager, Elizabeth Mitchell, Planning Commission Attorney, Spencer Richard, Assistant Planner and Audrey Malone, Planning Commission Clerk.

Pledge of Allegiance:

Led by Commissioner Evans.

Changes to the Agenda:

None.

Public Comment:

Email Submitted: None.

In-Person: None.

Consent Calendar

1. Approval of Planning Commission Meeting Minutes

Motion: Approve the Planning Commission Meeting Minutes of February 28, 2022.

Action: Motioned by Commissioner Jacobs, seconded by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Evans, Jacobs.

Noes: None.

Absent: Browne.

Public Hearing(s):

2. Planned Development Permit No. PDP-210-0002 and Tentative Map TM0-000-0066; A Request to Authorize the Construction of 14 Single Family Dwelling Units and 1 private street (Bonita Place) in the Residential Low Medium (RLM) Zone.

Public Hearing Open: 6:05pm

Commissioner Evan recuses self due to being involved with the review of PDP application in 2016 (exits Chambers at 6:07pm).

Spencer Richard, Assistant Planner presents staff report.

Commissioners provide questions to staff and applicant.

Applicant, Andy Lambert addresses the Commission.
Commissioners have questions of the applicant.

Drew Lambert, assisting with selling the property addresses the Commission.

Abhay Schweitzer, designer of the project addresses the Commission.

Public Hearing Open: 6:28 pm

Public Comment:

Email Submitted: None.

In-Person:

- Sigifredo Mirumontre
- John Everett
- Deana Freeman
- Amanda Freeman
- Jacquelyn Clark
- Mehry Mohseni
- Guy Bernard
- Henry Castillo

Staff addresses public comments.

Motion: Close the Public Hearing.

Action: Motioned by Commissioner Jacobs seconded by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Jacobs.

Noes: None.

Absent: Browne.

Abstain: Evans.

Public Hearing Closed at 7:22 pm.

Commissioner's deliberate.

Motion: Adopt a Resolution recommending the City Council approval of Tentative Map (single family) TM0-000-0066, Authorizing the Subdivision of a 2.22-Acre site into 14 single family dwelling units and 1 private street on an Existing Undeveloped Site located west of Bonita Street and north of Alicia Lane, Lemon Grove, California; and 4) Adopt a Resolution approving Planned Development Permit No. PDP-180-0002; a request to authorize the construction of 14 single family dwelling units and 1 private street on an existing undeveloped site located west of Bonita Street and north of Alicia Lane, Lemon Grove, California.

Action: Motioned by Commissioner Jacobs, second by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Jacobs.

Noes: None.

Absent: Browne.

Abstain: Evans.

7:30 pm Chair Bailey calls a recess until Commissioner Evans returns.

7:40pm Commissioner Evans returns to the Chambers and the meeting is reconvened.

Public Hearing(s):

3. Zoning Ordinance Amendment ZA2-200-0001 Accessory Dwelling Unit Ordinance

Public Hearing Open: 7:40 pm

Katie Matchett with City Place Planning presents staff report.

Public Comment:

Email Submitted: None.

In-Person: None.

Motion: Close the Public Hearing.

Action: Motioned by Commissioner Evans seconded by Commissioner Jacobs.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Evans, Jacobs.

Noes: None.

Absent: Browne.

Abstain: None.

Public Hearing Closed at 7:59 pm.

Motion: Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Lemon Grove, California, Recommending City Council Approval of Zoning Ordinance Amendment ZA2-200-0001, Accessory Dwelling Unit Ordinance".

Action: Motioned by Commissioner Evans, second by Commissioner Jacobs.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Evans, Jacobs.

Noes: None.

Absent: Browne.

Abstain: None.

Public Hearing(s):

4. Zoning Ordinance Amendment ZA2-200-0001 Accessory Dwelling Unit Ordinance

Public Hearing Open: 8:13 pm

Katie Matchett with City Place Planning presents staff report.

Public Comment:

Email Submitted: None.

In-Person: None.

Motion: Close the Public Hearing.

Action: Motioned by Commissioner Jacobs seconded by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Evans, Jacobs.

Noes: None.

Absent: Browne.

Abstain: None.

Public Hearing Closed at 8:28 pm.

Motion: Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Lemon Grove, California, Recommending City Council Approval of Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance".

Action: Motioned by Commissioner Evans, second by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Smith, Evans, Jacobs.

Noes: None.

Absent: Browne.

Abstain: None.

Business from the Community Development Manager

- Update on the Car Wash Appeal
- Free training available to Commissioners.

Business from the Planning Commission Attorney: None.

Planning Commission Oral Reports on Meeting Attended at the Expense of the City:
None.

Adjournment:

There being no further business to come before the Planning Commission Chair Bailey asks for a motion to adjourn the meeting.

Action: Motioned by Commissioner Evans, second by Commissioner Evans.

The motion passed by the following roll call vote:

Ayes: Bailey, Smith, Evans, Jacobs.

Noes: None.

Absent: Browne.

Abstain: None.

Meeting adjourned at 8:23 pm.



Audrey Malone
Planning Commission Clerk

**MINUTES OF THE REGULAR MEETING
OF THE LEMON GROVE PLANNING COMMISSION
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945
MONDAY, June 27, 2022 at 6 PM**

Call To Order:

Chair Robert "Bob" Bailey called the Regular Planning Commission Meeting to order at 6:07 pm

Present:

Chair Bob Bailey, Commissioner Seth Smith, and Commissioner Miranda Evans.

Absent: Vice Chair Stephen Browne and Commissioner Emily Jacobs.

Staff Members Present:

Lydia Romero, City Manager, Kristen Steinke, Planning Commission Attorney, Bill Chopyk, Interim Community Development Manager, Takuma Easland, Assistant Planner and Audrey Malone, Planning Commission Clerk.

Pledge of Allegiance:

Led by Chair Bob Bailey.

Changes to the Agenda:

None.

Public Comment:

Email Submitted: None.

In-Person: None.

Public Hearing:

2. Planned Development Permit No. PDP-210-0001; A Request to Construct a 2,688 Square Foot Construction Warehouse at an Existing Vacant Lot Located at 3450 West Street in the General Commercial – Heavy Commercial (GC-HC) zone

Takuma Easland, Assistant Planner presents staff report.

Commission have questions/comments of staff.

Dan Duty the architect/representative for the applicant addresses the Commission.

Public Hearing Open: 6:28 pm

Public Comment:

Email Submitted: None.

In-Person: None.

Commission provides comments.

Motion: Close the Public Hearing.

Action: Motioned by Commissioner Evans, seconded by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Evans, Smith.

Noes: None.

Absent: Browne, Jacobs.

Public Hearing Closed at 6:29 pm.

Commissioner's deliberate.

Motion: Adopt a resolution approving Planned Development Permit No. PDP-210-0001; a request to authorize the construction of a 2,688 sq. ft. construction warehouse at an existing vacant lot located at 3450 West St. in the General Commercial – Heavy Commercial (GC-HC) zone.

Action: Motioned by Chair Bailey, second by Commissioner Evans.

The motion failed by the following call vote:

Ayes: None.

Noes: Bailey, Evans, Smith.

Absent: Browne, Jacobs.

Motion: To deny Planned Development Permit No. PDP-210-0001; a request to authorize the construction of a 2,688 sq. ft. construction warehouse at an existing vacant lot located at 3450 West St. in the General Commercial – Heavy Commercial (GC-HC) zone.

Action: Motioned by Commissioner Evans, second by Commissioner Smith.

The motion passed by the following call vote:

Ayes: Bailey, Evans, Smith.

Noes: None.

Absent: Browne, Jacobs.

Business from the Community Development Manager

- Announced John Burns and Jacquelyn Clark as the newly appointed Planning Commissioners.
- Thanked Chair Bailey and Vice Chair Browne for their service on the Planning Commission.

Business from the Planning Commission Attorney: None.

Planning Commission Oral Reports on Meeting Attended at the Expense of the City:

None.

Adjournment:

There being no further business to come before the Planning Commission Chair Bailey asks for a motion to adjourn the meeting.

Action: Motioned by Commissioner Evans, second by Commissioner Smith.


The motion passed by the following roll call vote:

Ayes: Bailey, Evans, Smith.

Noes: None.

Absent: Browne, Jacobs.

Meeting adjourned at 6:40 pm.



Audrey Malone
Planning Commission Clerk

**MINUTES OF THE STUDY SESSION MEETING
OF THE LEMON GROVE PLANNING COMMISSION
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945
MONDAY, JULY 25, 2022 at 6:00 P.M.**

Call To Order:

The Planning Commission Study Session was called to order at 6:00 p.m.

Present:

Commissioner Miranda Evans, Commissioner Seth Smith, Commissioner Elizabeth Jacobs, Commissioner Jacquelyn Clark and Commissioner John Burns.

Absent: None.

Staff Members Present:

Lydia Romero, City Manager and Elizabeth Mitchell, Planning Commission Attorney.

Study Session

Training Session on the Brown Act, Conflict of Interest and Other Key Governing Laws for Leaders.

Planning Commission Attorney Elizabeth Mitchell presented the Training Session.

Adjournment:

There being no further business to come before the Planning Commission, the Study Session was adjourned.

Deborah Harrington
Interim Planning Commission Clerk

