LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY

Item No. 3
Mtg. Date November 18, 2014
Dept. Development Services Department

Item Title: **Public Hearing to Consider General Plan Amendment GPA14-003 and Zoning Amendment ZA14-001 Amending the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and Amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue**

Staff Contact: David DeVries, Principal Planner

Recommendation:

1) Conduct the public hearing; and
2) Adopt a resolution (**Attachment B**) approving General Plan Amendment GPA14-003 and certifying Negative Declaration ND14-01.
3) Introduce Ordinance No. 425 (**Attachment C**).

Item Summary:

The proposed general plan amendment and zoning amendment encompasses three properties consisting of 2.86 acres located on North Avenue between Massachusetts Avenue and Federal Boulevard. The project was initiated by an owner of one of these three properties, and at staff's suggestion, was expanded to include two other contiguous properties. The three properties are currently zoned General Commercial, but are physically isolated from the rest of the commercial district. The development on these sites consists mostly of warehouse type structures with ancillary office space and outdoor yards. As a result, businesses that are attracted to these locations tend to be more consistent with Heavy Commercial uses rather than General Commercial Uses. The staff report (**Attachment A**) outlines the proposed amendments in detail. The Planning Commission conducted a public hearing on October 27, 2014 and recommends City Council approval.

Fiscal Impact:

None.

Environmental Review:

☐ Not subject to review
☐ Exempt, Section _____
☒ Negative Declaration
☐ Mitigated Negative Declaration

Public Information:

☐ None
☐ Newsletter article
☒ Tribal Government Consultation
☒ Notice published in local newspaper
☒ Notice to property owners within 300 ft.

Attachments:

A. Staff Report
B. Resolution (GPA14-003 & ND14-01)
C. Ordinance (ZA14-001)
D. Preliminary Negative Declaration ND14-01
E. 9/29/14 Letter from Applicant
F. GC & HC District Regulations
G. General Plan Tables CD-1 & 2

Attachment A

LEMON GROVE CITY COUNCIL
STAFF REPORT

Item No. 3

Mtg. Date November 18, 2014

Item Title: **Public Hearing to Consider General Plan Amendment GPA14-003 and Zoning Amendment ZA14-001 Amending the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and Amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue**

Staff Contact: David DeVries, Principal Planner

Application Summary:

Table 1

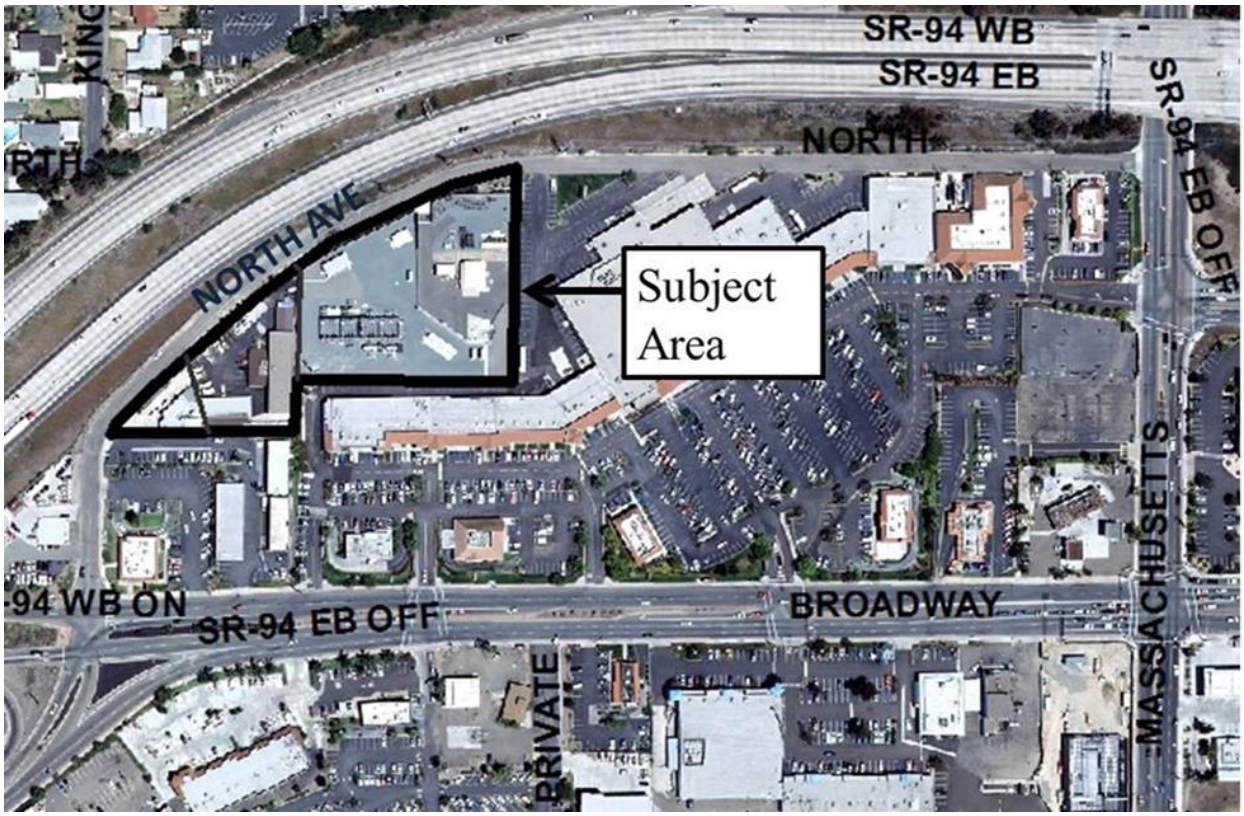
APPLICANT:	Farhad Kamani, Peak Real Estate Group LLC, P.O. Box 181484, Coronado, CA 92178
PROPERTY OWNERS:	Farhad Kamani, Peak Real Estate Group LLC, P.O. Box 181484, Coronado, CA 92178 (6975 North Ave.) Jack Custeau, Custeau Family Trust, 440 S. Hemingway Ave., Boise, ID 83709 (6969 North Ave.) San Diego Gas & Electric (7001 North Ave.)
PROPERTY LOCATION:	6975 North Ave. (Vacant; previously Service Masters). APN: 479-012-05-00. 6969 North Ave. (Custom Auto Wrap). APN: 479-012-04-00. 7001 North Ave. (SDG&E). APN: 479-021-13-00. The properties are located on the south side of North Avenue between Massachusetts Ave. and Federal Blvd., north of the Albertsons shopping center.
PROJECT AREA:	2.86 Acres (124,581 sq. ft.).
EXISTING ZONE:	General Commercial (GC).
GENERAL PLAN LAND USE DESIGNATION:	Retail Commercial (6969 and 6975 North Ave.) and Public Institutional (7001 North Ave.).

Attachment A

SURROUNDING PROPERTIES:	North: North Ave. / State Route 94. South: Retail Commercial fronting Broadway. East: Service / Loading / Parking areas for the Albertsons shopping center. West: North Ave. / State Route 94.
ENVIRONMENTAL IMPACT:	A Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND.

Project Description

The project consists of amending the General Plan Land Use Designation of 6969 and 6975 North Avenue from Retail Commercial to General Business and amending the Zoning District of 6969, 6975, and 7001 North Avenue from General Commercial (GC) to Heavy Commercial (HC). This project was initiated by a property owner (6975 North Avenue) after discussions with staff in which he expressed the difficulties in attracting a tenant whose business could conform to the permitted uses of the General Commercial Zone. It became apparent after these discussions, and in recalling similar discussions with the owner of a neighboring property (6969 North Avenue), that the unique characteristics of this General Commercial Zone area required an analysis to determine if these sites were better suited for a different zone and land use. The third property in this project is the 2.09 acre SDG&E Transformer site (7001 North Avenue).



Analysis

The three properties are surrounded by other General Commercial Zone properties in the area, but are isolated from the commercial areas fronting along Broadway. The existing surrounding land uses are predominantly drive-through restaurants and retail uses (within the Albertson's Shopping Center) with automobile repair uses at the western edge of the block. The subject area is not heavily traveled, is within a higher ambient noise contour (State Route 94 generated noise), and is not visible from Broadway. These conditions warrant a more compatible zone and land use designation.

The subject properties were zoned General Commercial both in 1983 and 1996 as a part of the adoption of the City's General Plan. These zones were consistent with the previous County zoning (C-2).

All three properties are also developed with structures that are more appropriate for Heavy Commercial use and include warehouses, manufacturing, office spaces, and utility structures (see **Table 2**). The SDG&E site is a public utility facility that was recently upgraded and development is exempt from local authority review as long as SDG&E owns the property. Public records show that the original structures at 6969 North Avenue were constructed in 1965 and structures at 6975 North Avenue in 1977. The business license records show that Custeau Signs at 6969 North Avenue and Service Masters at 6975 North Avenue may have predated the City's incorporation.

Existing Site Conditions Summary

Table 2 below provides a development summary of each property.

Table 2

Location	**Site Area**	**Existing Improvements**	**On-site Parking**
6969 North Ave.	6,969 sq. ft.	Warehouse: 1,688 sq. ft. Office: 938 sq. ft.	7 Uncovered 1 covered
6975 North Ave.	26,572 sq. ft.	Warehouse: 6,448 sq. ft. Office: 1,400 sq. ft.	24 Uncovered
7001 North Ave.	91,040 sq. ft.	Utility Structures and Small Offices	Unknown

The segment of North Avenue from the Federal Boulevard/Broadway intersection to Massachusetts Avenue is a local collector and is not designated as a major road in the General Plan's Mobility Element. The properties at 6969 and 7001 North Avenue have existing curb and gutter fronting the subject properties, but there are no sidewalks. The property at 6975 North Avenue has no curb, gutter, or sidewalk fronting the property.

Attachment A

Zone and General Plan Land Use Designation Summary

Table 3 below outlines specific goals and provisions of the current and proposed General Plan land use and zoning designations. Within the table, the existing development conformance is identified. Where the properties are nonconforming, future development may require additional improvements to meet these requirements.

Table 3

Category	Existing General Commercial Zone &Retail Commercial Land Use Designation	Proposed Heavy Commercial Zone & General Business Land Use Designation
General Plan Land Use Goal	Auto-oriented Retail Sale of Goods and Services.	Professional Offices, Wholesalers, Research and Development (R&D), and Business Support Services.
Zone Purpose	Allow auto-oriented, generally large-scale businesses and activities offering retail goods and services meant to serve the needs of local and regional shoppers.	Allow heavier, more obtrusive types of retail, semi-industrial, and service uses that do not require pedestrian traffic or high visibility, and are not compatible with consumer-oriented retail activities.
Zoning Permissible Uses	Professional Offices, Retail Sales and Services, Assembly Uses, R&D, Minor Vehicle Maintenance & Repair, Day Care and Residential Care Facilities, Housing above Commercial, Senior Housing, Warehousing, Wholesaling, and Visitor Accommodations.	Professional Offices, Light & Heavy Manufacturing, Trucking and Transportation Terminals, Second-hand Retailers, Vehicle Sales, Assembly Uses, R&D, Major & Minor Vehicle Maintenance & Repair, Warehousing, and Wholesaling.
Maximum Floor Area Ratio	1:1; (all sites comply)	1.2:1; (all sites comply)
Land Use Estimated Trip Generations*	6 to 700 weekday trips per 1,000 sq. ft.	4 to 50 weekday trips per 1,000 sq. ft.
Minimum Lot Area	10,000 sq. ft.; (6969 North Ave. is 6,696 sq. ft.; other sites comply)	10,000 sq. ft.; (6969 North Ave. is 6,696 sq. ft.; other sites comply)
Minimum Lot Width and Depth	None; (all sites comply)	None; (all sites comply)
Minimum Setbacks	Front: 25 feet; (7001 North Ave. has an office building ~10 feet from property line; other sites comply) Side: 0 feet; (all sites comply) Rear: 0 feet; (all sites comply)	Front: 25 feet; (7001 North Ave. has an office building ~10 feet from property line; other sites comply) Side: 0 feet; (all sites comply) Rear: 0 feet; (all sites comply)

Category	Existing General Commercial Zone & Retail Commercial Land Use Designation	Proposed Heavy Commercial Zone & General Business Land Use Designation
Maximum Building Height	Main Building: 30 ft.; (all sites comply) Accessory Building: 15 ft.; (all sites comply)	Main Building: 30 ft.; (all sites comply) Accessory Building: 15 ft.; (all sites comply)
Maximum Building Coverage	35 percent; (6969 North Ave. is 38 percent via minor modification MM10-001; other sites comply)	40 percent; (all sites comply)
Minimum Landscape	10 percent; 6969 North Ave. is 3.5 percent on-site and 12.6 percent on-street 6975 North Ave. is 0.4 percent on-site and 0 percent on-street 7001 North Ave. is 0 percent on-site and 4.2 percent on-street	10 percent; 6969 North Ave. is 3.5 percent on-site and 12.6 percent on-street 6975 North Ave. is 0.4 percent on-site and 0 percent on-street 7001 North Ave. is 0 percent on-site and 4.2 percent on-street
Minimum On-site Parking	Generally 1 space per 500 sq. ft. with some exceptions; (all sites comply)	Generally 1 space per 500 sq. ft. with some exceptions; (all sites comply)

*SANDAG 2002 Guide of Vehicular Traffic Generation Rates for the San Diego Region

Discussion

The Government Code requires that the zoning designation be consistent with the property's General Plan land use designation. Therefore, it is necessary to change the zoning and General Plan land use designation.

The properties' close proximity to State Route 94 (freeway noise prevalent in the area) and isolation from the City's commercial retail corridor makes heavy commercial land uses an appropriate use. This amendment will help meet a current demand for heavy commercial land uses in an area already containing appropriate facilities, reduce potential vacancies of these sites, and provide jobs in the area.

On October 27, 2014, the Planning Commission conducted a public hearing. The Planning Commission recommends that the City Council approve the proposed project. No public comments were received.

Public Information:

The Notice of Public Hearing was published in the October 2, 2014 edition of the East County Californian and the property owners of the subject properties and property owners within 300 feet of the properties were notified via mail delivery.

A Native American Tribal Government Consultation was conducted pursuant to Government Code Sections 6540.2, 65092, 65351, 65352.3, 65352.4, 65562.5 et. seq.

Conclusion:

The Planning Commission recommended that the City Council: 1) adopt the resolution (**Attachment B**) certifying Negative Declaration ND14-01 and approving General Plan

Attachment A

Amendment GPA14-003, and 2) introduce Ordinance No. 425 approving Zoning Amendment ZA14-001 (**Attachment C**).

Attachment B

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT GPA14-003 AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM RETAIL COMMERCIAL TO GENERAL BUSINESS FOR 6969 AND 6975 NORTH AVENUE, LEMON GROVE, CALIFORNIA

WHEREAS, the applicant, Farhad Kamani of Peak Realty Group LLC, filed a complete application for Zoning Amendment ZA14-001 and General Plan Amendment GPA14-003 on September 23, 2014 to amend the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and to amend the Zoning District from General Commercial to Heavy Commercial for 6969, 6975, and 7001 North Avenue (A.P.N.s 479-012-04-00, 479-012-05-00, and 479-021-13-00 respectively); and

WHEREAS, a Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND; and

WHEREAS, on October 27, 2014, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

WHEREAS, the Planning Commission recommended that the City Council certify Negative Declaration ND14-01 and approve General Plan Amendment GPA14-003; and

WHEREAS, on November 18, 2014, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council finds that the General Plan Amendment is in accordance with Government Code Sections 65350 to 65359; and

WHEREAS, the City Council finds that the General Plan Amendment is consistent with the goals and policies of the General Plan and Chapter 18.40 (General Plan Conformity) of the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

SECTION 1. Certifies the adequacy of the Negative Declaration of Environmental Impact ND14-01; and

SECTION 2. Approves General Plan Amendment GPA14-003 amending the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue.

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Attachment C

ORDINANCE NO. 425

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING ZONING AMENDMENT ZA14-001 AMENDING THE ZONING DISTRICT FROM GENERAL COMMERCIAL (GC) TO HEAVY COMMERCIAL (HC) FOR 6969, 6975, and 7001 NORTH AVE, LEMON GROVE, CALIFORNIA

WHEREAS, the applicant, Farhad Kamani of Peak Realty Group LLC, filed a complete application for Zoning Amendment ZA14-001 and General Plan Amendment GPA14-003 on September 23, 2014 to amend the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and to amend the Zoning District from General Commercial to Heavy Commercial for 6969, 6975, and 7001 North Avenue (A.P.N.s 479-012-04-00, 479-012-05-00, and 479-021-13-00 respectively); and

WHEREAS, a Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND; and

WHEREAS, on October 27, 2014, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

WHEREAS, the Planning Commission recommended that the City Council certify Negative Declaration ND14-01 and approve Zoning Amendment ZA14-001; and

WHEREAS, General Plan Amendment GPA14-003 was approved and Negative Declaration ND14-01 was certified; and

WHEREAS, on November 18, 2014, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council finds that the following findings required to approve a Zoning Amendment can be made in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.

   The amendment will allow heavy commercial land uses in an area more appropriate for these more obtrusive types of land uses because of the close proximity to State Route 94 and the isolated location from the City's commercial retail corridors.

2. That the public health, safety, and general welfare benefit from the adoption of the proposed amendment.

   The amendment provides more heavy commercial land in the City which will promote jobs in the City where vacancies are prevalent and allow for more appropriate uses of the subject properties; and

THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION ONE: Approve Zoning Amendment ZA14-001 amending the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue.

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Attachment D

CITY OF LEMON GROVE
SUMMARY OF INITIAL STUDY

Project Description and Location:

The proposed project is a request for General Plan Amendment GPA14-003 and Zoning Amendment ZA14-001 to amend the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and to amend the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue. The SDG&E utility site (7001 North Ave.) will retain the current Public/Institutional General Plan Land Use Designation. The 2.86 acre project area is developed with office, warehouse, and utility land uses. No development improvements are proposed.

The project area includes three properties (2.86 acres total of land) located on the south side of North Ave. between Broadway and Massachusetts Ave.

Environmental Setting:

The site is in a developed urban commercial area. To the north is the State Route 94. To the south, east, and west are general commercial land uses. The subject property slopes from the northeast to the southwest. The existing landscape on-site consists of ornamental vegetation.

Potentially Significant Environmental Effects: None

Mitigation Measures: None.

General Plan and Zoning Compatibility: The project permits heavy commercial land uses on properties with existing land uses (e.g., office, warehouse, and utility) consistent with the Heavy Commercial Zoning District. The project area is behind General Commercial land uses and away from residences which is consistent with the location of other Heavy Commercial areas in the City.

Persons Who Prepared or Assisted in the Initial Study: David DeVries, Principal Planner.

Summary of Reasons to Support Finding of Negative Declaration:

1. The proposed general plan amendment and zoning amendment are found to be consistent with the General Plan and existing development in the immediate vicinity because it proposes allowing land uses consistent with existing conditions in a location consistent with other Heavy Commercial properties.

2. No potential for significant environmental impact is evident in the record and the field investigation because no development is proposed.

Attachment D

ENVIRONMENTAL CHECKLIST FORM
CITY OF LEMON GROVE
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. ND14-01

1. **Project Title:** General Plan Amendment GPA14-003 and Zoning Amendment ZA14-001 – North Ave. Rezone

2. **Lead Agency Name and Address:** City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

3. **Contact Person and Phone Number:** David De Vries, Principal Planner
(619) 825-3812

4. **Project Location:** Three adjacent properties (2.86 acres total) located at 6969, 6975, & 7001 North Ave., Lemon Grove, CA 91945. Assessor's Parcel Number: 479-012-04-00, 479-012-05-00, and 479-021-13-00 respectively.

5. **Project Sponsor's Name and Address:** Farhad Kamani, Property Owner, P.O. Box 181484, Coronado, CA 92178. **Phone:** (858) 967-8400.

6. **General Plan Designation:** The subject properties are designated as Retail Commercial and Public/Institutional in the Land Use Element of the General Plan.

7. **Zoning:** The subject properties are located in the General Commercial zone.

8. **Description of the Project:** The proposed project is a request to amend the General Plan Land Use Designation from Retail Commercial to General Business for 6969 and 6975 North Avenue and to amend the Zoning District from General Commercial (GC) to Heavy Commercial (HC) for 6969, 6975, and 7001 North Avenue. The SDG&E utility site (7001 North Ave.) will retain the current Public/Institutional General Plan Land Use Designation.

9. **Surrounding Land Uses and Setting:** The site is in a developed urban commercial area. The project area is located on the south side of North Ave. between Broadway and Massachusetts Ave. To the north is the State Route 94. To the south, east, and west are general commercial land uses. The subject property slopes from the northeast to the southwest. The existing landscape consists of ornamental vegetation. There are office, warehouse, and utility land uses existing within the project area.

10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** Department of Fish & Game and California Native American Tribes.

Attachment D

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

___X___I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

_____I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

_____I find that the proposed project MAY have a "potential significant impact" or " potentially significant unless mitigated" impact on the environment, but a least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addresses.

_____I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in and earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Attachment D

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on the project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project.

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particularly physical impact may occur, then the checklist answers must indicated whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact”. The lead agency musty describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis”, may be cross-referenced).

5. Earlier analysis may be used where, pursuant to the tiering, program EIR or other CEQA process, and effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
   a) Earlier Analysis used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated” describe the mitigation measures which were incorporated or refined from the earlier document and extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances, etc.). Reference to a previously prepared or outside document should where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: a source list should be attached and other sources use d or individuals contacted should be cited in the discussion.

8. This is only a suggested form and lead agencies are free to use different formats: however, lead agencies should normally address the questions from this checklist that relevant to the project's environmental effects in whatever format is selected.

9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES AND SUPPORTING INFORMATION

1. AESTHETICS. Would the Project:

a) Have a substantial adverse effect on a scenic vista?
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic?
c) Substantially degrade the existing visual character or quality of the site and its surroundings?
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The site is located in a developed urbanized area. The subject property is not located in or near a scenic vista or scenic highway. The project area consists of warehouse, office, and utility land uses on developed sites with ornamental landscape. No development is proposed as a part of this project and future heavy commercial land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.
Source: 1, 2, 3, 5

2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Attachment D

Discussion:
The project is located within a developed urban commercial area. The property is not located in an area used for agricultural purposes and no such impacts will occur.
Source: 1, 2

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
c) Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under any applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?
d) Expose sensitive receptors to substantial pollutant concentrations?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
__X__Less Than Significant Impact
_____No Impact

Discussion:
The project is not expected to result in a future increase in traffic because, generally, Heavy Commercial land uses generate between 4 and 50 weekday trips per 1,000 sq. ft. of floor area and General Commercial land uses generate between 6 and 700 weekday trips per 1,000 sq. ft. of floor area and no significant impact on air resources is likely to occur. The Master Environmental Impact Report (MEIR) for the City of Lemon Grove's General Plan anticipates air quality impacts associated with the build out of Lemon Grove but not to a level of significance. The cumulative air quality impacts will remain significant and unmitigated. However, this project is not considered to result in a cumulatively considerable net increase of any criteria pollutant. Standard conditions of future development project approval will require the control of dust during site grading and construction.
Source: 1, 2, 3, 5, 6

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of fish and Game or U.S. Fish and Wildlife service?
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, regulations or by the California Department of Fish and Game or U.S. Wildlife service?
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to march vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
d) Interfere substantially with the movement of any resident, migratory wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan and other approved local, regional, or state habitat conservation plan?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__X__No Impact

Discussion:
The MEIR for the City of Lemon Grove's General Plan confirms there are no known sensitive biological resources, riparian habitat, or wetlands within the project area.
Source: 1, 2

5. CULTURAL RESOURCES. Would the project:
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
d) Disturb any human remains, including those interred outside of formal cemeteries?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__X__No Impact

Discussion:
No development activities are proposed as a part of this project.
Source: 1, 2, 5

6. GEOLOGY AND SOILS. Would the project:
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (ii) Strong seismic ground shaking? (iii) Seismic-related ground failure, including liquefaction? (iv) Landslides?
b) Result in substantial soil erosion or the loss of topsoil?
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
d) Locate on the expansive soil, as defined in Table 18-I-b of the Uniform Building Code (1997), creating substantial risks to life or property?
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated

Attachment D

___X__Less Than Significant Impact
_____No Impact

Discussion:
No development activities are proposed as a part of this project. New structures will be required to comply with the current seismic requirements of the California Building Code. Like most urban areas in Southern California, Lemon Grove is subject to earthquakes. The project site is not located in an Earthquake Fault Zone according to the Alquist-Priolo Earthquake Fault Zoning Act and no active faults or ground ruptures have been mapped underlying the site or within the City of Lemon Grove. Active regional faults may cause ground shaking in Lemon Grove. Typical erosion control measures will be required during site grading.
Source: 1, 2, 5

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
d) Be located on a site which is included on a list of hazardous material sites complied pursuant to Government Code Section 65962.5 and , as a result would it create a significant hazard to the public or the environment?
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?
f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people resident or working in the project area?
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___X__No Impact

Discussion:
No development is proposed as a part of this project and future heavy commercial land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.

There are no known hazardous material sites within the City.

The subject property is not located within the Influence Area of a private airstrip or public airport.

The project is located within an urbanized area and there are no wildlands located within the vicinity of the subject property.

Source: 1, 2, 5, 7

8. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level ((e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would resulting a substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would resulting flooding on- or off-site.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year floodplain on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

j) Inundation by seiche, tsunami, or mudflow?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__X__No Impact

Discussion:
No development is proposed as a part of this project and future heavy commercial land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.

This project is not located in a flood plain or zone and is not subject to flooding.
Source: 1, 2, 4, 5

9. LAND USE PLANNING. Would the project:

a) Physically divide an established community?

b) Conflict with an applicable land use plan, policy or regulation of agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating environmental effect?

c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated

Attachment D

_____Less Than Significant Impact
___X__No Impact

Discussion:
The project will not divide the community. The project permits heavy commercial land uses on properties with existing land uses (e.g., office, warehouse, and utility) consistent with the Heavy Commercial Zoning District. The project area is adjacent to the service areas of existing General Commercial land uses which is consistent with the location of other Heavy Commercial areas in the City.
Source: 1, 2, 5

10. MINERAL RESOURCES. Would the project:
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___X__No Impact

Discussion:
There are no known mineral resources of value located within the City of Lemon Grove.
Source: 1, 2, 5

11. NOISE. Would the project:
a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
d) Result in a substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the area to excessive noise levels?
f) For a project within vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___X__Less Than Significant Impact
_____No Impact

Discussion:
No development is proposed as a part of this project. The proposed project will not introduce significant noise sources in the vicinity that are inconsistent with the surrounding area.

The State Route 94 is a noise source within close proximity of the project. Figure N-2 in the 1996 General Plan indicates that the project area is located within an area encompassing 75 db CNEL noise levels or less. The MEIR for the General Plan states that Office Buildings, Business Commercial, and Professional Uses with existing noise levels below 75 db CNEL is conditionally acceptable and conditions may be required to reduce noise impacts to below a level of significance. The MEIR for the General Plan states that Industrial, Manufacturing, Utilities, and Agricultural Uses with existing noise levels below 80 db CNEL is conditionally acceptable and conditions may be required to reduce noise impacts to below a level of significance. New development within the project area will require a noise study to be perfumed.

The subject property is not located within the Influence Area of a private airstrip or public airport.
Source: 1, 2, 7

12. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing units elsewhere?
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___X__Less Than Significant Impact
_____No Impact

Discussion:
The project will not induce substantial population growth because no development is proposed. The project does not displace existing housing units or numbers of people.
Source: 1, 2, 5

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?
b) Police protection?
c) Schools?
d) Parks?
e) Other public facilities?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___X__Less Than Significant Impact
_____No Impact

Attachment D

Discussion:
No development is proposed as a part of this project. The proposed project will not result in an increase in the demand for public services and facilities.
Source: 1, 2, 5

14. RECREATION. Would the project:
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**_Less Than Significant Impact
_____No Impact

Discussion:
No development is proposed as a part of this project. The proposed project will not cause a significant increase in the demand on recreational services in the community.
Source: 1, 2, 5

15. TRANSPORTATION/TRAFFIC. Would the project:
a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., resulting a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
d) Substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)?
e) Result in inadequate emergency access?
f) Result in inadequate parking capacity?
g) Conflict with adopted policies or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**_Less Than Significant Impact
_____No Impact

Discussion:
No development is proposed as a part of this project. The project is not expected to result in a future increase in traffic because, generally, Heavy Commercial land uses generate between 4 and 50 weekday trips per 1,000 sq. ft. of floor area and General Commercial land uses generate between 6 and 700 weekday trips per 1,000 sq. ft. of floor area and no significant impact on existing traffic loads and capacities is likely to occur.

The subject property is not located within the Influence Area of a private airstrip or public airport.

Source: 1, 2, 5, 6, 7

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) Result in a determination by the wastewater treatment facilities which services or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with the federal, state, and local statues and regulations related to solid waste?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**_Less Than Significant Impact
_____No Impact

Discussion:
No development is proposed as a part of this project. The existing land uses are uses permitted within the Heavy Commercial zone and no increase to service systems is anticipated.
Source: 1, 2, 5

17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Discussion:
No development is proposed as a part of this project and future heavy commercial land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively Considerable" means that the incremental effects of a

project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__X__No Impact

Discussion:
No development is proposed as a part of this project and future heavy commercial land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes. The project will not result in impacts that are cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__X__No Impact

Discussion:
No development is proposed as a part of this project and future heavy commercial land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes. The proposed project will not cause a substantial adverse effect on human beings.
Source: 1, 2, 3, 5

In view of the above analysis, it is determined that the project will not have a significant impact on the environment and an environmental impact report is not required.

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents prepared and utilized in this analysis are listed below. All of the documents are available at the City of Lemon Grove, Development Services Department, 3232 Main Street, Lemon Grove.

Reference #	Document Title
1.	City of Lemon Grove General Plan
2.	Master Environmental Impact Report for the Lemon Grove General Plan
3.	City of Lemon Grove Municipal Code
4.	Firm Insurance Rate Map Community Panel No. 06073C1910G May 16, 2012
5.	GPA14-003/ZA14-001 Application Packet
6.	Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, SANDAG; April 2002
7.	Montgomery Field Airport Land Use Compatibility Plan, May 2009

Individuals and Organizations Consulted

Carol Dick, Development Services Director, City of Lemon Grove
Tamara O'Neal, Associate Engineer, City of Lemon Grove
Jim Wieboldt, Sheriff Crime Prevention Specialist
Chris Jensen, Deputy Fire Marshal, Heartland Fire & Rescue
Kurt Culver, President and CEO, Esgil

Peak Real Estate Group, LLC

September 29, 2014

City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

RE: General Plan Amendment and Zone Ordinance Amendment
Property: 6975 North Avenue, Lemon Grove, CA, 91945

To Whom It May Concern,

I am applying for a General Plan Amendment and Zone Ordinance Amendment to change the above-listed property's designation from general commercial to heavy commercial for the following reasons:

1. The location is quasi-industrial and not retail.
2. The buildings on my property are warehouses located on a secondary street and not a retail thoroughfare.
3. The three businesses immediately surrounding the property are a transmission shop, a mechanics shop, and a SDG&E power station.
4. For the last 12 months, all interested tenants are looking for warehouse space but have not been able to pull a business license because their businesses do not fit the general commercial category.

I hope the City of Lemon Grove will approve this change in the General Plan and Zone Ordinance.

Sincerely,

Farhad Kamani

CITY OF LEMON GROVE
OCT 01 2014
DEVELOPMENT SER

cc: David De Vries, AICP
Principal Planner

Attachment F

Excerpts from the Municipal Code:

17.16.070 General commercial (GC) zone.

A. Purpose. The general commercial (GC) zone is available to auto-oriented, generally large-scale businesses and activities offering retail goods and services meant to serve the needs of local and regional shoppers. These regulations establish development standards and conditions through which uses may be located in this zone. All uses shall be subject to the applicable regulations of this title.

B. Permitted Uses. Uses that are consistent with the following categories, as determined by the community development director, are permitted by right, as verified by zoning clearance:

1. Animal Sales and Services—Pet Supplies. Uses that provide sales of pet supplies including feed and grain. Facilities and operations shall comply with all standards set forth in this title.

2. Animal Sales and Services—Grooming. Uses that provide animal grooming, with or without the sale of supplies, for household pets and small farm animals as defined in LGMC Chapter 18.16. Facilities and operations shall comply with all standards set forth in this title.

3. Business and Professional. Uses related to the practice of a vocation requiring specialized training or education that can be performed in an office setting.

4. Business Support. Uses that provide printing, copying, photographic, computer, or technological services.

5. Educational and Training Facilities. Uses that provide classroom-style instruction for occupancies less than fifty persons as determined by the building official.

6. Financial Institutions. Uses related to the exchange, lending, borrowing, and safe-keeping of money.

7. Food and Beverage Establishments with Drive Through. Uses that prepare, provide, or serve food or beverages for consumption on or off the premises that may include drive-through service. Alcoholic beverage sales shall be subject to LGMC Chapter 18.27.

8. Funeral and Mortuary Services—No Assembly Space. Uses that provide services related to the death of a human (without crematoria). This use does not include assembly space.

9. Government. Uses related to local, state, or federal government agencies in an office setting.

10. Maintenance and Repair of Consumer Goods. Uses that provide maintenance, cleaning, and repair services for consumer goods. This use does not include vehicle repair uses.

11. Medical, Dental, Clinics and Health Practitioners. Uses related to diagnosis and treatment of human illness and physical malfunction, including medical and dental laboratories that can be performed in an office setting.

12. Parking. Uses that provide surface or structure parking for passenger vehicles. Parking areas may be public or privately-owned and managed.

13. Personal Services. Uses that provide a variety of services associated with personal grooming or adornment, health maintenance, or well-being.

14. Recreation—Small. Uses or facilities associated with indoor or outdoor, active or passive recreation for indoor occupancies less than fifty persons as determined by the building official and outdoor occupancies less than fifty persons as determined by the community development director.

15. Retail. Uses that provide new consumer goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics; goods for personal grooming or day-to-day maintenance of personal health and well-being. This use includes, but is not limited to, furniture, appliances, sundries, pharmaceuticals, wearing apparel and accessories, small equipment sales and rentals. This use does not include vehicle uses.

16. Retail—Antiques. Uses that provide antique goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics.

17. Vehicle Equipment and Supplies Without Installation. Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles. This use does not include on-site installation.

C. Accessory Uses (LGMC Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right, as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section 17.28.052), or by conditional use permit (CUP, LGMC Section 17.28.050).

1. Administrative offices (ZC).

2. Assembly (MUP).

3. Communications (ZC, MUP, CUP).

4. Construction staging and laydown—Off-site (ZC).

5. Employee convenience sales and services—Recreational facilities (MUP).

6. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).

7. Home occupations (ZC).

8. Kiosk concession sales (ZC).

9. Outdoor dining on private property less than one thousand square feet (ZC).

10. Outdoor dining on public property or greater than or equal to one thousand square feet (MUP).

11. Outdoor sales or displays (ZC).

12. Outdoor storage (ZC).

13. Parking (ZC).

14. Real estate sales/leasing offices (ZC).

15. Residential complex support (CUP).

16. Residential—Caretaker dwelling (MUP).

17. Residential—Rental dwellings above commercial (CUP).

18. Retail manufacturing (MUP).

19. Retail—Secondhand merchandise (MUP).

D. Uses Requiring a Minor Use Permit (Section 17.28.052).

1. Animal Sales and Services—Veterinary Services. Uses that provide medical or surgical care for household pets and small farm animals as defined in LGMC Chapter 18.16. Facilities and operations shall comply with all standards set forth in this title.

2. Assembly—Small. Uses that provide indoor gathering places, such as worship or entertainment, for occupancies less than fifty persons as determined by the building official. Alcoholic beverage sales shall be subject to LGMC Chapter 18.27. This use does not include “adult entertainment” as defined by LGMC Section 18.28.020.

3. Building Services. Uses that provide construction, maintenance, and repair services for all structural and mechanical elements of structures and exterior spaces.

4. Construction Supplies and Equipment. Uses that provide goods, including tools, to repair, maintain, or visually enhance a structure or premises.

5. Funeral and Mortuary Services with Assembly Space. Uses that provide services related to the death of a human (without crematoria) that may include assembly space for occupancies less than fifty persons as determined by the building official.

6. Government. Uses related to local, state, or federal government agencies in an industrial setting.

7. Recreation—Indoor—Large. Uses or facilities associated with indoor, active or passive recreation for occupancies greater than fifty persons as determined by the building official.

8. Research and Development. Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services in an office setting.

9. Residential Care. Uses that provide residential/inpatient care in a small facility (one to six people).

10. Vehicle Equipment and Supplies with Installation. Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles that may include on-site installation.

11. Vehicle Repair—Minor. Uses that primarily provide replacement of parts, tune-ups, and similar minor services. This use does not include any operation listed under “Vehicle Repair—Major” or any similar major vehicle repair. Facilities and operations shall comply with all standards set forth in this title.

12. Vehicle Sales and Rentals. Uses related to the sale, lease, or rental of new or used vehicles or associated equipment including service, maintenance, and minor repairs.

13. Vehicle Service/Maintenance. Uses that include businesses primarily intended for the retail sale of vehicle fuel, which may include incidental merchandise and supplies; and/or vehicular services such as automatic or manual washing and detailing services, tire repair, equipment adjustments, tune-ups and similar minor services.

E. Uses Requiring a Conditional Use Permit (Section 17.28.050).

1. Animal Sales and Services—Day Care. Uses that provide part-time boarding care, for less than twenty-four hours per day, for household pets and small farm animals as defined in LGMC Chapter 18.16. Facilities and operations shall comply with all standards set forth in this title.

Attachment F

2. Animal Sales and Services—Kennels. Uses that provide boarding care for household pets and small farm animals as defined in LGMC Chapter 18.16. Facilities and operations shall comply with all standards set forth in this title.

3. Animal Sales and Services—Pet Stores. Uses that provide for the sale of household pets and small farm animals as defined in LGMC Chapter 18.16, and supplies. Facilities and operations shall comply with all standards set forth in this title. Facilities and operations shall comply with all standards set forth in this title.

4. Assembly—Large. Uses that provide indoor gathering places, such as worship or entertainment, for occupancies greater than or equal to fifty persons as determined by the building official. Alcoholic beverage sales shall be subject to LGMC Chapter 18.27. This use does not include “adult entertainment” as defined by LGMC Section 18.28.020.

5. Day Care Center. Uses that provide part-time care, for less than twenty-four hours per day, located in a commercial zone.

6. Funeral and Mortuary Services with Assembly Space. Uses that provide services related to the death of a human (without crematoria), that may include assembly space for occupancies greater than or equal to fifty persons as determined by the building official.

7. Recreation—Outdoor—Large. Uses or facilities associated with outdoor, active or passive recreation for occupancies greater than or equal to fifty persons as determined by the community development director.

8. Recycling Collection Facilities—Large or Small. All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

9. Research and Development. Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services that require an industrial setting.

10. Residential Care—Large. Uses that provide residential/inpatient care in a large facility (nine or more people).

11. Residential—Senior Housing. Residential uses that provide dwelling units as a senior housing development.

12. Retail—Secondhand Merchandise. Indoor sales of used consumer products. This use does not permit outdoor sales or displays.

13. Visitor Accommodations. Uses that provide lodging, or a combination of lodging and food, primarily to visitors and tourists. This use includes single room occupancy, hotels, and motels, with or without assembly space.

14. Warehouse. Uses engaged in bulk storage as well as storage by individuals in separate storage compartments. This use includes outdoor sales.

15. Wholesale Distribution. Uses engaged in the bulk storage and distribution of goods, including wholesale showrooms and outdoor sales.

F. Uses Requiring a Planned Development Permit (LGMC Section 17.28.030).

G. Development Standards. The following property development standards shall apply to all land and structures in the GC zone:

1. Minimum Lot Area. Ten thousand net square feet.

2. Minimum Lot Width and Depth. No minimum width or depth required.

3. Minimum Yards (as prescribed in Section 17.24.030).

a. Front: Twenty-five feet.

b. Side: No minimum side yard required; except ten feet along a side street or adjacent to a residential district.

c. Rear: No minimum rear yard required; except fifteen feet adjacent to a residential district.

4. Maximum Building Height (as prescribed in Section 17.24.040).

a. Main Buildings: Thirty feet.

b. Accessory Structures: Fifteen feet.

5. Maximum Building Coverage. Thirty-five percent.

6. Enclosure. All permitted or conditionally permitted activities, including all accompanying accessory uses, shall be confined to enclosed structures, and shall not be conducted or occur upon any open or unenclosed area, whether private or public, unless expressly permitted in this section or authorized by a conditional use permit, temporary use permit or other official means.

H. Additional Zoning Provisions. All uses shall be subject to the applicable regulations of this development code, as specified in this section or prescribed elsewhere. Additional development standards relating to this zone are located in the following sections:

1. Accessory buildings and uses, Section 17.24.060.

2. Landscaping and screening, Section 17.24.050.

3. Loading, Section 17.24.020.

4. Nonconforming uses, structures, and lots, Section 17.24.090.

5. Parking, Section 17.24.010.

6. Performance and restricted use standards, Section 17.24.080.

7. Signs, Chapter 18.12.

8. Temporary uses, Section 17.28.040.

I. Special Treatment Area I (STA I). Properties located within special treatment area I (STA I) are subject to the requirements of the city of Lemon Grove Downtown Village Specific Plan. (Ord. 394 § 4, 2010)

17.16.080 Heavy commercial (HC) zone.

A. Purpose. The heavy commercial (HC) zone is available to heavier, more obtrusive types of retail, semi-industrial, and service uses that do not require pedestrian traffic or high visibility, and are not compatible with consumer-oriented retail activities. These regulations establish development standards and conditions through which uses may be located in this zone. All uses shall be subject to the applicable regulations of this title.

B. Permitted Uses. Uses that are consistent with the following categories, as determined by the community development director, are permitted by right, as verified by zoning clearance:

Attachment F

1. Animal Sales and Services—Grooming. Uses that provide animal grooming, with or without the sale of supplies, for household pets and small farm animals as defined in LGMC Chapter 18.16. Facilities and operations shall comply with all standards set forth in this title.

2. Animal Sales and Services—Pet Supplies. Uses that provide sales of pet supplies including feed and grain. Facilities and operations shall comply with all standards set forth in this title.

3. Animal Sales and Services—Veterinary Services. Uses that provide medical or surgical care for household pets and small farm animals as defined in LGMC Chapter 18.16.

4. Broadcast and Production Studios without Outdoor Equipment. Uses that provide production, recording, and broadcasting of radio, television shows, motion pictures, and music. This use does not include outdoor equipment.

5. Building Services. Uses that provide construction, maintenance, and repair services for all structural and mechanical elements of structures and exterior spaces.

6. Business Support. Uses that provide printing, copying, photographic, computer, or technological services.

7. Construction Supplies and Equipment. Uses that provide goods, including tools, to repair, maintain, or visually enhance a structure or premises.

8. Funeral and Mortuary Services—No Assembly Space. Uses that provide services related to the death of a human (without crematoria). This use does not include assembly space.

9. Government. Uses related to local, state, or federal government agencies in a warehouse setting.

10. Heavy Manufacturing. Uses that process materials for the fabrication of large equipment and machinery or high technology products, including manufacturing uses that typically produce noise, dust, or other pollutants capable of harming or annoying adjacent uses.

11. Light Manufacturing. Uses that process, fabricate, assemble, treat, or package finished parts or products, of a limited intensity that result in few outside impacts. This use may include a retail component.

12. Maintenance and Repair of Consumer Goods. Uses that provide maintenance, cleaning, and repair services for consumer goods except motor vehicles.

13. Moving and Storage Facilities. Uses engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary indoor storage of those same items.

14. Parking. Uses that provide for surface or structure parking for passenger vehicles. Parking areas may be public or privately-owned and managed.

15. Research and Development. Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services that require an industrial setting.

16. Retail—Second Hand Merchandise. Indoor sales of used consumer products. This use does not permit outdoor sales or displays.

17. Trucking and Transportation Terminals. Uses engaged in the dispatching and storage of large vehicles that includes maintenance and minor repair of vehicles stored on the premises.

18. Vehicle Equipment and Supplies without Installation. Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles. This use does not include on-site installation.

19. Vehicle Repair—Major. Uses that provide repairs that typically require overnight vehicle storage, such as rebuilding or reconditioning engines, transmissions, and similar major vehicle components; collision service including body, frame, or fender straightening or repair; overall painting or paint shop; upholstery. Facilities and operations shall comply with all standards set forth in this title.

20. Vehicle Repair—Minor. Uses that primarily provide replacement of parts, tune-ups, and similar minor services. This use does not include any operation listed under “Vehicle Repair—Major” or any similar major vehicle repair. Facilities and operations shall comply with all standards set forth in this title.

21. Vehicle Sales and Rentals. Uses related to the sale, lease, or rental of new or used vehicles or associated equipment including service, maintenance, and minor repairs.

22. Warehouse. Uses engaged in bulk storage as well as storage by individuals in separate storage compartments; may include outdoor sales.

23. Wholesale Distribution. Uses engaged in the bulk storage and distribution of goods, including wholesale showrooms and outdoor sales.

C. Accessory Uses (Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right and verified by zoning clearance (ZC), an accessory use allowed by minor use permit (MUP) or conditional use permit (CUP) and as noted in this section and defined in Section 17.24.060.

1. Administrative offices (MUP).

2. Communications (ZC or MUP).

3. Construction staging and laydown—Off-site (ZC).

4. Employee convenience sales and services—Recreational facilities (MUP).

5. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).

6. Kiosk concession sales (ZC).

7. Outdoor sales or display (MUP).

8. Outdoor storage (ZC).

9. Parking (ZC).

10. Residential—Caretaker dwelling (MUP).

D. Uses Requiring a Minor Use Permit (Section 17.28.052).

1. Broadcast and Production Studios with Outdoor Equipment. Uses that provide for the production, recording and broadcasting of radio, television shows, motion pictures, and music that may include outdoor equipment.

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2. Recycling Collection Facilities—Small. All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

3. Vehicle Equipment and Supplies—With Installation. Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles that may include on-site installation.

4. Vehicle Service/Maintenance. Uses primarily intended for the retail sale of vehicle fuel, which may include incidental merchandise and supplies; and/or vehicular services such as automatic or manual washing and detailing, tire repair, equipment adjustments, tune-ups and similar minor services.

E. Uses Requiring a Conditional Use Permit (Section 17.28.050).

1. Animal Sales and Services—Kennels. Uses that provide boarding care for household pets and small farm animals, as defined in LGMC 18.16. Facilities and operations shall comply with all standards set forth in this title.

2. Recycling Collection Facilities—Large. All collection facilities for recyclable materials shall be subject to LGMC Chapter 18.14.

F. Uses Requiring a Planned Development Permit (LGMC Section 17.28.030).

G. Development Standards. The following property development standards shall apply to all land and structures in the HC zone.

1. Minimum Lot Area. Ten thousand square feet.

2. Minimum Lot Width and Depth. No minimum width or depth required.

3. Minimum Yards (as prescribed in Section 17.24.030).

a. Front: Twenty feet.

b. Side: Ten feet along a side street, or adjacent to a residential district.

c. Rear: No minimum rear yard required; except fifteen feet adjacent to any residential district.

4. Maximum Building Height (as prescribed in Section 17.24.040).

a. Main Buildings: Thirty feet.

5. Maximum Building Coverage. Forty percent of lot. However, an exception to this rule shall apply to any business which occupies any HC-zoned lot or combination of contiguous lots with a site area greater than twenty thousand square feet. When a business, which meets this criteria, expands to two or more properties which are neither contiguous with each other, nor with the primary business site, building coverage for any one noncontiguous lot may exceed forty percent as long as the following requirements are met:

a. Total building coverage for all noncontiguous portions of the business site shall not exceed forty percent of their combined areas.

b. All buildings constructed after January 1, 1993 must conform fully to all zoning requirements including, but not limited to, those relating to building setbacks, off-street parking and loading, landscaping and screening.

c. For purposes of this section, noncontiguous lots comprising a portion of a business site shall not be separated from other portions of the business site by a distance of more than five hundred feet.

d. The property owner shall execute a covenant, the form and content of which shall be approved by the city attorney, which guarantees that all portions of the business site shall remain in a single common ownership in perpetuity, except as provided in subsection (D)(5)(e). The city shall have the right, but not the obligation to enforce the provisions of the covenant.

e. If the owner of property, which is subject to the requirement for the execution of a covenant, desires to sell a portion of his or her property, he or she may sell such property and modify the existing covenant with the approval of the community development director as long as such sale and modification complies with the following:

f. Each and every property created by the proposed sale conforms fully to the requirements of this title.

6. Enclosure. All permitted or conditionally permitted activities, including all accompanying accessory uses, shall be confined to enclosed structures, and shall not be conducted or occur upon any open or unenclosed area, whether private or public, unless expressly permitted in this section or authorized by a conditional use permit, temporary use permit or other official means.

H. Additional Zoning Provisions. All uses shall be subject to the applicable regulations of this development code, as specified in this section or prescribed elsewhere. Additional development standards relating to this zone are located in the following sections:

1. Accessory buildings and uses, Section 17.24.060.
2. Landscaping and screening, Section 17.24.050.
3. Loading, Section 17.24.020.
4. Nonconforming uses, structures, and lots, Section 17.24.090.
5. Parking, Section 17.24.010.
6. Performance and restricted use standards, Section 17.24.080.
7. Signs, Chapter 18.12.
8. Temporary uses, Section 17.28.040. (Ord. 394 § 4, 2010)

TABLE CD-1
PROPOSED LAND USE CATEGORIES AND DENSITIES/INTENSITIES

Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Low Density Residential	4 DUs/acre	3 DUs/acre	Detached houses. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Low/Medium Density Residential	7 DUs/acre	5.25 DUs/acre	Detached houses. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Medium Density Residential	14 DUs/acre	14 DUs/acre	Detached and attached houses, including duplexes and town houses, and limited condominiums and apartments. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Medium/High Density Residential	29 DUs/acre	24.5 DUs/acre	Duplexes, town houses, condominiums and apartments. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Mixed Use	43 DUs/acre and 2.0:1 FAR	20 DUs/acre; 1.25:1 FAR	Mix of residential (condominiums and apartments), retail and office uses within the same building, lot or area, with the intent of creating lively pedestrian-oriented villages near the trolley stations. Retail includes entertainment and neighborhood-serving businesses. Where mixes of uses occur within the same building, locate retail uses on the street level.
Retail Commercial	1.0:1 FAR	0.5:1 FAR	Retail operations providing a broad range of goods and services, catering to both local and regional customers. Includes shopping centers, department stores, grocery stores, professional services and other compatible retail businesses that are auto-oriented.
General Business	1.2:1 FAR	0.6:1 FAR	Professional office, wholesale businesses, research and development, high technology production, and sales. Includes commercial uses that support business uses.

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Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Industrial	0.7:1 FAR	0.5:1 FAR	Mixture of manufacturing, processing, warehousing and storage uses that do not generate appreciable air and water pollutants, noise, hazardous materials and odors that might be offensive to residents and other businesses.
Public/Institutional Facilities	1.0:1 FAR	0.4:1 FAR	Public uses and service facilities, such as government offices and facilities, schools, public utilities, post office, libraries, fire and law enforcement stations, social service facilities and churches.
Parks/Recreation	0.5:1 FAR	0.1:1 FAR	Community and neighborhood parks, public recreation and community centers.
Transportation	N/A (e)	N/A	Streets, freeway and trolley corridors and stations, bus facilities, "park-and-ride" lots and associated rights-of-ways. If Caltrans permits development within the right-of-way after SR-125 freeway is constructed, the development must conform to the following designations: east and west of SR-125 - Retail Commercial, and south of the Broadway commercial corridor - same designation as the designation of adjacent properties.

Special Treatment Areas - Overlays

- I Downtown Village
- II Massachusetts Station
- III Regional Commercial
- IV Western Central Avenue Residential
- V Federal Boulevard Automobile Sales District
- VI Central Lemon Grove Avenue
- VII Troy Street/SR-125 Planning Area
- VIII Eastern Central Avenue Residential

(a) The density of residential development is expressed in dwelling units per acre (DUs/acre). The intensity of non-residential development is expressed in floor area ratio (FAR), which is the ratio of building floor area to the land area.

(b) The maximum development represents the greatest level of development that can occur on individual parcels of land.

(c) The maximum density within the residential categories may be exceeded for projects providing affordable housing, in accordance with the density bonus provisions of Section 65915 of the California Government Code.

(d) The expected development reflects the fact that the development which has occurred to date has not reached the maximum allowed density or intensity, and future development is also expected to be less dense/intense that the permitted maximum. The expected development provides a more realistic picture of future development within the land use categories, and is therefore used to project population and buildout data.

(e) In general, development will not occur within transportation rights-of-way. Through negotiations with Caltrans, development may occur in the future SR-125 freeway right-of-way, near the SR-94 freeway. Such development will be subject to Caltrans lease requirements, and must be consistent with the Lemon Grove General Plan.

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TABLE CD-2
LAND USE PLAN DEVELOPMENT POTENTIAL

LAND USE CATEGORY	ACRES	MAXIMUM DEVELOPMENT (a)	EXPECTED DEVELOPMENT (a)	DWELLING UNITS	THOUSAND SQUARE FEET	POPULATION (b)
Low Density Residential	146.9	Up to 4 du/ac	3 du/ac	442		1,224
Low/Medium Density Residential	1,160.8	4.1 - 7 du/ac	5.25 du/ac	6,094		16,881
Medium Density Residential	67.6	7.1 - 14 du/ac	12 du/ac	812		2,248
Medium/High Density Residential	75.0	14.1-29 du/ac	25 du/ac	1,875		5,194
Mixed Use	27.7	43 du/ac, 2.0:1 FAR	20 du/ac, 1.25:1 FAR	554	1,508.3	1,535
Retail Commercial	130.2	1.0:1 FAR	0.5:1 FAR		2,835.8	
General Business	46.4	1.2:1 FAR	0.6:1 FAR		1,212.7	
Industrial	32.2	0.7:1 FAR	0.6:1 FAR		841.1	
Public/Institutional	146.0	1.0:1 FAR	0.4:1 FAR		2543.9	965
Parks/Recreation	36.6	0.5:1 FAR	0.1:1 FAR		159.6	
Transportation	636.5	N/A	N/A			
TOTAL	2,508.0			9,777	9,101.3	28,046

(a) The maximum development and expected development is based on net acres.

(b) Population estimates are based on 3.77 persons per unit for the residential uses based on 1995 population data published by the California Department of Finance.
For the institutional uses, the population estimate is based on the group quarters estimate for 2015 from SANDAG Series 8.

Attachment G