



**CITY OF LEMON GROVE
PLANNING COMMISSION REGULAR MEETING**

Monday, March 25, 2019, 6:00 p.m.

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

Any person who wishes to address the Planning Commission regarding any of the items on this agenda must fill out a speaker's form (available at the entrance) and give it to the Planning Commission Clerk. When called, please come to the podium and state your name.

Call to Order

Roll Call

Pledge of Allegiance

Presentation:

- San Diego County Water Authority Update presented by Risa Baron, Principal Public Affairs Representative.

Approval of the Minutes

1. November 26, 2018 Regular Meeting

Changes to the Agenda:

Public Comment: *(Speakers will have three (3) minutes to discuss items on the agenda. Note: In accordance with State Law, the general public may bring forward an item not scheduled on the agenda; however, the Planning Commission may not take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.)*

Consent Item(s):

Public Hearing(s): *(Note to Speakers: The Chair will ask each speaker to remain at the podium until the Commissioners have had the opportunity to ask questions about his or her testimony. APPEALS TO THE CITY COUNCIL MAY BE FILED ON FORMS AVAILABLE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT. APPEALS OF DECISIONS MUST BE FILED WITHIN TEN (10) DAYS.)*

2. Regulation of Short Term Rentals

Reference: Patricia Bluman, Consultant, CityPlace Planning

Recommendation: 1) conduct the public hearing; 2) receive public comment; 3) consider an ordinance (Attachment A) to allow home-sharing subject to regulations and provide input regarding the proposed regulations; and 4) recommend City Council approval of the ordinance.

Report to Commission:

3. 2018 General Plan Annual Progress Report

Reference: Mike Viglione, Associate Planner

Recommendation: Receive 2018 General Plan Annual Progress Report.

Business from the Planning Commission: (Non-Action Items)

Planning Commission Oral Comments and Reports on Meeting Attended at the Expense of the City: (Government Code Section 53232.3 (d) states that members of a Legislative Body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the Legislative body.)

Adjournment:

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 schapel@lemongrove.ca.gov. A full agenda packet is available for public review at City Hall.

AFFIDAVIT OF NOTIFICATION AND POSTING

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF LEMON GROVE)

I, Shelley Chapel, MMC, 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 City Council of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours before the hour of 5:30 p.m. on March 21, 2019, 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/ Shelley Chapel
Shelley Chapel, MMC,
Planning Commission Clerk



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 1

Meeting Date: March 25, 2019
Submitted to: Planning Commissioners
Department: City Manager's Office
Staff Contact: Shelley Chapel, Planning Commission Clerk
Schapel@lemongrove.ca.gov

Item Title: Approval of Planning Commission Meeting Minutes

Recommended Action: Approval of City Council Meeting Minutes for Regular Meeting held November 26, 2018.

Environmental Review:

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

Fiscal Impact: None.

Public Notification: None.

**MINUTES OF A MEETING OF
THE LEMON GROVE PLANNING COMMISSION
MONDAY, NOVEMBER 26, 2018**

Call To Order:

Chair Bailey called the Regular Meeting to order at 6:07 p.m.

Roll Call by Clerk Chapel.

Present: Chair Bailey, Commissioner LeBaron, Commissioner Relucio (*arrived at 6:41 p.m.*), Vice-Chair Browne, and Commissioner Smith.

Absent: None.

Staff Members Present:

Mike Viglione, Associate Planner, Claudia Tedford, CityPlace Planning, Inc., Planning Consultant, Shelley Chapel, City Clerk, and Assistant City Attorney Kristen Steinke.

Pledge of Allegiance:

Pledge of Allegiance to the Flag was led by Chair Bailey.

1. Approval of the Minutes: The minutes for the October 22, 2018 Regular Meeting were approved.

Action: Motion by Commissioner Smith, seconded by Commissioner LeBaron, to approve meeting minutes.

The motion passed by the following vote:

Ayes: Bailey, Browne, LeBaron, Smith

Absent: Relucio

Changes to the Agenda: None.

Public Comments: None.

Consent Item: None.

Public Hearing:

2. Public Hearing to Consider Ordinance No. 2018-449, Zoning Amendment ZA1-800-0002 Separation Findings for Discretionary Permits.

Mike Viglione, Associate Planner, and Claudia Tedford, CityPlace Planning, Inc., Planning Consultant presented the report and PowerPoint Presentation.

Chair Bailey opened the Public Hearing at 6:10 p.m.

Appeared to comment was: Brenda Hammond

Associate Planner Viglione and the Consultant responded to the Commissioners questions.

Adoption of the resolution would authorize the following:

Recommendation: Conduct the public hearing; and adopt a Resolution entitled, "Resolution of the Planning Commission of the City of Lemon Grove, California, Recommending that the City Council of the City of Lemon Grove Approve Ordinance No. 2018-449 – Zoning Amendment ZA1-800-0002 of the Lemon Grove Municipal Code to Create a process for Early Separation Findings for Discretionary Permits and Modify Noticing Requirements.

Action: It was moved by Vice-Chair Browne, and seconded by Commissioner Smith, to adopt Resolution No. 18-06 approving Zoning Amendment ZA1-800-0002.

The motion passed by the following vote:

Ayes: Bailey, Browne, LeBaron, Smith

Noes: None

Absent: Relucio

3. Public Hearing to Consider Emergency Homeless Shelter Proposed Location – ZA1-800-0003 Zoning Amendment.

Mike Viglione, Associate Planner, and Claudia Tedford, CityPlace Planning, Inc., Planning Consultant presented the report and PowerPoint Presentation.

Chair Bailey opened the Public Hearing at 7:22 p.m.

Appeared to comment were: John L. Wood, Tom Clabby, Dona Lynn Clabby, Angeles Nelson, Anna Kimber, Brenda Hammond, and Rachelle Collins.

During the discussion Commissioners expressed concern about the locations the Civic Advisory Commission chose and reasoning for specific locations.

Mike Viglione, Associate Planner, and Claudia Tedford, CityPlace Planning, Inc., Planning Consultant responded to the Commissioners questions.

Adoption of the Resolution would recommend that the City Council of the City of Lemon Grove, Create an Emergency Shelter Overlay Zone to Comply with State Law.

Commissioner Relucio arrived at the meeting 6:41 p.m. and took her seat at the dais.

Action: The public hearing was closed at 8:06 p.m. on a motion by Commissioner Smith and seconded by Vice-Chair Browne to adopt Resolution No. 18-07 as amended including the Light Industrial Site, East Broadway Site, and South Broadway Site for Council Consideration.

The motion passed by the following vote:

Ayes: Bailey, Browne, LeBaron, Relucio (*arrived at 6:41 p.m.*), Smith

Noes: None.

Absent: None.

Business from the City Attorney: None.

Business from the Development Services Staff: None.

Business from the Planning Commission: None.

Business from the City Clerk: The Next Regular Scheduled Meeting for the Planning Commission was scheduled for Monday, December 24, 2018, which is Christmas Eve. The Consensus of the Commission was to Cancel Meeting. The next Regular Meeting is scheduled for Monday, January 28, 2019 at 6:00 p.m.

Planning Commission Oral Comments & Reports on Meetings Attended At City Expense (G.C. 53232.3(d)): None.

Adjournment:

On a motion by Commissioner Relucio and second by Vice-Chair Browne. The motion passed by the following vote to adjourn the meeting:

Ayes: Bailey, Browne, LeBaron, Relucio, Smith

Noes: None

There being no further business to come before the Commission, the meeting was adjourned at 8:22 p.m. to a meeting to be held Monday, January 28, 2019, at 6:00 p.m. in the Lemon Grove Community Center located at 3146 School Lane, for a Regular Meeting.

Shelley Chapel, MMC
Planning Commission Clerk



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 2

Meeting Date: March 25, 2019

Submitted to: Planning Commission

Department: Development Services Department

Staff Contact: Patricia Bluman, Consultant, CityPlace Planning, Inc.

Item Title: Draft Ordinance to Allow Home-Sharing Subject to Regulations

Recommended Action: Staff recommends that the Planning Commission: 1) conduct the public hearing; 2) receive public comment; 3) consider an ordinance (Attachment A) to allow home-sharing subject to regulations and provide input regarding the proposed regulations; and 4) recommend City Council approval of the ordinance.

Summary:

A Short-Term Rental or STR (also known as short-term vacation rental, short-term lodging, short-term residential rental, short-term residential occupancy, and other similar terms) is the rental of a residential dwelling (may be a room, rooms, or the entire dwelling) for transient occupancy (for dwelling, lodging, or sleeping purposes) typically for 30 or fewer consecutive days. Depending on the jurisdiction, single-family residences, individual units within multi-family developments, accessory dwelling units, and guest houses are used as STRs.

There are two main types of STRs:

- 1) A *hosted* STR, which is the short-term rental of a room or rooms in the permanent residence of a host (the permanent resident) while the host is required to be present. A hosted STR is also known as “home-sharing,” which is the term used in the draft ordinance. The term “home-share” may be used interchangeably with the term “home-sharing.”
- 2) An *unhosted* STR, which is the short-term rental of a room, rooms, or the entire dwelling when the host is not required to be present. Unhosted STRs typically do not require the dwelling unit to be the permanent residence of the person or entity who makes the dwelling unit available for STR occupancy, although there are some exceptions. For the purpose of the draft ordinance, an unhosted STR is a “vacation rental.”

The proliferation of websites and hosting platforms, such as Airbnb®, VRBO® (Vacation Rental by Owner), and HomeAway® have made it relatively easy for people to list their residential properties for use as STRs, whether hosted or unhosted, which has caused a significant rise in the demand for this type of use throughout the county. Due to the significant increase of STRs, over the past several years many jurisdictions have either adopted regulations to specifically allow or prohibit STRs, while many others are in the process of evaluating the issue or re-evaluating their existing ordinances.

Based on recent searches on various hosting platforms, approximately 25 STRs are currently operating in Lemon Grove, including individual rooms in residences, guest houses, and entire houses. An STR, whether hosted or unhosted, is not a permitted use in the City of Lemon Grove, and the STRs that are currently operating in Lemon Grove are operating illegally.

Consideration of allowing STRs in Lemon Grove was a Staff-generated idea by former Development Services Director David De Vries as a possible revenue generator through collection of Transient Occupancy Tax (TOT). It was presented to the City Council at the October 23, 2018 Budget Workshop under the category of *Implementation of New Revenue Generating Measures*. The City Council directed Staff to research the idea and return information and potential options to the City Council for consideration.

A TOT is a standard tax typically required by a jurisdiction for permitted transient occupancy uses, such as motels, hotels, bed and breakfast inns, and STRs if permitted by the jurisdiction. The operator of a hotel is required to collect the TOT and remit to the City the amount collected for transient occupancy in his/her hotel. Chapter 3.20 (Transient Occupancy Tax) of the Lemon Grove Municipal Code (LGMC) requires the payment of a six percent (6%) tax of the rent charged to a transient who occupies any hotel (as defined in Section 3.20.020) within the city. The unpermitted STRs operating in Lemon Grove are not paying the TOT that is required of any permitted transient use.

In response to the City Council's direction at the October 23, 2018 Budget Workshop, Staff prepared a discussion item for City Council consideration and direction. The discussion item included: background information on STRs; examples of how other cities regulate them; three potential options for regulation of STRs by the City; a recommendation for the City to adopt Option #2, which is an ordinance to allow home-shares and disallow vacation rentals; recommended regulations for the use; and a request for direction.

The City Council considered the discussion item on February 19, 2019. City Council concurred with Staff's recommendation regarding Option #2, and provided direction regarding proposed and potential regulations. The City Council requested that a draft ordinance be prepared that reflected the direction provided by the Council, and that it be forwarded to the Planning Commission for consideration and a recommendation to the City Council, with a focus on regulations, which are summarized in this staff report.

This staff report provides: background information regarding STRs; examples of how other cities regulate the use; draft regulations for the City to consider; and the draft ordinance (Attachment A) reflecting the Council's direction.

Discussion:

Main Arguments For and Against STRs

There are compelling arguments both for and against STRs. Potential benefits and concerns are summarized below.

Potential Benefits of STRs:

- Provide additional income for those who wish to rent out one or more rooms or the entire dwelling unit.
 - Proponents often argue that they could not afford to live in their homes without the additional income STRs provide.
- Support tourism by providing additional lodging options for those wishing to visit a community.
 - The California Coastal Commission has historically supported STRs for this reason.
 - The benefit to tourism factors into how some cities address STRs.
- Provide jurisdictions with additional revenue from TOT if STRs are regulated and required to pay TOT.
 - This can be significant, especially in tourist destinations. For example, Malibu collected approximately \$1.2 million in TOT from 150 STRs in 2016.

Potential Concerns Regarding STRs:

- Unhosted STRs result in the loss of permanent housing from the market through conversion of residential dwellings to exclusive transient use. This could adversely affect the State's declared housing crisis and have a negative impact on the local housing supply in cities and counties. A reduction in housing supply, in turn, can have a negative impact on the affordability of existing residential units. Recent studies have documented this issue and it is a key reason why many jurisdictions have prohibited or restricted STRs.^{1,2,3} For these reasons, some jurisdictions have made the argument that allowing STRs is counter to the goals of their Housing Elements.

¹ Pearson, Robert G., Short Term Rentals and their Impact on the Availability of Affordable Rental Housing in the City of Santa Barbara, Memorandum addressed to Housing Authority Board of Commissioners, April 26, 2015.

² Samaan, Roy, LAANE. AirBnB, Rising Rent, and the Housing Crisis in Los Angeles. March 2015.

³ Economic & Planning Systems, Inc., The Impact of Vacation Rentals on Affordable Housing in Sonoma County, Prepared for the Sonoma County Community Development Commission, July 7, 2015.

- In some cases, investors purchase dwelling units specifically for the purpose of using them as STRs and never live in them. In other cases, portions of multi-family developments have been turned into STRs and are managed by outside management companies, which has the effect of turning apartments into de facto hotels and motels in residential zones.
- Operation of STRs could negatively impact the residential character of single-family neighborhoods and multiple-family developments.
 - Residential units that have been converted to exclusive transient use and are operated by agents and/or absentee owners/lessees who exercise little or no supervision or control of occupants can result in increased noise, traffic, parking problems, trash, disorderly conduct, and other potential nuisances that are incompatible with residential neighborhoods.
 - Sometimes STRs are rented for special events, and the use of single-family residences as “party” and “wedding” houses can be very disruptive to existing neighborhoods.
 - Residents are often concerned about an ongoing influx of “strangers” into their neighborhoods.
- Without regulation, visitors staying in STRs do not pay the TOT that cities would receive from a commercial hotel or motel room rental.

Regulatory Approaches

Overview:

Until the relatively recent and significant rise of STRs in the United States, most cities did not explicitly regulate STRs, either by specifically allowing or prohibiting them. Most often, cities looked to their existing zoning codes to determine if the use was consistent with allowable or prohibited uses. In zoning codes that are “permissive,” any land use not specifically listed or allowed is prohibited; therefore, many cities have taken the approach that if a short-term rental is not listed as a permitted use, it is prohibited. Some cities have determined that STRs constitute a commercial use of residential property and regulate it in accordance with regulation of hotels, motels, and bed and breakfast inns and disallow it in residential zones. In the City of Lemon Grove, because the use is not listed in the Zoning Ordinance as a permitted use, it is considered to be prohibited. The City of National City also takes this approach.

However, many cities have decided to take a definitive approach when it comes to regulating STRs by including definitions for the use in their zoning codes, listing the use as either permitted or prohibited, and providing regulations and permit requirements if the use is allowed. While some cities have regulated them for well over a decade, most ordinances are fairly recent, many within the past three to five years.

Types of STRs:

STRs are typically regulated based on the type of STR—whether it is hosted or unhosted—as summarized below.

1. *Hosted* STR (also known as a home-share or home-stay): The dwelling unit must be the host’s primary residence and the host must be on-site during the term of the transients’ occupancy (unless daytime and/or work hours are permitted to be excluded).
 - Potential benefits and/or concerns:
 - The dwelling unit is retained as a primary residence and is not removed from the housing market.
 - An on-site host who is also the primary resident provides greater assurance that transient occupants will behave in an acceptable manner.
 - It can be difficult to prove that a host is not the primary resident and/or was not on the property during the time the property was rented as a homeshare.
2. *Unhosted* STR: The dwelling unit is not required to be the host’s permanent residence and the host is not required to be on-site during the term of the transients’ occupancy.
 - Potential benefits and/or concerns:
 - The dwelling unit is not retained as a primary residence and is removed from the housing market for the duration of its use as a STR.
 - There is no one on-site who is responsible for ensuring appropriate conduct and behavior. Without specific regulation by the jurisdiction, there is no requirement for anyone to be listed as an emergency contact should nuisances occur or issues arise. This can exacerbate enforcement issues.

Regulatory Options:

The three most common regulatory options are:

1. Prohibit all types of STRs;
2. Permit hosted STRs but prohibit unhosted STRs; and
3. Permit both hosted and unhosted STRs

The following section summarizes the options, including how several cities in California regulate them.

OPTION #1: Prohibit all STRS

- Potential advantages to prohibiting all STRs:
 - Makes policy intent and regulation clear—there is no confusion as to what type of STR is and is not allowed.
 - Although enforcement of any STR regulation is inherently challenging, a complete prohibition, including the option of prohibiting advertising of STRs (see below), could make enforcement easier due to clarity of intent.
- Potential disadvantages to prohibiting all STRs:
 - Difficult to collect evidence that a property is being used as a STR.
 - Some owners may try to circumvent the law through misleading advertising (e.g., say they are renting a property as a long-term rental (e.g., more than 30 days), which is allowed by most zoning codes, but then pro-rate the “rent” by the day or week so effectively the client is paying for a shorter stay consistent with a STR; this practice would be very difficult to enforce).
 - Complete prohibition eliminates the possibility of TOT revenue.
- If STRs are prohibited, research indicates the following options should be considered:
 - Also ban advertising STRs for rent, as this is easier for a jurisdiction to prove than proving the property is actually being rented by a transient.
 - Impose fines that are large enough to serve as a disincentive (usually \$500-\$1,000+, although some cities impose fines of \$2,500 for the first offense)
 - Consider other penalties for noncompliance as allowed by law.
- The following cities in California prohibit all STRs (note: this is not a comprehensive list):
 - Atherton
 - Calabasas
 - Danville
 - Hermosa Beach
 - Manhattan Beach
 - National City
 - Sausalito
 - Tiburon
 - West Hollywood
 -

OPTION #2: Permit hosted STRs (home-shares), but prohibit unhosted STRs

- In all cases surveyed, the cities that permit hosted STRs regulate the use and require some type of permitting and collection of TOT. (See examples of types of regulations, below)
- Potential advantages to permitting home-sharing but prohibiting unhosted STRs:
 - Provides permanent residents (whether owners or renters) the ability to supplement their income by renting out one or more rooms, without removing the dwelling unit from the housing market.
 - An on-site host who is also the primary resident provides greater assurance that transient occupants will not create nuisances.
 - The City receives some TOT.
- Potential disadvantages to permitting home-sharing but prohibiting unhosted STRs:
 - Enforcement may be challenging, because it can be difficult to prove that a host is not the primary resident and/or was not on the property during the time the property was rented as a homeshare.
 - The concept of unhosted versus hosted STRs may be confusing to operators.
 - The City receives less TOT than if unhosted STRs were also not allowed.
- Jurisdictions in California that permit home-shares with certain regulations, but prohibit unhosted STRs (note: this is not a comprehensive list):
 - Los Angeles
 - San Francisco
 - Santa Monica
 - Sunnyvale

OPTION #3: Permit both hosted and unhosted STRs

- In all cases surveyed, the cities that permit both hosted and unhosted STRs regulate the use and require some type of permitting and collection of TOT. (See examples of types of regulations, below)
- The following cities in California permit unhosted and hosted STRs (note that this is not a comprehensive list).
 - Beverly Hills
 - Carlsbad (permitted only in the Coastal Zone)
 - Encinitas
 - Goleta
 - La Quinta

- Palm Desert
- Pasadena (with the exception that the unit must be the host's primary residence, whether hosted or unhosted)
- Malibu
- Newport Beach
- Oceanside
- Solana Beach

Examples of types of regulations if STRs are permitted:

If the City decides to allow STRs, whether hosted or unhosted, there is a broad range of regulations that can be included to mitigate potential negative impacts on surrounding residential properties and neighborhoods. The following list summarizes the most common types of regulations, often referred to as general requirements, conditions, performance standards, criteria, etc.

- Require licensing, registration, and/or permits for STRs
 - Examples:
 - STR permit (may be annual or one-time)
 - STR registration
 - Business license
 - Some cities require one, two, or all three
- Require collection of TOT
- Limit location of STRs:
 - Only allow in certain zones
 - Only allow in single-family dwellings, not multi-family dwellings or accessory dwelling units
 - Prohibit STRs in income-regulated units
- Require that hosts be owners of the dwelling unit; or if not, require approval from the property owner to allow the lessee to be a host
- Limit overall number of STRs in the city or limit overall number of STRs by neighborhood (e.g., set a maximum percent of residential dwellings that can be used for STRs; STRs must be separated by a minimum distance, etc.)
- Limit months during the year that properties can be rented (e.g. only April-September)
- Require host/manager to provide 24-hour emergency contact and display contact information on front of rental
- Limit number of people who can rent at one time
- Regulate parties, weddings, and other types of special events separately from STRs; either prohibit special events in STRs or require a special event permit

separate from the STR, and require discretionary approval (such as a minor use permit)

- Limit total number of rentals per year or total number of days the unit can be rented
- Regulate parking and/or limit the number of vehicles
- Require minimum number of days per stay (e.g., 2-3 days, one week or more)
- Require a surety bond
- Require liability insurance

Locally, the City of San Diego has been considering how to regulate STRs for years. Most recently, the San Diego City Council approved regulations governing STRs on July 16, 2018, with the second reading of the ordinance taking place on August 1, 2018. The STR ordinance only allowed home-sharing, which was limited to the host's primary residence and one additional residence on the same parcel; required annual licensing/registration of the STR, with the STR license number required on all advertisements; required monthly payment of TOT; established and required the payment of a new Affordable Housing Impact Fee of \$2.73 (home share) to \$3.96 (whole home) per rental night, paid monthly by hosts; required compliance with a "Good Neighbor Policy" and posting of local contact information; required the host to collect and maintain detailed record for each STR for three years; and established enforcement and compliance regulations. On August 30, 2018, a petition to repeal the approved STR ordinance was submitted to the City Clerk, which was verified and found sufficient in signatures by the City Clerk. On October 22, 2018, the City Council rescinded the STR ordinance.

Many coastal cities in the San Diego region regulate STRs. Coastal cities typically are tourist destinations and experience higher than average demand for tourist-oriented services, such as lodging, which has prompted a surge in the number of STRs. Coastal cities also are required to comply with the California Coastal Act goals and policies through implementation of Local Coastal Programs, which are reviewed by the California Coastal Commission (CCC) for consistency with Coastal Act requirements. The CCC specifically encourages coastal cities to allow STRs to increase public visitor-serving opportunities that it considers to be a more affordable option for overnight stays on the coast, particularly for groups and families. For example, to address the CCC's goals while protecting neighborhoods from adverse effects resulting from the operation of STRs, the coastal City of Carlsbad allows STRs within the coastal zone, but prohibits them in non-coastal areas of the city (see additional information in the chart on the following pages). The City of Oceanside currently allows STRs as a permitted use and requires collection of TOT. However, due to issues and concerns regarding STRs, the City of Oceanside is currently developing a Comprehensive Short-Term Vacation Rental Program to enhance compliance and accountability, and is also considering hiring a full-time STR enforcement officer.

Many other cities in the San Diego region do not regulate STRs directly; however, they address them differently. Three cities surveyed said they do not regulate the use and do not take a position regarding whether it is permitted or not; one said it only would address complaints regarding parking, trash, noise violations via code enforcement. Another local city that does not specifically regulate the use takes the same approach as Lemon Grove—because the use is not listed in the Zoning Ordinance as a permitted use, it is considered to be prohibited.

The following chart provides an overview of how eight cities in California regulate STRs, including two in the San Diego region—Carlsbad and Encinitas. The chart summarizes whether they allow hosted and unhosted STRs and the approach they take regarding the most common types of regulations.

STR Comparison Chart of Selected Cities

| | San Francisco | Palm Desert | Santa Monica | Pasadena | Goleta | Carlsbad | Encinitas | Sunnyvale |
|-----------------------------|---|--|---|---|---|---|--|---|
| Type of STR: | Hosted STRs | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| | Unhosted STRs | No | Yes | No | Yes* *However, unit must be the host's primary residence | Yes | Yes | No |
| Zone(s) Allowed/ Prohibited | Excludes single room occupancy hotels, below market rate units, & any subsidized housing with restrictions on subletting & short-term renting from short-term renting | Hosted STR allowed in R-1 & R-2 zones only Unhosted STRs prohibited in R-1 & R-2 zones & apartments | STRs allowed in all residential units | Permitted in all SFR, duplexes, condominiums, townhomes, and MFRs except covenant-restricted (affordable) and Section 8 units | Permitted in any residential dwelling unit | Permitted ONLY in the Coastal Zone & in the La Costa Condominium Owners Association; prohibited anywhere else in the city | Permitted in all SFR and duplexes in all residential zones | Any zone where residential uses are permitted; includes SFR and MFR units |
| Type of Permit | Short-Term Residential Rental Registry Application | 1. Short Term Rental Permit (STRP); or 2. On-Site Owner Short-Term Rental Permit (OSO-STRP) | See "Business License" section | Short Term Rental Permit | Short-Term Vacation Rental Permit | Short-Term Vacation Rental Permit | Short Term Rental Permit | Must register as a host via a Short Term Rental application |
| Permit Fee | Yes \$250 for 2 years | Yes \$29/unit (annual registration required to remain valid) | Yes \$79 (initial fee); thereafter, must pay annually based on assigned tax rate based on gross receipts | Yes \$100 (requires annual renewal) | Yes \$75 (one-time fee) | No Fee to obtain or renew a STRV Permit | \$150 (requires annual renewal) | \$86.50 (doesn't specify if fee is one-time or annual) |
| Business License Required | Yes | Not specified in ordinance | Yes "Business License Home Sharing Application" | Not specified in ordinance | Not specified in ordinance | Yes | Not specified in ordinance | Yes |

| | San Francisco | Palm Desert | Santa Monica | Pasadena | Goleta | Carlsbad | Encinitas | Sunnyvale |
|---|--|---|---|---|---|---|--|--|
| | | | Also listed on a City registry | | | | | |
| TOT Collected | Yes 14% | Yes 11% | Yes 14% | Yes 7% | Yes 12% | Yes 10% | Yes 10% | Yes 12.5% |
| Minimum/Maximum # of Days & Nights | Hosted rental: no limit Un-hosted rental: 90 day limit per year | Minimum: 3 days, 2 nights Maximum: 27 consecutive days or less | Maximum of 30 consecutive days or less for any guest No maximum number of days to operate the Home-Share | Hosted stays: no limit Un-hosted stay: 90 days per year | No limit specified | No limit specified | No limit specified | No limit specified |
| Maximum Number of Occupants | Not specified | Maximum # of overnight guests: 2/bedroom Max. # of additional daytime guests: 2/bedroom; maximum of 20 total guests for 5 or more bedrooms | Not specified | 2 guests/bedroom plus 2 additional guests at any one time | Maximum number: 2 persons, plus a number that will not exceed 2 persons per bedroom | 2 per bedroom or studio plus 1 additional person per dwelling unit | 2 per bedroom plus 1 additional person per dwelling unit | 4, not including accompanied minors; unaccompanied minors specifically not permitted |
| Parking requirements | Not specified | Must park in driveway and/or garage; on-street parking is prohibited | On-site | On-site | Maximum number of vehicles limited to the number of off-street parking spaces available | On-site | Maximum number of vehicles limited to the number of designated on-site parking spaces | Not specified |
| Notification of Neighbors | No | Yes City mails notice to owners & occupants of all residences within 200 feet of STR that STR Permit has been issued; provides Good Neighbor Brochure & 24-hour contact person's name & phone number | No | Yes Abutting property owners and occupants must be notified before starting the rental | Yes All property owners within 200 feet of the dwelling unit must be notified within 30 days of issuance of permit | No; however, operator is required to post the STVR Permit on the exterior of the unit "within plain view of the general public" | Yes Applicant required to provide adjacent property owners with a 24/7 phone number for private party responsible for the STR | No |

| | San Francisco | Palm Desert | Santa Monica | Pasadena | Goleta | Carlsbad | Encinitas | Sunnyvale |
|-----------------------------------|--|--|---|---|--|--|--|---|
| Enforcement/ Penalties | <p>1st violation: \$484/day</p> <p>2nd & subsequent violations: \$968/day</p> <p>Multiple violations result in removal of unit from registry for 1 year; any violation of this section results in penalty of \$1,000/day</p> | <p>1st Citation: \$1,000</p> <p>2nd Citation*: \$3,000</p> <p>3rd Citation*: \$5,000 + immediate revocation of STRP for 2 years</p> <p>*for the same offense within a 12-month period of the date of the 1st offense</p> <p>Operation of STR without valid permit: \$5,000</p> | <p>Illegal operation of a Vacation Rental may be fined up to \$500/day</p> | <p>Punishable as a misdemeanor, infraction, or civil administrative action in the discretion of the city attorney or city prosecutor</p> <p>3 violations may result in automatic suspension of the permit</p> | <p>Punishable as a misdemeanor</p> <p>Permit may be suspended, modified, or revoked by the City Manager or City attorney</p> | <p>Punishable as a misdemeanor</p> <p>Permit may be suspended or revoked by the City Manager or his/her designee</p> | <p>1st violation*: \$250</p> <p>2nd violation*: \$500</p> <p>3rd violation*: \$750</p> <p>4th violation*: \$1,000 plus suspension of permit</p> <p>*for a violation within any 24-month period</p> | <p>Punishable as a public nuisance</p> <p>Permit may be revoked by Director</p> |
| Other | <p>Permanent resident must occupy the dwelling unit for no less than 275 days out of the calendar year in which the unit is rented as a STR</p> <p>Requires liability insurance of \$500,000, unless hosting platform provides the insurance</p> | <p>Good Neighbor Brochure Required</p> | <p>Limits number of allowable home shares in the city to one person or entity</p> | <p>Specifically prohibits commercial events, commercial parties, or commercial group gatherings, including, but not limited to, weddings, banquets, and corporate events</p> | <p>Requires surety bond of \$1,500</p> | <p>Owner of STVR may be billed for law enforcement services when a second or subsequent police response is required due to a party pursuant to §3.36.040</p> | | |

Enforcement:

As noted earlier, enforcement of STRs can be a challenge regardless of whether they are permitted or unpermitted; and if permitted, whether they are hosted or unhosted.

- Enforcement approaches vary, with some cities relying on complaints, others being more proactive (e.g., having code enforcement staff or private firms monitor websites listing STRs, setting up STR hotlines for complaints, conducting “sting” operations,” etc.)
- If a city chooses to prohibit STRs, one of the more effective deterrents is to prohibit advertisements for unlawful STRs, because it is much easier to prove that someone is advertising his/her dwelling as an STR than it is to prove that someone is actually renting out his/her dwelling illegally. The City of Calabasas took this approach. If a city prohibits unhosted STRs but allows hosted STRs, an ordinance can address this distinction.
- Depending on the number of STRs in a city, enforcement costs may be significant. Several large cities that are tourist destinations have reported spending over \$200,000 per year on enforcement.

General Plan

A General Plan is often referred to as a “blueprint” for a community’s future. It provides direction for the City’s decisions regarding land use, transportation, environmental, economic, and social goals, objectives, and policies as they relate to land use and development. Although the issue of STRs was not addressed in Lemon Grove’s existing General Plan, the following goal, objectives, and policies in the Community Development, Housing, and Noise Elements may provide guidance for consideration of the regulation of STRs in the City.

Community Development Element:

Objective 1.0: A balanced community with pleasant neighborhoods, a vibrant downtown, and opportunities for economic development.

Policy 1.1: Protect and enhance established neighborhoods.

Objective 2.0: Housing to meet the existing and future needs of Lemon Grove residents.

Policy 2.1: Promote quality single-family development that is compatible with the existing neighborhoods.

Policy 2.4: Continue to implement the Housing Element, and update as required by the State of California.

Objective 4.0: Expansion of commercial enterprises, light industries, and professional services.

Policy 4.6: Promote economic development that positively impacts community health and social justice in addition to job availability, economic revitalization, and tax revenues.

Noise Element:

Objective 1.0: Quiet and peaceful neighborhoods.

Policy 1.1: Maintain the existing land use pattern, where the established neighborhoods are generally separated from activities that generate noise.

Policy 1.3: Work to stabilize traffic volumes in the neighborhoods.

Housing Element:

Primary Goal: Ensure that suitable, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

Objective 1: Maintain and enhance the quality of residential neighborhoods in Lemon Grove.

Policy 1.2: Conserve and improve the condition of the existing affordable housing stock (Government Code 65583(c)(4)).

Objective 2: Encourage a balanced mix of housing.

Policy 2.2: Preserve the existing housing opportunities for low and moderate income families currently living within the community, and maintain the existing housing stock in good condition.

Policy 2.3: Attempt to preserve restricted low income housing in the City that is “At-Risk” of converting to market-rate housing.

Objective 4: Provide increased opportunities for home ownership.

Policy 4.1: Assist low and moderate income residents in achieving home ownership.

In addition to the goal, objectives, and policies, the City’s Housing Element also identifies two key issues upon which the current Housing Element update (2010 to 2020) was focused—1) housing affordability; and 2) the intensity of residential development (density). The two factors that impact affordability are the cost of housing and residents’ incomes. As mentioned previously, a proliferation of unhosted STRs can have a negative impact on the affordability of residential dwellings when they are converted to exclusively transient uses; in effect, this takes residences out of the permanent housing market and

may drive up the cost to purchase or rent a dwelling. Additionally, without proper regulation, they can have negative impacts on the quality of life in existing neighborhoods due to increased noise, traffic, parking, disruptive conduct of transient occupants, trash, and other similar nuisances that have been linked to STRs. Hosted STRs, however, could provide permanent residents with extra income to help them to afford to own a home while providing someone on-site who would be responsible for mitigating potential nuisances with STRs.

Option #2 Recommended to the City Council

When the City Council considered the discussion item on February 19, Staff recommended that the Council select Option #2—permit home-shares (hosted STRs) and prohibit vacation rentals (unhosted STRs). This option would provide permanent residents the ability to supplement their income by renting out one or more rooms without removing dwelling units from the housing market by converting them to exclusive transient use. In addition, the City would receive TOT from the use. The City Council concurred with Staff’s recommendation.

Staff also provided a list of proposed regulations to include in an ordinance to implement Option #2 and requested City Council direction on the recommended regulations, as well as other standards or conditions. The table below includes Staff’s recommendations and the City Council’s direction regarding them.

| Staff’s Recommendations | City Council Direction |
|---|---|
| Restrict STR use in Lemon Grove to home-sharing only and prohibit vacation rentals | Agree |
| Restrict STRs to single-family dwellings in residential zones | Allow in single-family and multi-family dwellings |
| Prohibit STRs in income-regulated (affordable) housing units | Agree |
| Establish and require the host to obtain a Home-Share Permit, and require an annual renewal | Agree |
| Require the host to obtain a Business License | Agree |
| Require payment of TOT in accordance with Chapter 3.20 (Note: Chapter 3.20 needs to be modified to include home-shares as a regulated use, as proposed in the attached draft ordinance) | Agree |
| Limit the number of transient occupants allowed based on the number of bedrooms | Agree |

| | |
|--|---|
| Designate responsibility for conduct of the transient occupants to the host (the on-site permanent resident) | Agree |
| Require all parking to be provided on-site | Agree |
| Prohibit special events in association with home-sharing | Agree |
| Require liability insurance | Not specifically addressed <i>Staff notes that the requirement for liability insurance has been included in the draft ordinance (Attachment A)</i> |
| Establish Home Share Permit revocation and enforcement procedures | Agree that enforcement is important, but did not provide specific direction |
| | Added by Council: Establish a minimum rental period, such as 2-3 days |
| | Added by Council: Consider requiring an inspection, consistent with the current Fire Department inspection of businesses, including fee and schedule |

In addition to the provisions recommended above, there were several issues for which Staff requested direction by the City Council. The table below includes Staff’s questions and the Council’s direction.

| Staff’s Questions | City Council Direction |
|---|---|
| Should an approved accessory rental dwelling unit be allowed to be used for a home-share? | Yes, as the host would be required to be present <i>As a follow-up to this question, Staff notes that the draft ordinance would allow the permanent resident of the primary residence and the permanent resident of the ARDU to <u>each</u> operate his/her dwelling unit as a home-share. Only the permanent resident of the ARDU could use his/her unit as a home-share. The owner/tenant of the primary DU (the “main house”) could not use both his/her primary DU and the ARDU as separate home-shares.</i> |
| Should both property owners and renters be allowed to be hosts, or just owners? If renters are allowed to be hosts, suggest requiring the property owner’s approval, as is currently required for a Home Occupation Permit. | Both property owners and renters can be hosts Require renter to get property owner’s approval to be a host |

| | |
|---|---|
| <p>A “guest house” is defined in the Zoning Ordinance as “living quarters having no kitchen facilities, located within an accessory building located on the same premises with a main building and occupied for the sole use of members of the family, temporary guests or persons permanently employed on the premises.” Should a host be allowed to operate a guest house as a home-share? If so, would the guest house be considered a part of the primary residence for the purposes of determining the total number of transients allowed at any one time, or would the host be required to limit the rental to either the primary residence or the guest house?</p> | <p>Yes, a guest house could be used as a home-share Did not specifically address second question <i>As a follow-up to this question, Staff notes that since a guest house is not technically a dwelling unit (it does not have kitchen facilities), the permanent resident of the primary residence could not advertise 2 separate home-shares (one for the main house and one for the guest house). In the draft ordinance (Attachment A), the guest house could be used as a home-share, but would be considered as part of the main house for the purpose of determining the total number of transients allowed.</i></p> |
|---|---|

Two members from the public spoke. Both were in favor of allowing home-shares. Suggestions included allowing them in R-2 zones; instead of prohibiting vacation rentals, consider allowing them with a use permit; look at parking districts; require house rules; and require safety equipment, such as fire extinguishers and require a written report from the Fire Marshall. Questions for the ordinance to consider included renting out couches (as opposed to bedrooms) and renting by the hour.

The City Council directed Staff to prepare an ordinance incorporating the Council’s direction and forward the draft ordinance to the Planning Commission for consideration, with an emphasis on the proposed regulations.

Draft Home-Sharing Ordinance

Staff prepared a draft home-sharing ordinance (Attachment A) based on direction from the City Council. The draft ordinance:

1. Adds a new chapter (Chapter 18.48 Home-Sharing) to Title 18 (Citywide Regulations) to permit home-sharing in accordance with the proposed regulations; prohibits vacation rentals; and establishes permitting, enforcement, and revocation procedures.
2. Modifies Chapter 3.20 (Transient Occupancy Tax) of Title 3 (Revenue and Finance) to include the collection of TOT for home-shares, and makes other modifications for clarifying purposes.
3. Modifies Chapter 17.24 (District Regulations) of Title 17 (Zoning) to allow home-sharing as a permitted accessory use in residential zones in Lemon Grove in accordance with the requirements of the new Chapter 18.48 (Home-Sharing).
4. The draft ordinance does not include revisions to the Downtown Village Specific Plan, as that document is currently in the process of being updated. Staff will add home-sharing to the draft Downtown Specific Plan before it is returned to the City Council.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section 15061.b.3 Mitigated Negative Declaration

Fiscal Impact:

The City would be able to collect additional Transient Occupancy Tax (TOT) should the home-sharing ordinance be adopted by the City Council. A fuller financial analysis will be conducted before this item is returned to the City Council.

Public Notification: This project includes revisions to Title 18 (Citywide Regulations) and Title 17 (Zoning Ordinance) to allow home-shares in single-family and multi-family zones in the city of Lemon Grove. Potential revisions to a jurisdiction’s Zoning Code require public notice in accordance with Section 65850 – 65863.1 of the California Government Code. Because the proposed revision to the Zoning Code would affect all residential properties in the city, notification to which would exceed 1,000 notices, notification may be provided by a 1/8-page display ad as provided for in California Government Code and Section 17.28.020(F)(2) of the LGMC. The Notice of Public Hearing for this item was published in the March 14, 2019 edition of the East County Californian in accordance with California Government Code and the LGMC.

Staff Recommendation:

Staff recommends that the Planning Commission: 1) conduct the public hearing; 2) receive Public Comment; 3) consider an ordinance (Attachment A) to allow home-sharing subject to regulations and provide input regarding the proposed regulations; and 4) recommend City Council approval of the ordinance.

Attachments:

Attachment A: Draft Home-Sharing Ordinance

ATTACHMENT A

TEXT OF PROPOSED AMENDMENTS TO THE LEMON GROVE MUNICIPAL CODE

NOTE:

- Text proposed to be added is displayed in underlined type.
- Text proposed to be deleted is displayed in ~~strikeout~~ type.

The City of Lemon Grove Municipal Code is amended to read as follows:

Title 18 CITYWIDE REGULATIONS

Chapter 18.48 HOME-SHARING

18.28.010 Purpose and Intent.

It is the purpose of this chapter to establish regulations and criteria for home-sharing in a manner which is consistent with the following objectives:

- A. To help ensure that suitable, safe housing is available at a cost that is affordable to all current and future residents of the City consistent with the goal, objectives, and policies of the City's Housing Element.
- B. To minimize the adverse impact on the State's declared housing crisis, on the City's housing supply, and on persons and households of all income levels resulting from the potential loss of residential units through their conversion to exclusive transient use.
- C. To prevent adverse impacts on residential neighborhoods that can occur when residential units are converted to exclusive transient use and are operated by agents and/or absentee owners/lessees who exercise little or no supervision or control of occupants.

18.48.020 Applicability.

No person or entity shall offer, facilitate an offer, maintain, advertise, book, or provide a dwelling unit or any portion thereof, in a residential zone as provided for in Section 17.24.060(D) or as provided for in any specific plan, for rent for thirty (30) consecutive calendar days or less to any transient, except as provided for in accordance with this chapter.

18.48.030 Definitions.

For the purposes of this chapter, the following definitions shall apply:

- A. “Booking service” means any reservation or payment service provided by a person or entity who facilitates a home-sharing transaction between a host and a prospective transient occupant.
- B. “Exclusive transient use” means that none of the dwelling unit’s primary residents resides on-site, in the dwelling unit, throughout the transient occupant’s stay.
- C. “Home-sharing” means an accessory use of a dwelling unit whereby the host rents his or her primary residence to one (1) or more transient occupants, for compensation, for periods of thirty (30) consecutive days or less, while the host resides on-site, in the dwelling unit, throughout the transient occupant’s stay. Rental of units located within City-approved hotels, motels, bed and breakfasts, and boarding houses, single-room occupancy buildings, and dwelling units for which a tenant has a month-to-month rental agreement and the rental payments are paid on a monthly basis shall not be considered home-sharing. An approved accessory rental dwelling unit, as defined by the Zoning Ordinance, constitutes a separate dwelling unit for the purpose of defining a home-share activity. An approved guest house, as defined by the Zoning Ordinance, shall not constitute a separate dwelling unit for the purpose of defining a home-share activity. The term “home-share” may be used interchangeably with the term “home-sharing.”
- D. “Host” means any person who offers his or her primary residence to a transient occupant(s) for home-sharing. A host may be an owner, lessee, or sub-lessee. “Host” shall have the same meaning as “operator” in Chapter 3.20 (Transient Occupancy Tax).
- E. “Hosting platform” means a person or entity who participates in the home-sharing business by collecting or receiving a fee, directly or indirectly, through an agent or intermediary, for conducting a booking service using any means of facilitation. Hosting platforms usually, although not necessarily, provide booking services through an on-line platform that allows a host to advertise the residential unit through a website provided by the hosting platform and hosting platform conducts a transaction by which potential transient occupants arrange home-sharing use and payment, whether the transient occupant pays rent directly to the host or to the hosting platform.
- F. “Primary residence” means a dwelling unit that is a host’s permanent residence or usual place of return for housing as documented by at least two (2) of the following and in the host’s name: motor vehicle registration; driver’s license; voter registration; tax documents showing the dwelling unit as the host’s primary residence; or a utility or phone bill. A host shall have only one (1) primary residence and must reside there no less than two hundred seventy five (275) per calendar year in which the residential unit is used for home-sharing.
- G. “Reside” means is present in the location for at least five (5) hours within every twenty-four (24) hour period during which the dwelling unit is being used for home-sharing.

- H. “Transient” shall have the same definition as provided in Title 3, Chapter 3.20, Section 3.20.020(G). As provided in this chapter, “transient occupant” shall mean the same thing as “transient.”
- I. “Vacation rental” means rental of any dwelling unit, in whole or in part, to any transient occupant(s) for exclusive transient use for periods of thirty consecutive days or less. Rental of units located within City-approved hotels, motels, bed and breakfasts, boarding houses, single-room occupancy buildings, and dwelling units for which a tenant has a month-to-month rental agreement and the rental payments are paid on a monthly basis shall not be considered vacation rentals.

18.48.040 General provisions.

These requirements shall be enforced according to the provisions of Section 18.48.090.

- A. Home-Sharing, New. Except as otherwise stated herein, on and after the effective date of the ordinance creating this chapter, no home-sharing use shall be established without first obtaining a Home-Sharing Permit and Business License pursuant to this chapter and being in compliance with the requirements of this chapter.
- B. Home-Sharing, Not Authorized by Home-Sharing Permit. Except as provided for in subsection A of this section, on and after the effective date of the ordinance creating this chapter, all existing dwelling units operating as home-sharing uses shall be considered an unlawful use in accordance with Chapter 17.04.050. Elimination of unlawful status may be achieved by filing the appropriate application, receiving a Home-Sharing Permit and Business License as required by this chapter, and complying with all requirements of this chapter.
- C. Home-sharing shall be prohibited in any inclusionary housing or other income-restricted housing unit.
- D. No person shall offer, facilitate an offer, or conduct home sharing at any property that has been subject to the Ellis Act within the prior seven (7) years.
- E. Vacation Rentals.
 - 1. Vacation rentals shall be a prohibited use in every zoning district in the city.
 - 2. On and after the effective date of the ordinance creating this chapter, all existing dwelling units operating as vacation rentals shall be prohibited and shall be considered an unlawful use in accordance with Section 17.04.050 and shall cease operation immediately.
 - 3. Advertisement of vacation rentals shall be prohibited.

18.48.050 Home-Sharing Permit required.

- A. No home-sharing use shall be conducted in any residential zone or dwelling unit as provided for in this chapter unless a Home-Sharing Permit has been issued for such use prior to conducting the home-share use.
- B. An application for a Home-Sharing Permit shall be in a form and contain the information required by the Planning Department, in addition to documentation pursuant to this chapter.
- C. The host shall be the applicant named on the Home-Sharing Permit. If the applicant is not the legal owner of the property, the application shall be signed by the property owner consenting to the use of the property for home-sharing.
- D. If the property is part of a common interest development, the application shall include a letter of authorization from the homeowner's association indicating that use of the property for home-sharing is permitted under the homeowner's association's covenants, conditions, and restrictions (CC&Rs).
- E. The Planning Department (the Department) may issue a Home-Sharing Permit only if the Department is satisfied that the applicant's operation will comply with all provisions of this chapter and the applicant has agreed, in writing, to comply with such provisions.
- F. A Home-Sharing Permit must be renewed annually to remain valid. Failure to renew a Home-Sharing Permit within thirty (30) calendar days of the expiration date will result in the Home-Sharing Permit being terminated.
- G. A Home-Sharing Permit shall be subject to applicable inspections by the City, including inspections by the Fire Department.

18.48.060 Performance standards and operational requirements.

Notwithstanding any provisions of this Code to the contrary, a home-sharing host shall operate the home-sharing use in compliance with the following performance standards and operational requirements:

- A. Home-sharing shall not adversely affect the residential character of the neighborhood nor shall the use generate noise, traffic, parking, trash, or other effects that unreasonably interfere with any person's reasonable enjoyment of his or her residence.
- B. A host shall obtain and maintain at all times a current City business license in accordance with Section 18.48.050.
- C. The host shall collect and remit Transient Occupancy Tax (TOT), in coordination with any hosting platform if utilized, to the City and shall comply with all City TOT requirements as set forth in Chapter 3.20 (Transient Occupancy Tax) of the Lemon Grove Municipal Code.

- D. No person shall advertise any home-sharing without a City-issued Home-Sharing Permit Number depicted in a visible location on the advertisement, including any listing on a hosting platform.
- E. The host shall be responsible for any nuisance violations arising at the property at all times during home-sharing activities.
- F. The host shall respond in person telephonically within thirty (30) minutes of being contacted by any law enforcement, fire department, or other City official.
- G. The host and transient occupants shall comply with all permit conditions and applicable local, State, and federal laws including, but not limited to, health, safety, fire, and building codes.
- H. The dwelling unit used for a home-sharing use shall not be subject to any outstanding enforcement of the Lemon Grove Municipal Code and all other relevant laws and ordinances, including but not limited to any notices of violations, orders of abatement, cease and desist orders, or correction notices. If any such violation occurs once a dwelling unit has been approved for home-sharing in accordance with the provisions of this chapter, the Planning Department shall suspend the Home-Sharing Permit until the violation has been corrected.
- I. The host shall post a clearly printed sign inside his or her dwelling unit on the inside of the front door that provides information regarding the location of all fire extinguishers, carbon monoxide detectors, gas shut-off valves, emergency exit routes, fire alarms, and emergency contact information for the host for periods when the host is off-site as provided for in Section 18.48.030.
- J. Home-sharing shall not be used by more than two (2) transient occupants per bedroom, excluding the host's bedroom, plus one additional transient occupant at one time. The transient occupant limit does not include minor children under the age of eighteen (18) who are accompanied by an adult. Rental to unaccompanied minors under the age of eighteen (18) is prohibited.
- K. The minimum duration of a home-share is three (3) days, two (2) nights.
- L. All parking for the home-sharing use shall be provided on-site. The host shall limit the number of vehicles associated with the overnight occupancy of the home-share to a specific number of vehicles, with the maximum number of vehicles being the number of off-street parking spaces available at the property, in addition to the off-street parking required for the primary use in accordance with Chapter 17.24.010 (Off-street parking) of the LGMC.
- M. No signs shall be posted on the exterior of the residential unit advertising the home-sharing use.
- N. Events, parties, group gatherings that exceed the maximum number of allowed transients as provided for in this Chapter, and other special events, including but not

limited to weddings, banquets, and corporate retreats, are prohibited from occurring on-site in association with the home-sharing use.

- O. No host shall offer or engage in home-sharing any part of the property not approved for residential use, including, but not limited to, a vehicle parked on the property, storage shed, trailer, garage, tree house, or any temporary structure such as a tent.
- P. The host shall maintain records for three (3) years demonstrating compliance with this chapter, including but not limited to: information demonstrating primary residency; the number of days per calendar year he or she has occupied the residential unit; the number of days per calendar year the residential unit has been rented as a home-sharing use; and compliance with the insurance requirement in Subsection (Q). These records shall be made available to the Planning Department upon request.
- Q. The host shall maintain liability insurance appropriate to cover the home-sharing use in the aggregate of not less than \$500,000, or the host shall conduct each home-sharing transaction through a hosting platform that provides equal or greater coverage. Such coverage shall defend and indemnify the host(s), as named additional insured, and any tenant(s) in the building for their bodily injury and property damage arising from the home-sharing use.
- R. The host shall sign an indemnification and hold harmless agreement in a form approved by the City Attorney, agreeing to indemnify, save, protect, hold harmless, and defend the City of Lemon Grove, the City Council of the City of Lemon Grove, individually and collectively, and the City of Lemon Grove representatives, officers, officials, employees, agents, and volunteers from any and all claims, demands, damages, fines, obligations, suits, judgments, penalties, causes of action, losses, liabilities, or costs at any time received, incurred, or accrued as a result of, or arising out of host's actions or inaction in the operation, occupancy, use, and/or maintenance of the property.

18.48.70 Appeal.

In the event of denial of any Home-Sharing permit or the revocation thereof, a written appeal may be made to the Planning Commission, whose decision shall be final. Appeals shall be considered by the Planning Commission in a public hearing which shall be scheduled within sixty (60) days from the filing of the application. Notice of the hearing shall be given as set forth in Section 17.28.090 of the City Zoning Ordinance. A fee of twenty-five dollars shall be paid at the time of application to cover the expense of appeal procedures. When a Home-Sharing Permit has been denied, no application for the same business shall be accepted for a period of one (1) year from the date of the denial.

18.48.80 Revocation of Home-Sharing Permit.

Home-Sharing Permits are subject to revocation by the Planning Department after a hearing by the Department, following reasonable notice to the permittee, in the event that

zoning regulations applicable to the premises are amended to prohibit such use, or when evidence has been produced that one or more of the conditions of the permit are not being fulfilled, or that any other violation of this chapter exists. After receiving written notification of violation, holder of Home-Sharing Permits shall, within ten (10) days of such notification, comply with all applicable City regulations or the Home-Sharing Permit will be subject to revocation after hearing. If a Home-Sharing Permit is revoked, the host must wait at a minimum of one (1) year from the date of revocation before he or she can reapply for a Home-Sharing Permit.

18.48.90. Enforcement—penalties for violations.

It shall be the duty of the Planning Department to enforce all of the provisions of this chapter. Violation of the provisions of this chapter shall be considered a misdemeanor and violators shall, upon conviction, be punishable by a fine or imprisonment as set forth in Section 17.04.070 of the City's Zoning Ordinance.

18.48.110 Fees.

The fee for a Home-Sharing Permit shall be as established and modified from time to time by resolution of the City Council. All applicable fees and deposits shall be paid in full prior to processing any application.

Title 17 ZONING

Chapter 17.24 DISTRICT REGULATIONS

17.24.060 Accessory buildings and uses.

D. Accessory Uses in Residential Zones. Accessory uses shall be located on the same lot as the principal use, and shall not generate additional parking, landscape, or street improvement requirements, unless otherwise specified in this title. Permitted residential accessory uses include:

1. Accessory Rental Dwelling Units (ARDUs). ARDUs are allowed on a lot with one single-family dwelling in the RL, RL/M, RM or RM/H zone; it may be located within the primary dwelling or otherwise consistent with subsections (B)(1) and (2). An ARDU shall be deemed to be a residential use that is consistent with the existing general plan, zoning designations, and allowable density for the lot. No local ordinance, policy, or program to limit growth shall be applied to an ARDU. ARDUs are subject to the following requirements:
 - a. The ARDUs area shall not exceed six hundred forty square feet or thirty percent of the primary dwelling.
 - b. Separate sale or ownership of the ARDU is prohibited.

- c. The ARDU shall comply with all yard and setback requirements which apply to single-family dwellings and the underlying zone.
 - d. Off-street parking for the single-family dwelling shall meet current city standards regarding setbacks, size, and number of spaces.
 - e. One additional off-street parking space shall be provided for the ARDU that meets the Section 17.24.010 standards.
 - f. Conversion of a garage into an ARDU is not permitted until compliance with Section 17.24.010 has been achieved, including replacement of the garage.
 - g. An ARDU shall not be permitted on a lot having a guesthouse or guest living quarters. Conversion of a guesthouse or guest living quarters into an ARDU is permitted provided the unit is consistent with the regulations set forth in this section.
 - h. The city council may modify or waive requirements in this subsection according to the variance requirements of Section 17.28.060.
 - i. Appeals shall be processed according to Section 17.28.020, except that the appeal shall not include a noticed public hearing and shall only consider the project's compliance with the standards in this subsection.
2. Assembly Space. Assembly space that is supportive of and incidental to a principal use and utilized by employees or clients of the principal use.
 3. Day Care. A facility licensed and equipped as required by law, which provides nonmedical care or supervision for periods of less than twenty-four hours, is allowed as follows:
 - a. Small family day care is permitted in single-family dwellings in all residential zones according to the following standards:
 - i. Day care is provided in a single-family dwelling for one to eight people, depending on ages, including children under the age of ten residing in the home.
 - ii. The day care provider shall reside in the home.
 - b. Large family day care is permitted in single-family dwellings in the RL, RL/M and RM zones according to the following standards:
 - i. Day care is provided in a single-family dwelling for up to fourteen people, depending on ages, including children under the age of ten residing in the home.
 - ii. The day care provider shall reside in the home.
 - iii. Obtain a minor use permit according to Section 17.28.050.

- iv. Play areas shall be situated in such a manner as to minimize the impact of noise on surrounding properties. The development services director may require the installation of six-foot high masonry walls, landscaping, and/or other noise attenuating devices.
 - v. Adequate street capacity and an area sufficient for dropping off and picking up persons shall be provided to the satisfaction of the development services director and the public works director in a manner consistent with traffic safety requirements.
 - vi. A facility shall not be established within one thousand feet of another such facility. The distance between any two large family day cares shall be measured in a straight line, without regard to intervening properties or structures, from the closest exterior wall of each dwelling.
 - vii. Additional conditions shall be limited to reasonable traffic, parking, and noise control and compliance with the development standards of the zoning district.
4. Garage, Yard or Estate Sales. The activity shall not be an ongoing commercial activity and shall be subject to the following standards:
 - a. The event shall not exceed three consecutive days.
 - b. The number of events per property or unit shall not exceed four in a twelve-month period.
 - c. Sale items shall not be stored outdoors during any period in which items are not being actively sold.
 5. Home Occupations. See Chapter 18.20 for applicable requirements.
 6. Real estate sales/leasing offices may be located on the site of subdivisions of five or more lots.
 7. Residential Complex Support. Manager's office, maintenance equipment yard, recreation facilities, laundry, vending machines, storage, or similar facilities.
 8. Home-sharing. See Chapter 18.48 for applicable requirements.

Title 3 REVENUE AND FINANCE

Chapter 3.20 TRANSIENT OCCUPANCY TAX

3.20.020 Definitions.

A. "Hotel" means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, motel, bed and breakfast inn, or home-share in a

dwelling unit in accordance with Chapter 18.48, or other similar structure or portion thereof. "Hotel" does not mean any of the following: Any hospital, convalescent home, sanitarium, medical clinic, rest home, home for aged people, foster home, or other similar facility operated for the care or treatment of human beings; any asylum, jail, prison, orphanage or other facility in which human beings are detained and housed under legal restraint; any housing owned or controlled by any educational institution and used exclusively to house students, faculty or other employees, and any fraternity or sorority house or similar facility occupied exclusively by students and employees of such educational institutions, and officially recognized or approved by it; any housing operated or used exclusively for religious, charitable or educational purposes by any organization having qualifications for exemption from property taxes under the laws of the state; any housing owned by a governmental agency and used to house its employees or for governmental purposes; any camp as defined in the Labor Code or other housing furnished by an employer exclusively for employees, any camp as defined in the Insurance Code, whether profit or nonprofit, offering recreational activities and operated exclusively for minors under the age of sixteen (16).

DRAFT



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 3

Meeting Date: March 25, 2019

Submitted to: Honorable Chair and Planning Commissioners

Department: Development Services Department

Staff Contact: Mike Viglione, Associate Planner

mviglione@lemongrove.ca.gov

Item Title: 2018 General Plan Annual Progress Report

Recommended Action: Receive 2018 General Plan Annual Progress Report.

Summary: State law requires cities and counties to annually review, conduct a public hearing, and authorize the submission of a General Plan Annual Progress Report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The Report relays the status of General Plan implementation as well as progress toward meeting the City's share of regional housing needs by highlighting achievements related to specific action programs identified in the Lemon General Plan Implementation Plan. To prepare the Report, the Development Services Department coordinates with the other City Departments for review and input. Significant changes from last year's 2017 Report feature shading and highlighted text.

Staff presented the 2018 Report to the City Council on March 19, 2019 and the Council adopted Resolution 2019-3642 which accepted the Report and authorized its submission to the Office of Planning and Research and the Department of Housing and Community Development. This Report was expedited to Council to meet the April 1st reporting deadline. The Report is provided here for Planning Commission's information. Future Reports will be brought to Planning Commission for review and recommendation prior to Council action.

Discussion: Section 65300 of the California Government Codes requires every city in the state to adopt a long-term, comprehensive General Plan governing its physical development. General Plans essentially serve as a city's Constitution for development and are required by law to include elements addressing: land use, housing, conservation, traffic circulation, open-space, noise, and public safety but may also include additional optional elements. Individual elements of the General Plan must be consistent and State

Law further requires periodic update of General Plan Housing Elements to ensure that an appropriate evaluation of a City's housing is incorporated into the General Plan.

The current Lemon Grove General Plan was adopted in 1996 and the most recent Housing Element update occurred in 2012. The City adopted its first optional element in 2014, called the Health & Wellness Element, which articulates a vision for a healthy community through physical and social connections. Ad hoc General Plan amendments also occur from time to time and can be initiated by staff or by application from the public.

After adoption a General Plan must be implemented. In addition to providing a vision for a City's future, a General Plan identifies goals, policies and/or objectives integral to its fulfillment. To that end, the individual Lemon Grove General Plan elements all include objectives and policies to guide decision making. A separate supplemental Lemon Grove General Plan Implementation Manual, which identifies specific actions and programs for the City to pursue to realize its vision, was also adopted in 1996 with the Lemon Grove General Plan. By law, Zoning Ordinances for General Law cities like Lemon Grove must also to be consistent with the General Plan.

Lemon Grove is further required to assess the performance of its General Plan. Government Code Section 65400 mandates that General Law cities annually review the status of the plan as well the progress made toward its implementation and the City's share of regional housing needs. This assessment is required to be provided to the legislative body, OPR, and HCD. Beyond the forms HCD uses to calculate housing production, there is no standardized state format required for a General Plan Annual Progress Report. The City of Lemon Grove format includes a comprehensive list of select objectives, policies and implementation programs from Lemon Grove General Plan elements and the supplemental Implementation Manual and describes the status of their attainment by highlighting key achievements.

In future years, General Plan Annual Progress Reports will be brought before the Planning Commission for review and recommendation before a City Council hearing to review and accept the Report is held. City Council Ordinance number 448 reestablished the Planning Commission and officially designated it as the City's Planning Agency. The Planning Commission is responsible for periodic review of the General Plan through this designation and, per Section 65400 of the Government Code, is tasked with making recommendations to the legislative body regarding General Plan implementation. Hence, the review sequence for future Reports will begin with the Planning Commission.

Environmental Review:

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

Fiscal Impact: None.

Public Notification: None.

Staff Recommendation: Receive 2018 General Plan Annual Progress Report

Attachments:

Attachment A – City Council Resolution 2019-3642

Attachment B – 2018 General Plan Annual Progress Report

RESOLUTION NO. 2019-3642

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, ACCEPTING THE 2018 GENERAL PLAN ANNUAL PROGRESS REPORT AND DIRECTING STAFF TO SUBMIT THE REPORT TO THE STATE OF CALIFORNIA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65400(a)(2)

WHEREAS, Government Code 65400(a)(2) mandates that all cities and counties provide an annual report to their legislative bodies, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the status of the General Plan and the progress of its implementation, including the progress on meeting its share of regional housing needs pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and

WHEREAS, the project is not subject to the California Environmental Quality Act(CEQA) because the report does not meet the definition of a "project" per Section 21065 of the CEQA Guidelines; and

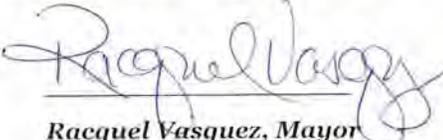
WHEREAS, on March 19, 2019, a public hearing was duly noticed and held by the Lemon Grove City Council; and

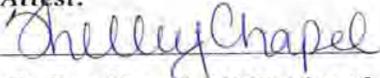
WHEREAS, the City Council reviewed the 2018 General Plan Annual Progress Report and finds that it accurately reflects the status of the City's General Plan implementation.

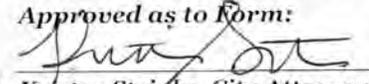
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California, hereby accepts the 2018 General Plan Annual Progress Report and directs staff to submit the Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

PASSED AND ADOPTED on March 19, 2019, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2019-3642, passed by the following vote:

AYES: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza
NOES: None.
ABSENT: None.
ABSTAIN: None.


Racquel Vasquez, Mayor

Attest:

Shelley Chapel, MMC, City Clerk

Approved as to Form:

Kristen Steinke, City Attorney

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|--------------------|--|--------------------|--------------------------------------|-------------|-------------|----------|-----------|--|
| 1 | Consistent Zoning Ordinance | | Update the Zoning Ordinance to be consistent with the goals of the General Plan. | 4.1-2 | General Fund | | | × | × | The Lemon Grove Municipal Code (LGMC) is updated on an ongoing basis to address changes in the community and state law. In 2018 the City Council adopted an ordinance that enhanced community input by expanding public noticing requirements for land use applications. In response to business concerns, this same ordinance also benefitted applicants with land uses subject to distance separations by establishing a process for applications at eligible sites to be pursued without threat of disqualification from a competing land use for a period of one year. |
| 2 | Downtown Village, Special Treatment Area (STA) 1 | | Prepare a specific plan for the Downtown Village. | 4.1-5 | Smart Growth Incentive Program Grant | | | × | × | The City Council adopted the Downtown Village Specific Plan in 2005. In 2015, the City received grant funding for a Downtown Village Specific Plan Expansion which culminated in the preparation of a draft Downtown Specific Plan for City Council in 2018. |
| 3 | Improve Image of General Business Areas | | Require aesthetic improvements as conditions of planned development and discretionary permits. | | Property Owners, Business Operators | | | × | | All discretionary permits are required to comply with City standards. These standards may include landscaping, screening, and other aesthetic improvements. Building Permits for Tenant Improvements and alterations, with a project value in excess of \$25,000.00 are required to improve the right-of-way along the project frontage in accordance with City standards. |
| 4 | Improve Image of Federal Boulevard Industrial District | 1.5, 4.1, 4.4, 5.3 | Strongly encourage property and business owners to improve dilapidated properties in highly visible industrial district areas. | | Property Owners, Business Operators | | | × | | New and existing businesses relocating along Federal Blvd. are encouraged and in some cases required to improve their business sites. Several projects have obtained permits or are in the process of improving their businesses along Federal Blvd. Building Permits for Tenant Improvements and alterations, with a project value in excess of \$25,000.00 are required to improve the right-of-way along the project frontage in accordance with City standards. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-------------------------------|------------------|--|--------------------|--|-------------|-------------|----------|-----------|--|
| 5 | East Broadway | 1.6 | Plan for development compatible with the SR-125. | | General Fund | | X | | | There are several vacant parcels, previously Caltrans right-of-way (excess), along the SR-125 corridor identified as transportation land uses in the General Plan. These parcels will be redesignated during the General Plan Update or as initiated by developers. Staff has prepared resources to aide developers in identifying development opportunities on the excess CALTRANS property. |
| 6 | Inviting Gateways | 5.2 | Establish identifiable gateways and community boulevards evoking a sense of arrival. | | Developers, General Fund, Smart Growth Incentive Program Grant Funds, SAGE project, TDA, TransNet, Sanitation, RTCIP, IIG, CDA, Street Reserve | | X | X | | The City continues to search for opportunities to enhance gateways and seeks adequate funding where feasible. The City is developing various gateways in conjunction with the development of the STA 1 area. The City has completed the construction of the Main Street Promenade project and the first segment of the Connect Main Street project. The Lemon Grove Avenue Realignment project was completed and the public art mural at the Buena Vista underpass was completed in 2015. The Breezeway Lemon mural between the Lester Avenue parking lot and Broadway and the Lemon Grove Rising at the Community Center were completed in 2017. The San Diego State University SAGE project also presented gateway designs for the city and two murals were painted adjacent to the Skate Spot and the Lester Avenue Parking area in 2017. Additional opportunities may be identified as a part of the General Plan Update. |
| 7 | Pleasant Freeway Image | 1.5, 4.4, 5.3 | Improve the view from the freeway and encourage people to visit the City. | | Property Owners, Business Operators, Caltrans | | X | X | | The City continues to maintain the Lemon Grove Avenue and State Route 94 on and off ramp per its agreement with Caltrans. Redevelopment activities along freeways are ongoing and assist in beautification. The Lemon Grove Realignment Project was completed and should improve traffic safety and relieve congestion. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-------------------------------|------------------|--|--------------------|--|-------------|-------------|----------|-----------|---|
| 8 | Design Review | 5.1, 5.5 | New development should positively contribute to enhanced community aesthetics. Revise the Development Code to establish minimum design standards for all land use types. | 4.1-3 | Developers, General Fund | | × | × | | Specific design standards have not been adopted to date however the City continues to review development to ensure it positively contributes to and enhances community aesthetics. |
| 9 | Beautified Trolley Corridor | 5.1, 5.2, 5.4 | Beautify the trolley corridor to increase visual qualities and encourage trolley ridership. | | General Fund, MTS Annual Maintenance funds | | × | × | | The City maintains the Corridor through MTS funds. The City has completed construction of the Main Street Promenade project. SANDAG, on behalf of MTS, upgraded the trolley platforms at both trolley stations. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade concept along the trolley corridor called Connect Main Street. Phase 1 of the Connect Main Street project was constructed in 2017 and the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018. In 2015, a grant was received for minor improvements to the Skate Park, the Main Street Promenade, and for a segment of Connect Main Street. The skate park improvements at "The Skate Spot" and the first segment of Connect Main Street were both completed in 2017. |
| 10 | Community Boulevards | 5.2, 5.3 | Designate Broadway and Lemon Grove Avenue as community boulevards and consider embellishing with distinctive landscaping, directional signage, and banners. | | General Fund | | × | × | | New landscape median improvements were completed on Lemon Grove Avenue and previously on Broadway. A community banner is located at Broadway and Lemon Grove Avenue. Median enhancements were completed with landscaping on Lemon Grove Avenue as well as multiple medians on Broadway in 2017. In 2018, landscape improvements were made to the median along Broadway between Olive Street and New Jersey Avenue. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|-------------------------|--|--------------------|-----------------------------|-------------|-------------|----------|-----------|---|
| 11 | Massachusetts Station, STA II | 1.1, 2.1, 2.2, 2.4, 5.2 | Develop a specific plan for STA II (Massachusetts Station). | 4.1-6 | Developers, General Fund | × | | | | A specific plan may be developed in coordination with a future project in this area. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade project along the trolley corridor called Connect Main Street and completed construction of the first segment between Broadway and City Hall in 2017. <i>The City was awarded a 2018 SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases.</i> |
| 12 | Western Central Avenue Residential, STA IV | 1.1, 2.1 | Develop a master plan for STA IV that addresses density, buffers open space, and improves visual character. | 4.1-8 | Developers | × | | | | The specific plan will be developed in coordination with a future project in that area. |
| 13 | Central Lemon Grove Ave, STA VI | 1.1, 1.4 | Conduct a traffic study and a geotechnical study and incorporate appropriate measures to protect the stability of the steep embankment. | | Property Owners, Developers | × | | | | The previous discussions with a developer for this area did not proceed and there is currently no development proposal. |
| 14 | SR-125 On-ramp Planning Area, STA VII | 1.6 | Work with Caltrans, area property owners, and other interested groups to monitor the relationship between SR-125 and the City's system of streets. | | Caltrans | | | | × | The SR-125 is complete <i>and auctions of remnant Caltrans parcels from the SR-125 are on-going.</i> Caltrans requires that funding be in place for future ramp improvement to continue to hold the remnant properties. This action will restrict future on- and off-ramps from Palm Avenue. |
| 15 | Eastern Central Avenue, STA VIII | 1.1, 1.2, 2.2, 2.3 | Provide multi-family housing while protecting and enhancing the neighborhood. | | Developers, Property Owners | | | × | | The City will ensure conformance to the development standards and encourage high density for new development proposals in this area. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|--|---|--------------------|---|-------------|-------------|----------|-----------|---|
| 16 | Reversion of Skyline Drive Neighborhood Commercial Area | 1.1, 2.1, 2.3, 2.4, 5.5 | Strive for residential development within the existing Skyline neighborhood commercial area that is compatible with the architecture and scale of the surrounding neighborhood. | 4.1-11 | Property Owners, Developers | × | | | | The City has not received any development proposals in this area. |
| 17 | Civic Center | 1.2, 3.1, 3.2, 5.1, 5.4, 5.5, 5.6 | Plan for the development of the Civic Center. | 4.1-13 | General Fund, Bond Revenues, Private Endowments, Fundraising Programs | | | × | | The City pursues grant funds and opportunities for enhancements as applicable. |
| 18 | City Boundary Adjustments | 6.1, 6.2 | Consider adjusting the City boundaries to better reflect the school district boundaries, natural features and the circulation network. | | General Fund | × | | | | LAFCO is not proposing or encouraging adjustments to the City boundaries at this time. |
| 19 | Implementation of the Community's Development Goals | 1.1 -1.6, 2.1 -2.5, 3.1, 3.2, 4.1, 4.2 | Require all development projects to conform to the Land Use Plan and other relevant goals, objectives, and policies established in the various General Plan Elements. | 4.1-1 | Developers | | | × | | All development projects are reviewed for compliance with the General Plan and conform to the requirements of the Zoning Ordinance, which reinforces the General Plan. After passage of the medical marijuana initiative in November 2016, staff fielded numerous applications which resulted in the approval of Conditional Use Permits for two medical marijuana dispensaries in 2018. The Lemon Grove Planning Commission was also reinstated in 2018 to review development applications for conformance with the General Plan and City regulations. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|--------------------|--|--------------------|--|-------------|-------------|----------|-----------|--|
| 20 | Regional Commercial, STA III | 1.3, 4.1, 4.2, 5.5 | Ensure that future development within STA III (Regional Commercial) substantially conforms to the policies outlined in the General Plan. | 4.1-7 | Developers | | X | X | | All development projects proposed within the STA III area are required to conform to regulations outlined within the General Plan and the Development Code |
| 21 | Federal Boulevard Automobile Sales District, STA V | 1.3, 4.1, 4.2 | Future activity in STA V shall only permit car dealerships and related automotive services and shops and require measures to reduce impacts to nearby residents. | | Business Operators | | | X | | Automobile dealerships and automotive service centers are encouraged to locate along Federal Blvd. and in areas zoned for general commercial. Proposed development is reviewed for impacts and those potential impacts are required to be mitigated to a level below significance. |
| 22 | Clean and Safe Neighborhoods | 1.1 | Encourage clean and safe neighborhoods by enforcing the Abandoned Vehicles and the Weed Control and Waste Matter Ordinances. | | General Fund | | | X | | The City's code enforcement continually enforces the Weed Control and Waste Matter Ordinance and enforces the Abandoned Vehicles Ordinance on a complaint basis only. |
| 23 | Compatible Home Occupations in Neighborhoods | 1.1 | Continue to enforce the Home Occupation Ordinance which establishes specific restrictions. | | General Fund | | | X | | All home occupation businesses require a business license and are reviewed to ensure compliance with the Development Code. Any complaints received are inspected by the Code Enforcement Division. |
| 24 | Compatible Institutional Uses in Neighborhoods | 1.1 | Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize nuisances. | | General Fund | | | X | | The Code Enforcement Division responds to all complaints regarding the operation of a treatment facility or group home. The Development Services Department maintains a map depicting large day care facilities. |
| 25 | Broadway Retail Commercial | 1.2, 1.4, 4.1, 4.2 | Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment. | | Developers, Business Operators, General Fund | | X | X | | The City monitors all retail commercial activity within the City. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|-------------------------|---|--------------------|--------------------------|-------------|-------------|----------|-----------|---|
| 26 | Revitalization of General Business Areas | 1.4, 1.6, 4.1, 4.3, 4.4 | Actively support and promote redevelopment within the general business areas with office buildings for professional services in addition to new facilities for manufacturing and commercial operations. | | Developers, General Fund | | × | × | | The City supports the redevelopment of the commercial areas within the City. The dissolved Community Development Agency implemented two grant programs to assist retail business owners, but the programs were suspended. Staff also prepared resources to aide developers in identifying development opportunities on commercial property in the City. |
| 27 | Existing Specific Plans | 1.3 | Encourage further development within the Downtown Village Specific Plan and Broadway Commercial Project Specific Plan areas. | | Developers, General Fund | | × | × | | Citronica I (56 housing units), Citronica II (80 housing units), and Celsius I (84 units) are complete. The Celsius II development, 18 market rate housing units approved by City Council in 2017, broke ground in 2018. The City completed the first phase of the Connect Main Street project in 2017 and, in 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases. Staff continues to review all developments for conformance with applicable specific plans. |
| 28 | Compatible Condominium and Apartment Development | 1.1, 1.2, 2.2, 2.3, 5.5 | Future projects should provide quality housing opportunities and uplift the aesthetics of surrounding areas. | 4.1-2 | Developers | | | × | | All new multi-family development projects are reviewed for aesthetic appeal, compatibility with the surrounding areas, and conformance with the General Plan and Development Code. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-------------------------------|------------------|--|--------------------|--------------|-------------|-------------|----------|-----------|---|
| 29 | Public Events | 3.2, 3.3, 3.4 | Continue to sponsor and co-sponsor community events. | | General Fund | | | X | | <p>The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, movies in the park, and a community bonfire. In 2013, the City hosted the Healthy Eating & Active Living (HEAL) Zone Block Party in coordination with the Library Grand Opening. In 2014, the City increased the concerts in the park series by two concerts and added one additional movie in the park. In 2015, a farmer's market commenced in the Main Street Promenade. In 2018, 8 concerts, 2 movies and the Egg Eggstravaganza were all held for the community. Quarterly clean-up events and park beautification events were held in 2018.</p> |
| 30 | Community Outreach | 3.4 | Strive to implement outreach programs. | | General Fund | | | X | | <p>The City utilizes a City newsletter, public notices, email list serves, social media, media advisories, direct mailers and the City website as outreach mediums to the community. The City Newsletter was rebranded and relaunched as <u>The Zest</u> in 2017. In 2018, the City Council adopted an ordinance enhancing noticing requirements to require on-site signage and expand radius notice boundaries for certain land use applications.</p> |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|------------------------------------|-------------------------|---|--------------------|--------------------------|-------------|-------------|----------|-----------|--|
| 31 | Business Growth | 4.1, 4.2, 4.3, 4.4, 4.5 | Encourage business growth through proactive strategies. | | General Fund, Developers | | | × | × | The City continues ongoing communications with the business community. The City encourages business growth. The Community Development Agency implemented two grant programs to assist retail business owners, but the programs are suspended due to the dissolution of the Community Development Agency and lack of funds. The City created an economic development webpage that is updated quarterly and includes helpful business resources. City staff regularly meet with prospective businesses to encourage business growth. In 2017, the City adopted an ordinance providing for by right brewing, winemaking, and distilling with accessory retail sales culminating in the opening of 13 Point Brewing in December 2018 and additional interest from other potential breweries. |
| 32 | Light and Glare | 5.5 | Review all new development projects to determine if the projects will have adverse light and glare impacts. | 4.6-1 | Developers | | | × | | All projects are reviewed for compliance with light and glare regulations. |
| 33 | Participation in Regional Planning | 6.1, 6.2 | Represent the community's best interest and play a proactive role in developing regional planning strategies. | | General Fund | | | × | | The City regularly participates in regional planning activities. City Council and staff participate on regional boards and committees (e.g., LAFCO, Metro JPA, MTS, SANDAG) and report on pertinent issues as needed. Comments were provided on the Comprehensive Regional Plan. |

2018 General Plan Annual Progress Report

| Item # | Community Development Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|------------------|---|--------------------|----------------------------------|-------------|-------------|----------|-----------|--|
| 34 | Attractive Public Areas | 1.1, 1.2, 5.4 | Beautify the City through maintaining landscaping. | | General Fund | | | X | | <p><i>The Public Works Department maintains public landscape throughout the City via private contractor. Efforts are underway to expand upon the City's urban forestry program. Staff identified urban forestry as an objective in the Health & Wellness Element. In 2016, staff enhanced the City's agreement with West Coast Arborist that geolocated, identified, and assessed all city owned and maintained trees in the City and as opportunities and funding present themselves staff will expand the program. Opportunities for new landscape are sought as a part of new development and business proposals.</i></p> |
| 35 | Housing Element Implementation | 2.3, 2.4 | Continue attempting to implement the Lemon Grove Housing Element and periodically update the Element to reflect population and development trends as required by State Law. | 4.3-1 | General Fund | | X | X | | <p><i>The City adopted the 2010-2020 Lemon Grove Housing Element. A work program was created to ensure compliance with the Housing Element's Goals, Policies, and Programs within the first five years.</i></p> |
| 36 | Revitalization of Federal Blvd. Industrial District | 1.5, 4.1, 4.4 | Promote revitalization of the Federal Boulevard Industrial District. | | General Fund, Business Operators | | | X | | <p><i>The City continues to consider development opportunities within the Federal Blvd. Industrial District. Staff has also prepared resources to aide developers in identifying development opportunities in the district.</i></p> |

2018 General Plan Annual Progress Report

| Item # | Mobility Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|--------------------|---|--------------------|---|-------------|-------------|----------|-----------|--|
| 37 | Citywide Street Inventory | 1.1, 1.3, 1.5, 1.6 | Maintain & update the Citywide Street Inventory as needed. | | General Fund, CDBG | | | × | | In 2010, the City adopted a pavement management program. The City is currently working on a pavement management program update with NCE. The Golden Avenue Street Rehabilitation Project funded through Community Development Block Grant was also completed on June 30, 2017. The condition of roadways are mapped and pavement repair is scheduled as funding allows. Heartland Communications Facility Authority and the City maintains a comprehensive computerized on-line roadway facility database. |
| 38 | Traffic Impact Assessment | 1.6 | Establish guidelines for Traffic Impacts Report. | 4.2-13 | General Fund | | | × | | The City uses both the Institute of Transportation Engineers and the City of San Diego's traffic standards. Traffic Impact Reports are required by the City Engineer if needed for discretionary projects. |
| 39 | Neighborhood Traffic Control | 1.2, 1.3 | Monitor local street traffic in neighborhoods adjacent to Skyline Drive, Central Avenue, and San Miguel Avenue. | | General Fund | | | × | | The City conducts traffic improvements and studies as funding allows. Improvements are prioritized in the Five-Year Capital Improvement Program. Lemon Grove Traffic Advisory Committee meetings are also held bimonthly to discuss neighborhood traffic issues. |
| 40 | Traffic Signal Coordination and Optimization | 1.2 | Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections. | 4.2-12 | General Fund, Congestion Management and Air Quality Program | | | × | × | Rick Engineering developed traffic signal timing plans. The signals are preempted by the Trolley. A traffic corridor study was developed for Massachusetts Avenue and improvements are complete. Updates are conducted as needed as funding allows. |
| 41 | Street Access Guidelines | 1.2, 1.3, 1.6 | Evaluate the merit and feasibility of instituting street access guidelines consistent with roadway functional classifications. | | General Fund | × | | | | The City uses the Regional Standard Drawings for driveway standards. Street access guidelines will be conducted as funding allows. |

2018 General Plan Annual Progress Report

| Item # | Mobility Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|------------------|--|--------------------|--|-------------|-------------|----------|-----------|---|
| 42 | Truck Routes | 1.1, 1.3, 1.5 | Anticipate designating a system of truck routes utilizing major roads including Federal Blvd. | | General Fund | | | | X | The City Council adopted designated Truck Routes on November 7, 2000. |
| 43 | Massachusetts Avenue/ Lemon Grove Avenue Intersection | 1.3, 1.5 | At the intersection of Massachusetts Ave. and Lemon Grove Ave., prioritize implementing the planned improvements, including roadway striping and median modifications as adopted by the City Council. | 4.2 | General Fund | | | X | X | The roadway striping is completed. The median modifications are completed. |
| 44 | Lemon Grove Ave, State Route 94 Intersection | 1.2, 1.3 | Plan to conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing improvements in conjunction with the trolleys. | | General Fund, Prop 1b Funds, Transnet | | | | X | The City substantially completed the Lemon Grove Avenue (LGA) Realignment project this year and is now awaiting SDG&E to begin its 20A undergrounding project. The undergrounding project is projected to begin in April 2019. |
| 45 | Sidewalk Improvement Program | 4.1, 4.2, 4.4 | Consistent with the policies and objectives of the Mobility Element, encourage the provision of sidewalks on one or both sides of the streets where feasible, especially between activity centers such as schools, transit stops, parks, and the downtown commercial area. Provide an inventory of existing pedestrian facilities to assist in identifying deficiencies. | 4.2-6 | General Fund, Transnet, Safe Routes to Schools, CDBG | | | X | | The City continues to install/replace several pedestrian ramps and sidewalk repairs at various locations in 2015 as a part of its annual street rehabilitation project. The City continues to improve sidewalks as part of the Five-Year Capital Improvement Program and the Public Works Department Annual Maintenance Program. In 2015, the Palm Safe Routes to School project commenced and was completed in 2016. In 2017, the City repaired the crosswalk curb cut section of sidewalk at the corner of Lemon Grove Avenue and Montana Street and a separate segment along Lemon Grove Avenue between Palm Street and Montana Street. Future improvement areas are continuously being researched to determine if grant funding can assist with sidewalk improvement. |

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| Item # | Mobility Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|------------------------------------|------------------|--|--------------------|--------------------------|-------------|-------------|----------|-----------|---|
| 46 | Trolley Crossings | 1.3 | Coordinate with MTS in evaluating the need to provide additional signage or pavement markings to safely direct traffic flow and delineate stopping points at the following rail crossings: Massachusetts, San Miguel, Central, Broadway & North Ave. | | General Fund | | | × | | Fencing is installed at key locations along Lemon Grove Avenue and the trolley tracks. Signage and markings are installed as needed. In 2013, the City installed a new pedestrian crossing at Broadway. In 2014, MTS upgraded trolley crossings at Central Ave. and at North Ave./Lemon Grove Ave. |
| 47 | Construction of State Route 125 | 1.2, 1.4 | In coordination with Caltrans, monitor the construction of SR-125 . | | State Highway Funds | | | | × | The SR-125 is completed. |
| 48 | Bikeway Implementation and Funding | 3.1, 3.2 | Strongly consider adoption of the Bicycle Facilities Sub-Element as the Bikeway Plan for the City of Lemon Grove. | | General Fund, Developers | | × | × | | An update of the Bikeway Master Plan was adopted in 2016 and further updates are proposed as a part of the General Plan Update. Staff incorporates bike facility project priorities into the Capital Improvement Program as needed. |
| 49 | Pedestrian Linkage | 4.2, 4.4 | City should encourage the provision of a pedestrian linkage as a condition of new development in STA IV (West Central Residential). | | General Fund | | × | × | | The City will ensure that future development of this area will include pedestrian linkages as required by the General Plan. The City continues to install sidewalks when funds are available. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian connections throughout the City. This linkage will be considered as a part of the General Plan Update. |
| 50 | Review Parking Standards | 5.1, 5.2, 5.4 | Conduct a review of current parking standards with a particular focus on mixed-use and transit. | | General Fund | | × | × | | Parking standards were modified in November 2010 (Ord. 394). Parking standards will be further analyzed as a part of future Plan updates. |

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| Item # | Mobility Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|------------------------------------|------------------|---|--------------------|---|-------------|-------------|----------|-----------|---|
| 51 | Downtown Village Parking | 5.3 | Provide additional directional signage to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village. | 4.2 | General Fund | | X | X | | Directional signage is provided. In 2017, the City fielded conceptual signage program proposals from the SDSU Sage Program for the downtown area. |
| 52 | Evaluation of Parking Alternatives | 5.1, 5.4, 5.6 | Evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This effort should be coordinated with the development of street access guidelines. | 4.2-7 | General Fund | | X | X | | Development activities require compliance with City parking standards. The City currently uses the City of San Diego's street access guidelines. Parking standards were modified in November 2010 (Ord. 394). Parking supply will be further analyzed as a part of the General Plan Update. |
| 53 | Regional Coordination | All | Continue to support and participate in regional transportation planning programs through SANDAG. | 4.9-12 | General Fund | | | X | | Staff continues to support and participate in regional transportation planning programs through SANDAG. |
| 54 | CMP Compliance Program | 1.6 | Determine City compliance to the Congestion Management Program requirements using the self-certification process every two years. | | General Fund | | | | X | City Council supported the regional opt-out of the CMP approved by the SANDAG board in 2009. |
| 55 | Roadway Improvements | 1.3, 1.4, 1.6 | Strive to implement needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element. | 4.2-1 | Federal and State Funding, Transnet, General Fund | | | X | | Various street and median improvements are constructed in accordance with the Pavement Management Program and the Capital Improvement Program as needed. |

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| Item # | Mobility Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|--------------------|---|--------------------|---|-------------|-------------|----------|-----------|--|
| 56 | Neighborhood and Business Impacts | 1.2, 1.6 | Consider the preservation and enhancement of existing neighborhoods, schools, and commercial centers in the planning and design of roadway improvements. | | General Fund | | | × | | Staff actively considers the preservation and enhancement of existing neighborhoods in the City when reviewing proposed projects. Many new development projects create impacts that require dedication of public right-of-way and construction of public street improvements to meet General Plan roadway classifications. |
| 57 | High Accident Locations | 1.3, 1.5 | Continue to develop and utilize the Accident Data Base to identify high accident locations. | | General Fund | | | × | | The City, with assessment and input from the Sheriff's Traffic Division, continues to identify high-accident locations and analyze ways to reduce collisions. |
| 58 | State Route 94 Access | 1.4 | Continue to examine methods of improving access to and from SR-94, particularly due to the closure of the Grove Street Ramp. | 4.2-8 | General Fund | | | | × | The City substantially completed the Lemon Grove Avenue (LGA) Realignment project this year and is now awaiting SDG&E to begin its 20A undergrounding project. The undergrounding project is projected to begin in April 2019. |
| 59 | Right-of-Way Acquisition | 1.2, 1.6, 4.1, 5.5 | Where additional property is required for the street improvements identified in the Mobility Element, the City should attempt to fairly compensate property owners for acquired property. | 4.1-4 | General Fund | | | × | | The street dedication ordinance requires public street dedication for certain projects for building permits valued over \$15,000. Discretionary permit projects may require street dedication. |
| 60 | Construction Monitoring | 1.2, 1.6 | Plan to monitor the construction of roadway-related improvements, including sidewalk, parking, and bicycle facility improvements. | 4.2-2 | General Fund | | | × | | The Engineering Division approves roadway related public improvement plans and the construction of required public improvements. |
| 61 | Comprehensive Transit Service | 2.1 | Promote the provision of comprehensive transit services to residents by coordinating with MTS for the continued operation of bus routes and trolley service for the City. | | General Fund, State and Regional Grants | | | × | | The Main Street Promenade project creates convenient pedestrian paths between the bus stops and the Main Street Trolley Station. The City continues to investigate opportunities for improvements. |

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|--------|-----------------------------------|------------------|--|--------------------|--------------|-------------|-------------|----------|-----------|--|
| 62 | Transit Supportive Development | 2.3 | Encourage new development to incorporate design features which promote transit utilization, including mixed-use residential/commercial components. | 2.3 | General Fund | | × | × | | <p>Citronica I (56 housing units), Citronica II (80 housing units), and Celsius I (84 units) are complete. <i>The Celsius II development, 18 market rate housing units approved by City Council in 2017, also broke ground in 2018.</i> The aforementioned projects are within the Transit Mixed Use Zoning District of The Downtown Village Specific Plan area with direct connections for the trolley station. The Main Street Promenade project incorporates signage, pedestrian pathways, and community open space promoting transit utilization. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). <i>The first segment of the Connect Main Street project was completed in 2017 and the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018.</i></p> |
| 63 | City Bus Stop Enhancement Program | 2.1 | Study alternative design schemes for the City bus shelter program. | 4.2-3 | General Fund | | | × | | <p>A bus shelter replacement project was completed. It replaced several bus shelters and added one new one.</p> |

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| Item # | Mobility Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|------------------|---|--------------------|--|-------------|-------------|----------|-----------|---|
| 64 | Transportation needs of the Elderly and Disabled | 2.4 | Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove. | | General Fund, TDA, FTA, SANDAG Active Transportation Grant | | | × | | <p>The City incorporated the Complete Streets Act principles into the Main Street Promenade project. The Main Street Promenade project creates convenient pedestrian paths between a bus stop and the Main Street Trolley Station. In 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian connections throughout the City. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The first segment of the Connect Main Street project was completed in 2017 and the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018. In 2017, the City also received grant funding and subsequently awarded a contract for an update to its ADA Transition Plan, which establishes a framework for ensuring full public access to city facilities and programs.</p> |
| 65 | Promotion of Alternative Modes | 2.1, 2.2, 3.2 | Undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes. | | General Fund | | × | × | | Staff monitors several different program types and will advance these programs as appropriate. Extension of the Main Street Promenade (Connect Main Street) will promote alternative modes. |
| 66 | Bikeway Storage Facilities | 3.3 | Promote the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips. | 3.3 | General Fund | | | × | × | Changes in the administration of the bike locker system have resulted in an increased supply of bicycle lockers at the trolley stations. The City has installed bike racks in all of the City Parks, City Hall, and the Main Street Promenade. The City will investigate opportunities in the Connect Main Street project and as a part of the General Plan Update. In 2014, the City Council adopted a Health & Wellness Element encouraging bicycle racks and lockers. |

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|--------|---------------------------------------|------------------|--|--------------------|------------------------------------|-------------|-------------|----------|-----------|--|
| 67 | Bicycle Safety Awareness Program | 3.4 | Aggressively promote the Bicycle Safety Awareness Program as established in the Bikeway Plan. | | General Fund, TDA Funds, OTS Funds | | | × | | The Sheriff's Department promotes bicycle awareness through giveaway events and safety education. The City partnered with CirculateSanDiego and the San Diego Bike Coalition on several local biking events, education programs, bicycle tune ups, and programs to educate and inform participants on bike safety. |
| 68 | Sewer System Upkeep and Planning | 1.3 | Identify damaged and deteriorated lines using existing television camera study data and attempt to develop a long-range improvement plan. | 4.5-8 | Sanitation District, General Fund | | | × | × | The Sanitary Sewer Master Plan was completed in 2017. A sewer replacement and repair project design is currently underway. A long range capital improvement program for sewer facilities has been completed and updates will be conducted as needed. Sewer repairs and linings have been conducted as budgeted and scheduled. The sewer mains are cleaned once every year and videoed once every four years. |
| 69 | Community Volunteers in Local Schools | 6.1, 6.3 | To expand volunteer assistance at local schools, help the school districts coordinate a volunteer program involving local civic organizations, churches, and businesses. | | School District | | | × | | A volunteer assistance program was created for assistance with community clean up events. The City coordinates with the San Diego County Sheriff's, local faith based organizations, Eagle Scouts and the Lemon Grove School District during school events and off campus volunteer clean up programs (e.g., Creek to Bay five City programs). A clean-up was held in 2018. |
| 70 | Water Infrastructure Maintenance | 1.1, 1.2 | Work closely with the Helix Water District to help identify faulty lines or capacity deficiencies and facilitate the construction of improvements. | 4.5-1 | Helix Water District | | | × | | Helix has completed a number of water facility repairs and upgrades within the City, including the replacement of all cast iron pipe facilities within the City. The City meets with Helix on a monthly basis as a part of its utility coordination meetings. |
| 71 | Water Service for New Development | 1.1, 1.2 | For proposed development and redevelopment projects, require developers to coordinate with Helix Water District. | 4.5-2 | Developers, Helix Water District | | | × | | All developers are required to coordinate proposed development with Helix Water District. |

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| Item # | Public Facilities Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|------------------|---|--------------------|-----------------------------|-------------|-------------|----------|-----------|--|
| 72 | Water Facility Planning | 1.1, 1.2 | Endeavor to participate in Helix Water District's long-range and master planning programs to accommodate City needs. | 4.5-3 | General Fund | | | × | | The Engineering Division hosts a monthly utility coordination meeting. The City meets with Helix on a monthly basis. |
| 73 | Sewer Service for New Development | 1.3 | For proposed development and redevelopment projects, require developers to coordinate with the Lemon Grove Sanitation District. | 4.5-9 | Developers | | | × | | All new development projects are required to coordinate sewer services which are monitored and regulated by the Lemon Grove Sanitation District. |
| 74 | Wastewater Treatment/ Reclamation | 1.4 | Consider participating in long-range wastewater treatment planning programs to better represent the City's interest and help identify appropriate uses for reclaimed water. | 4.5-10 | State funding, General Fund | | | × | | City personnel meet with the Metro JPA and Metro TAC members on a monthly basis to discuss long-range wastewater treatment planning programs. |
| 75 | Reduced Septic System Use | 1.3 | To reduce the potential for public health problems, strive to continue reducing septic system use. | | Property Owners | | | × | | All construction projects are reviewed for opportunities to connect properties to the sewer system and must do so if available. |
| 76 | Coordinated Power Service | 2.1 | Coordinate closely with service providers wanting to enter the local power market. | | Power Providers | × | | | | The City does not anticipate pursuing this goal due to local government constraints. |
| 77 | Power Service for New Development | 2.1 | Require that developers coordinate with the power providers to identify service requirements and any necessary infrastructure improvements. | 4.5-15 | Developers | | | × | | Staff requires that all developers coordinate their projects with the power providers prior to approval. |

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|--------|---|------------------|---|--------------------|---|-------------|-------------|----------|-----------|--|
| 78 | Underground Power Lines | 2.2 | Study options for designating major streets for underground lines and underground other utility lines along the streets with the appropriate providers. | | SDG&E, Other Utility Providers, Developers | | × | × | | Certain projects valued over \$25,000 are required to underground utilities. The City coordinates with SDG&E on the undergrounding of utilities through their utility undergrounding program. In 2010, the City Council approved Underground Utility District No. 7 in the former Redevelopment Area. Additional undergrounding is a part of the Lemon Grove Avenue Realignment project. |
| 79 | State-of-the-Art Telecommunication Services | 3.1 | Urge telecommunication service providers to install advanced communication facilities in Lemon Grove. | | Telecommunication Providers, Developers, General Fund | | | × | | The City has processed and approved numerous telecommunication projects. |
| 80 | Wireless Facilities | 3.2 | To avoid community impacts, require that providers co-locate new cellular and wireless facilities with existing utility infrastructure. | | Telecommunication Providers | | | × | | All telecommunication facilities are required to obtain a conditional use permit or minor use permit and are required to blend in with the surrounding area by incorporating appropriate design features. The co-location of telecommunication facilities is encouraged. |
| 81 | Solid Waste Collection | 4.1 | Maintain regular solid waste collection services to safeguard public health and local aesthetics in part by contracting with a suitable service provider. | 4.5-11 | Solid Waste Collection Franchise Fee | | | × | | The City contracts with EDCO for the City's solid waste collection and disposal services. |
| 82 | City Beautification | 4.1 | Continue to co-sponsor an annual clean-up day with the solid waste service provider, giving residents the opportunity to properly dispose of large bulky items. | | EDCO Disposal Services | | | × | | The City hosts the clean-up events with disposal by EDCO offered free to residents and sponsors residential household hazardous waste and electronic waste recycling events. The City also educates residents and businesses regarding recycling. |

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| Item # | Public Facilities Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|------------------|--|--------------------|--------------------|-------------|-------------|----------|-----------|---|
| 83 | Fire Protection Service Standard | 5.1, 5.2 | Continue to use service standards to determine the adequacy of emergency fire protection service. | 4.4-1 | General Fund | | | X | | In 2010, the City entered into the Heartland Fire and Rescue Management Joint Powers Authority (JPA). The JPA uses a combined resources approach to meet service standards and ensure adequate fire protection. In 2015, Heartland Fire & Rescue achieved Insurance Service Organization (ISO) Class I rating. |
| 84 | Adequate Fire Department Staffing and Equipment | 5.1, 5.2 | Expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Continue to foster the Heartland Fire and Rescue JPA. | 4.4-2 | General Fund, CDBG | | | X | | The Lemon Grove Fire Department, through the Heartland Fire and Rescue management JPA will continue to analyze facility and personnel expansion needs. The Fire Department continues to evaluate performance to determine if additions are needed to meet the needs of the community. |
| 85 | Automatic and Mutual Aid Agreements | 5.1, 5.2 | Continue automatic and mutual aid agreements with the fire departments in the surrounding communities. | 4.4-3 | General Fund | | | X | | The City continues to participate in Automatic and Mutual aid fire safety agreements. These agreements have been enhanced with the use of automatic vehicle location systems which provide for closest unit response. |
| 86 | Law Enforcement Service Standards | 4.3 | Continue to use service standards to determine the adequacy of emergency law enforcement service. | 4.4-4 | General Fund | | | X | | The City continues to use the County Law Enforcement Service Standards to determine adequate service levels for the citizens of Lemon Grove. |
| 87 | Sufficient Law Enforcement Service | 5.3 | When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standard demographics and crime trends. | 4.4-5 | General Fund | | | X | | The City examines the level of service and the City's needs prior to renewing the Sheriff's contract. |
| 88 | Local Sheriff's Office | 5.3, 5.4 | Work with the Sheriff's Department in future years to maintain the local station. | | General Funds | | | X | | The City will continue to include a local station as a part of the Sheriff's Department contract renewal process. The City Manager's Office coordinates with the local Sheriff substation on grant funding opportunities and grant award management. In 2017, a grant funded bicycle patrol team was added to the local substation. |

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|--------|--|------------------|---|--------------------|--|-------------|-------------|----------|-----------|--|
| 89 | Retired Volunteer Senior Patrol (RVSP) | 5.3, 5.4 | Continue to support the Retired Volunteer Senior Patrol (RSVP) program and help recruit new members. | | Sheriff's Department | | | X | | The City continues to support the Retired Senior Volunteer Patrol program. |
| 90 | Community Participation | 5.3, 5.5 | Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior, and youth activities. | | General Fund | | | X | | The Sheriff and Fire Department continue to participate in community events and training. Examples are: Citizen Clean-Up Day, Business Crime Prevention, Adult Crossing Guards, Student Safety Patrol, Disaster Preparedness Training, School Fire Safety Education, Smoke Detector Installation Program, Prescription Take-Back Day, CERT Training, Community forums, Fire Open House Event and various community meetings and clean-up events. |
| 91 | School Facilities | 6.1 | Work closely with the Lemon Grove School District to determine any existing or projected facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. Require developers to coordinate the payment with the school districts. | 4.4-6 | Lemon Grove School District, Grossmont Union High School District, Development Impact Fees | | | X | | The City and the Lemon Grove School District have been working closely to find more efficient and cost effective ways to provide services. Joint projects include Lemon Grove School field improvements, sidewalk construction near schools, school safety and bike programs, and collaboration on grants. All developments over 500 square feet are required to pay school impact fees to the school districts prior to issuance of building permits. The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (completed 2013). Efforts continue towards additional joint use opportunities. |
| 92 | Co-Sponsored Youth Programs | 6.1, 6.2 | With Lemon Grove School District and Grossmont Union High School District, co-sponsor recreational and educational programs for area youth to the extent feasible. | | General Fund, School Districts | | | X | | City facilities are used for various school sponsored events by the Lemon Grove School District and Grossmont Union High School District. The Lemon Grove Academy continues to use the recreation center for their physical education classes during school hours. Liberty Charter High School Sport Teams also utilize the recreation center. |

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|--------|---|------------------|---|--------------------|--|-------------|-------------|----------|-----------|--|
| 93 | Attractive and Well Maintained Campuses | 6.1, 6.3 | Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups, and businesses. | | Lemon Grove School District, Civic Organizations, Local Businesses | | | X | | The City works with community volunteers and organizations like the boy scouts and little league to provide quarterly clean-up projects citywide. Biannual clean-ups are held in conjunction with curbside pick-up days. Several campus clean-up events are held at the middle and elementary schools annually. |
| 94 | Safe Schools | 6.1, 6.2, 6.4 | Coordinate with the local school districts to evaluate student safety. | | School Districts, Sheriff's Department, General Fund | | | X | | The Sheriff's Crime Prevention Division conducted various school lockdown drills, brought guest speakers such as a K-9 dog to Red Ribbon Day, and taught internet safety to parents of students. The City applied for and received grant funding for several "Safe Routes to Schools" projects. The City continuously coordinates with the school district through a collaboration committee to evaluate student safety and other items of joint interest. |
| 95 | Library Planning | 7.1 | Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, and state-of-the-art information services. | 4.4-7 | General Fund | | | X | | Friends of the Library and the City ensure the library is adequately furnished. |
| 96 | Promote Community Literacy | 7.1 | Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library. | | General Fund | | | X | | The City uses its newsletters, the City website, social media, and annual community events to assist in outreach events for these community entities. |
| 97 | New Central Location (Library) | 7.2 | Plan to move the library to a larger facility on the school district property to heighten its accessibility and prominence. | | School District Bond Fund, County Library | | | | X | The Lemon Grove School District passed a bond measure in November 2008 that includes a provision for constructing a joint school/public library on school property. The project was completed in 2013. |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|------------------|--|--------------------|---|-------------|-------------|----------|-----------|--|
| 98 | Improve Federal Boulevard Drainage | 2.1, 2.2 | Study the infrastructure required to reduce the area subject to the 100-year flood, and investigate funding options to construct the improvements. Coordinate improvements with the City of San Diego. | 4.15-1 | Bond Revenue, General Fund, Assessment District | | × | × | × | The City completed this work in 2005. In 2016, staff began working with Rick Engineering to review and eventually design a long term CIP project to address flooding areas on Federal Blvd. <i>In 2018, the City continued to work with Rick to find a solution for the Federal Boulevard channel as a part of the storm drain master plan update which is anticipated to be completed in 2019.</i> |
| 99 | Participation in the Federal Flood Insurance Program | 2.1, 2.2 | To allow local property owners to obtain federal flood insurance, consider participating in the National Flood Insurance Administration Program administered by the Federal Emergency Management Administration. | 4.15-2 | General Fund | | | × | | The City participates in the National Flood Insurance Administration Program. |
| 100 | Hazardous Material Transport Routes | 4.1, 4.3 | In coordination with the County Hazardous Materials Management Division and the Lemon Grove Fire Department, strive to establish routes for the transport of hazardous materials. | 4.15-13 | General Fund | × | | | | The City will research the feasibility of establishing these routes. |
| 101 | Safe Trolley Corridor | 5.2, 5.3 | Coordinate with MTS to identify methods to reduce crime around the local trolley stations. | 4.15-20 | MTS, General Fund | | | × | | These issues are addressed as needed. The Sheriff's Department informs the City of any problems associated with crime at the local trolley stations. MTS conducted lighting upgrades at the trolley stations. The City implemented ongoing and targeted enforcement at specific sites along the trolley route. In 2016, the City completed a "Smart Growth" grant planning project to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|------------------|--|--------------------|---------------------------------------|-------------|-------------|----------|-----------|--|
| 102 | Earthquake Preparedness and Education | 1.1, 1.2 | Attempt to initiate an earthquake preparedness program. | 4.10-1 | General Fund, Corporate Sponsors | | | × | | Emergency preparedness information is available to residents at City Hall, the Fire Department, and via Heartland Fire website and social media (Facebook, Twitter, & Nixle) . The Heartland Fire and Rescue Emergency Preparedness Coordinator provides training and information on all aspects of disaster preparedness. |
| 103 | Safe Buildings | 1.1, 1.2 | For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code. | 4.10-2 | General Fund, Private Property Owners | | | × | | The City's Building Division enforces current building codes. |
| 104 | New Development without Geologic Hazards | 1.1, 1.3 | Through the environmental review process required by the California Environmental Quality Act (CEQA), assess potential geologic hazards created by new development projects and require appropriate mitigation measures to reduce the risk to acceptable levels. | 4.10-3 | Developers | | | × | | Environmental assessment is conducted on all development projects as required by CEQA. |
| 105 | Slope Stability | 1.1, 1.3 | Evaluate the feasibility of monitoring and mapping slope failures and assisting property owners to plan remedial actions. | 4.10-4 | Property Owners, General Fund, Grants | | | × | | Staff meets with residents as needed to assist them with slope stability issues. |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|------------------|---|--------------------|------------------------------------|-------------|-------------|----------|-----------|--|
| 106 | <i>Adequate Drainage for New Development</i> | 2.1 | <i>Through the environmental review process required by CEQA, require assessment of potential drainage and flood impacts from proposed development projects depending on the site and proposed development characteristics.</i> | 4.15-4 | Developers | | | × | | <i>Environmental assessment is conducted on all development projects as required by CEQA. The Engineering Division requires that development projects mitigate for added runoff with detention or infiltration on-site.</i> |
| 107 | <i>Community Risk Reduction</i> | 3.1 | <i>Help to educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible materials, disaster preparedness, and what to do if there is a fire.</i> | 4.15-5 | General Fund | | | × | | <i>The Lemon Grove Fire Department implements its public education and fire prevention programs on a regular basis through Fire Safety Trailer Visits and participation in Community Emergency Response Teams (CERT) training. The Fire Department has an active code enforcement program aimed at reducing community risk.</i> |
| 108 | <i>Adequate Water Flows for Fire Suppression</i> | 3.2, 3.3 | <i>Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes.</i> | 4.15-6 | Helix Water District, General Fund | | | × | | <i>Helix Water District monitors the water pressures through the use of hydro-systems in the district's pumping stations and uses a computer program to analyze available fire flow. Heartland Fire & Rescue determines the required fire flow based on the California Fire Code and confirms available fire flow with Helix Water District prior to issuance of Building Permits.</i> |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|------------------|---|--------------------|-------------------------------|-------------|-------------|----------|-----------|---|
| 109 | Reduced Fire Hazard in Older Structures | 3.1, 3.3 | Encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, require the proper improvements to protect public safety. | 4.15-7 | Property Owners, General Fund | | | × | | The City provides information regarding fire hazards in newsletters and through social media. All business related structures in the City receive annual fire safety inspections to ensure that safety regulations are being met. |
| 110 | Weed Control and Waste Matter Ordinance | 3.1, 3.2, 3.3 | Continue implementing the ordinance and update as necessary to address new fire hazards. | 4.15-9 | General Fund, Property Owners | | | × | | The Weed Control and Waste Matter Ordinance address current community needs and is enforced on a regular basis. Heartland Fire & Rescue responds to citizen concerns and proactively investigates risk areas for fire hazards, issuing abatement notices ensuring fire hazards are mitigated. |
| 111 | Reduced Public Safety Risk from Hazardous Materials and Weapons of Mass Destruction | 4.1, 4.2, 4.3 | To reduce the number of potential injuries, attempt to control concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools, and shopping areas and prevent the development and use of weapons of mass destruction. | 4.15-10 | General Fund, Grant Funds | | | × | | All projects are reviewed and inspected by the Lemon Grove Fire Department to ensure that the storage of hazardous materials complies with the appropriate regulations. Staff is implementing homeland security measures within the City and has completed updated drafts of the City's Emergency Plan, the Continuity of Operations Plan, and the Evacuation Plan. |
| 112 | Hazardous Materials Use Regulations | 4.1, 4.2, 4.3 | When issuing business licenses, plan to check that the appropriate permits to handle, transport, use, and dispose of hazardous materials have been obtained from the regulatory agencies. | 4.15-11 | Business Operators | | | × | | All business licenses are reviewed by the Lemon Grove Fire Department. |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|---------------|--|-------------------------|---|---------------------------|---|--------------------|--------------------|-----------------|------------------|--|
| 113 | Household Hazardous Waste Control | 4.1, 4.2 | Consider adopting and implementing the Household Hazardous Waste Element prepared in 1991. | 4.15-12 | County Hazardous Materials Management Division, General Fund | | | × | | The City adopted a Household Hazardous Waste Program in June of 1992 which was re-adopted in April of 1996. |
| 114 | Contaminated Site Clean-Up | 4.3, 4.4 | The City should assist in the clean up of contaminated sites. | 4.15-14 | Property Owners, County Hazardous Materials Management Division | | | × | | The County of San Diego is the responsible agency for the clean-up of contaminated sites. The City reports violations and refers proposed projects at known sites to the County for review and regulatory oversight. |
| 115 | County Hazardous Waste Management Plan | 4.1, 4.2, 4.3 | Attempt to implement the County of San Diego's Hazardous Waste Management Plan locally and participate in future updates. | 4.15-15 | Business Operators, Property Owners, General Fund | | | × | | The City implements this plan locally. |
| 116 | Crime Prevention | 5.1, 5.2 | Promote the well-being of residents to maintain a stable community. | 4.15-16 | General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department | | | × | | The City utilizes its governing power, services, and efforts to maintain and improve the quality of life for all of its citizens. The City of Lemon Grove works with the Sheriff's Crime Prevention Division personnel on a case by case basis. The Crime Prevention Division hosts community meetings, events, and trainings. |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|------------------|---|--------------------|---|-------------|-------------|----------|-----------|---|
| 117 | Community Network | 5.1, 5.2, 5.4 | Promote a community-wide network of public and private agencies, organizations, businesses, and individuals. | | General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department | | | × | | The City's newsletter provides a listing of public and private agencies and organizations to assist the community. The City Council provides funding for various organizations and events. The City directs interested parties to the 2-1-1 Information Line which provides information relating to local community health and disaster services. |
| 118 | Positive Community Relationships | 5.1, 5.2 | Encourage positive community relationships and improve community security. | 4.15-16 | General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department | | | × | | The City provides events, literature, and programs, and communicates with the community through social media, to encourage positive community relationships and improve community security. |
| 119 | New Development that Deters Crime | 5.2, 5.5 | Require that new development deter crime through the incorporation of defensible space concepts and sufficient lighting and visibility as feasible. Request that the Sheriff's Department review development proposals and recommend measures to enhance public safety and prevent crime. | 4.15-17 | Developers, Sheriff's Department | | | × | | Development plans are reviewed by the Sheriff's Department for recommendations of measures to prevent crime using Crime Prevention Through Environmental Design (CEPTED) analysis and through the Department's Crime Free Multi-Housing, Business Watch, and Community Advisory Groups. |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|------------------------------|------------------|---|--------------------|--|-------------|-------------|----------|-----------|---|
| 120 | Positive Youth Activities | 5.1, 5.2, 5.4 | Deter youth from alcohol and other drug use, gang involvement, and vandalism. Encourage and provide recreation, education, and prevention programs through forums like the schools, churches, the Student Safety Patrol, the Juvenile Fire Setters Program, and other civic programs and organizations. | 4.15-18 | General Fund, Sheriff's Department, Civic Organizations, Lemon Grove School District, Grossmont Union High School District | | | X | | The City co-sponsors and provides four camps and limited recreational activities for youth within the City. The Sheriff's Crime Prevention Division continues to partner with the City and its partners to educate the youth in safe bicycling habits. The City partnered with CirculateSanDiego and the San Diego Bike Coalition on several local biking events, education programs, bicycle tune ups, and programs to educate and inform participants on bike safety. |
| 121 | Graffiti Tracker | 5.2, 5.4, 5.5 | Continue to implement the graffiti removal program to reduce the potential for gang activity. | 4.15-19 | General Fund, Property Owners | | | | X | The City has adopted a graffiti removal program which receives and responds to requests for graffiti removal. The City and Sheriff's Department implemented a regional graffiti tracker program in April of 2009. |
| 122 | Swift and Efficient Response | 6.1, 6.2, 6.3 | Regularly update the Emergency Plan. Educate residents and businesses about the Emergency Plan. Periodically train City staff and other emergency response staff to effectively implement the Emergency Plan. | 4.15-22 | General Fund | | | X | | Through the Heartland Fire and Rescue Emergency Preparedness Coordinator (EPC), the City periodically updates its Emergency Operations Plan, Continuity of Operations Plan, and Evacuation Plan. The EPC provides City staff with emergency response training through NIMS position training and EOC drills. |

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| Item # | Safety Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-------------------------------------|------------------|---|--------------------|--|-------------|-------------|----------|-----------|---|
| 123 | Updated Storm Drainage General Plan | 2.1 | <i>Endeavor to update the Storm Drainage General Plan to reassess current drainage inadequacies, identify required improvements and funding sources, and prioritize improvement projects and incorporate them into the Five-Year Capital Improvement Program.</i> | 4.15-3 | General Fund, Assessment Districts, Community Development Block Grants | | | × | | The Storm Drainage Master Plan was updated in 1998 and is effective through 2010. The plan identifies the City's needs for drainage improvements and prioritizes them. The projects are part of the City's Five-Year Capital Improvement Plan (CIP). An update to the Master Plan will be proposed as part of the CIP as funding allows. The City is currently working on updates, prioritizations and plans including trash capture devices for the CIP update. <i>And in 2019, the City anticipates it will complete its next master plan update by Rick Engineering Company.</i> |
| 124 | Target High Crime Areas | 5.2, 5.3 | <i>Each year, when renewing the law enforcement contract with the County Sheriff's Department, endeavor to identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity.</i> | 4.15-21 | General Fund, Sheriff's Department | | | × | | Staff meets with the Sheriff's Department on a regular basis to discuss high crime areas and actions necessary to reduce crime in these areas. Extra presence was sent to problem locations to assist in deterring crime. |

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| Item # | Noise Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|--------------------|--|--------------------|--------------------------------------|-------------|-------------|----------|-----------|--|
| 125 | Noise and Land Use Compatibility Standards for New Development | 1.1, 2.1, 2.5, 4.1 | Use the noise and labor land use compatibility standards established in the Noise Element to guide future development. | 4.7-1 | Developers | | | × | | Discretionary projects are reviewed for compliance with the Noise Element. Noise studies are required for new development projects as applicable to ensure compatibility. |
| 126 | Future Residential Development | 2.1, 3.0 | Review future residential development for conformance with California Noise Insulation Standards, which requires that interior noise levels for both single-family and multiple-family dwelling units equal 45 decibels or less. | 4.7-2 | Developers | | | × | | All new residential development is required to comply with the California Noise Insulation Standards. |
| 127 | Minimal Noise Impacts from New Development | 1.1, 2.1, 4.1 | Review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use. | 4.7-3 | Developers | | | × | | All new development is reviewed for noise compatibility. Noise studies are required as applicable to ensure compatibility. |
| 128 | Compatible Land Use Plan | 1.1, 1.2, 1.3 | Strive for future development that conforms to the Land Use Plan to maintain peaceful neighborhoods. | | General Fund, Developers | | | × | | New development is required to conform with the General Plan. The Zoning Ordinance also conforms to, and implements, the General Plan Land Use Plan. |
| 129 | Circulation Plan Implementation | 1.3 | Implement the Circulation Plan through future roadway improvements subject to funding availability. | | General Fund, Developers | | | × | | All projects are evaluated for impacts and are required to comply with the adopted Mobility Element of the General Plan. Discretionary and building permit projects often require street dedication and improvements based on impacts and/or building valuation. |
| 130 | Vehicle Noise and Speed Enforcement | 2.4 | Coordinate with the Sheriff's Department to encourage active enforcement of vehicle noise and speed laws. | 4.7-8 | Sheriff's Department, Vehicle Owners | | | × | | Staff meets with the Sheriff's Department once a week to discuss issues within the City. Engineering staff coordinates with the Sheriff's Department on traffic/speed related issues. |

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| Item # | Noise Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---------------------------------------|------------------|---|--------------------|------------------------------------|-------------|-------------|----------|-----------|--|
| 131 | Noise Abatement and Control Ordinance | 4.2 | Actively enforce the Noise Abatement and Control Ordinance, particularly in residential neighborhoods to maintain quiet and peaceful conditions. | 4.7-9 | General Fund, Sheriff's Department | | | X | | All noise complaints are investigated by the Code Enforcement Division or the Sheriff's Department. |
| 132 | Quiet Residences in Mixed Use Areas | 1.2, 3.1 | Reduce the potential noise exposure of residents in the Downtown Village and Massachusetts Station STAs by requiring site designs where noise is attenuated by building features and the use of appropriate insulation, treated windows, and ventilation systems. | | Developers | | | X | | All proposed new or rehabilitated building projects are evaluated for potential noise exposure of residents. Potential impacts are required to be mitigated. |
| 133 | Protection from SR-94 Noise | 2.1, 2.2 | Implement the Land Use Plan which calls for the continued transition of the residential neighborhood abutting SR-94 between Corona Street and Vista Way to commercial development, which will reduce adverse noise impacts from the freeway. | 4.7-5 | Developers, Caltrans | | | X | | City Staff review proposed development plans for conformance with STA III area when a development plan is presented. |
| 134 | Protection from SR-125 Noise | 2.1, 2.2, 2.3 | Plan to monitor construction of the SR-125 and help monitor proper implementation of the mitigation measures required in the Environmental Impact Statement / Environmental Impact Report for the freeway project. | 4.7-6 | Caltrans | | | | X | State Route 125 is completed. |

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| <i>Item #</i> | <i>Noise Element</i> | <i>Element Policies</i> | <i>Task</i> | <i>Mitigation Measure</i> | <i>Funding</i> | <i>Not Started</i> | <i>In Progress</i> | <i>On-going</i> | <i>Completed</i> | <i>Status</i> |
|---------------|--------------------------|-------------------------|---|---------------------------|----------------|--------------------|--------------------|-----------------|------------------|-----------------------------|
| 135 | Quiet Trolley Operations | 2.5 | Consider working with MTS to identify objectionable sources of trolley noise and appropriate measures to reduce noise where feasible. | 4.7-7 | MTS | | | X | | <i>Addressed as needed.</i> |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|------------------|--|--------------------|-------------------------------|-------------|-------------|----------|-----------|--|
| 136 | City Historic Survey | 1.1, 1.2, 1.3 | Under supervision of a qualified historian, and with the assistance of the Lemon Grove Historical Society, endeavor to conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures, and districts. | 4.12-1 | General Fund | X | | X | | The City currently utilizes the list of historic properties developed by the Lemon Grove Historical Society for reference. A comprehensive historic survey will be done when funds become available. |
| 137 | Historic Sites List | 1.1, 1.2, 1.3 | Based on the result of the City-wide Historic Survey, plan to develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society. | 4.12-2 | General Fund | | X | | | The City adopted an official list of historic properties with the General Plan. An updated list of historic properties provided by the Lemon Grove Historical Society will be incorporated into the General Plan Update. |
| 138 | Historic Preservation Ordinance | 1.1, 1.2 | Consider adopting a Historic Preservation Ordinance that could incorporate: 1) prohibiting the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost, and reuse potential have been evaluated; and 2) measures to preserve the structure. | 4.12-3 | General Fund | X | | | | The City has not initiated a Historic Preservation Ordinance, however, as a part of the 2016 building code updates, the City Council adopted the 2016 California Historical Building Code which allows for certain building code exceptions to preserve historic buildings listed within the General Plan. Protections for sites identified in the Lemon Grove Historical Society's historic sites list will be explored as part of the General Plan Update. |
| 139 | Historic Sites Signage | 1.1, 1.2 | To enhance awareness and appreciation of the community's history, evaluate options for identifying properties on the Historic Sites List with standard signage. | | Community/ Corporate Sponsors | | | X | | Historic Site signage is provided as needed. |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|------------------|---|--------------------|---|-------------|-------------|----------|-----------|---|
| 140 | Oral History | 1.2, 1.3 | <i>In conjunction with the Lemon Grove Historical Society, support or sponsor a program to record old timers stories about the early years of the community.</i> | | Community/ Corporate Sponsors | | | × | | <i>The Lemon Grove Historical Society takes historic accounts and information regularly.</i> |
| 141 | Historic School Curriculum | 1.2, 1.3 | <i>With the Lemon Grove Historical Society and Lemon Grove School District, support developers of a standard curriculum on Lemon Grove's history for the local schools.</i> | | General Fund, Community/ Corporate Sponsors, Grants | | | × | | <i>The Lemon Grove Historical Society developed a standard curriculum on Lemon Grove's history for the schools.</i> |
| 142 | Home for the Lemon Grove Historical Society | 1.2, 1.4 | <i>Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and establish a museum.</i> | | General Fund, Lemon Grove Historical Society, Community/ Corporate Society | | | | × | <i>The City assisted the Lemon Grove Historical Society in establishing the Parsonage Museum and the H. Lee House within the Civic Center Park.</i> |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|--------------------------------------|--|--------------------|---|-------------|-------------|----------|-----------|--|
| 143 | <i>Increased Bicycle Transportation</i> | 8.1, 8.2, 8.5 | <i>Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.</i> | 4.9-3 | <i>ISTEA, the California Bicycle Transportation Act, TransNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements</i> | | × | × | | <i>The City is actively implementing the Bikeways Master Plan with the installation of bicycle facilities on most of the arterial streets. New bicycle facilities on Massachusetts Ave. were completed in August of 2005. The City Council adopted an update of the Bikeways Master Plan in October 2006. The Main Street Promenade includes bicycle facilities and the Connect Main Street planning project includes additional facilities.</i> |
| 144 | <i>Parks Master Plan</i> | 9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3 | <i>Anticipate preparing and implementing a Parks Master Plan.</i> | 4.14-1 | <i>General Fund for Preparation, Development In-Lieu Fees, Community Development Block Grants, Private Donations for Implementation</i> | | × | | | <i>A Parks Master Plan may be a part of the preparation of the General Plan Update.</i> |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|------------------|--|--------------------|--------------------------|-------------|-------------|----------|-----------|--|
| 145 | Recreation Strategy Plan | 10.1, 10.2 | Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community. | 4.14-7 | General Fund | | | × | | Staff continues to meet with the School District and City community groups to explore cost neutral means to expand on the recreational options in the community. In 2013, the City constructed its first dog park at Berry Street Park. The City and School District updated its joint use agreement for recreational activities at the Lemon Grove Academy School. In 2016, a new promenade park and dog park was constructed at the south end of the City as a part of the Valencia development. In 2017, Council approved plans for a public community park adjacent to Ildica Street as a part of a 13 dwelling unit project adjacent to Dain Drive. |
| 146 | Visually Enhanced Open Space | 11.2, 11.3 | Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance. | | SAFE TEALU, General Fund | | | × | × | Landscaping of the Trolley Corridor is completed. In 2016, the City completed the Connect Main Street design project along the trolley corridor. In 2017, the first segment of the Connect Main Street project was completed from Broadway to City Hall. The segment included expanded sidewalks with stained concrete, numerous trees, cobblestone groundcover and cast iron stormwater grates. In 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases. |
| 147 | Fossil and Prehistoric Resource Protection | 2.1 | For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to CEQA for paleontological or prehistoric resources. | 4.12-4, 4.13-1 | Developers | | | × | | All non-exempt projects requiring environmental review in compliance with CEQA are evaluated for fossil and prehistoric resource protection. |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|------------------|---|--------------------|--|-------------|-------------|----------|-----------|---|
| 148 | Natural Habitat Protection | 3.1 | <i>For future development within the City limits that could affect the .7 acre of coastal sage scrub or the .7 acre of disturbed wetlands, the City should require an impact assessment and appropriate mitigation according to the requirements of applicable local, State, and Federal policies and regulations related to the impacted biological resources.</i> | 4.11-1 | Developers | | | × | | <i>Projects located in the coastal sage scrub / wetland areas within the City must undergo environmental review and are required to prepare a biological resource study for potential impacts to this resource.</i> |
| 149 | Integrated Waste Management | 4.1 | <i>Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and State requirements.</i> | 4.5-12 | General Fund | | | × | | <i>This is an on-going program in which the City provides a yearly report to the State.</i> |
| 150 | Long-Term Landfill Capacity | 4.2 | <i>Evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.</i> | 4.5-14 | General Fund | | | × | | <i>There are currently limited opportunities to participate or coordinate with neighboring jurisdictions.</i> |
| 151 | Ongoing Water Conservation | 5.1 | <i>Provide the Helix Water District and San Diego County Water Authority literature on Water conservation at City Hall, the Lemon Grove Library, and the Chamber of Commerce office as feasible.</i> | 4.5-5 | Helix Water District, San Diego County Water Authority | | | × | | <i>The City provides water conservation information at these locations and through the City newsletter and website.</i> |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---------------------------------------|------------------|--|--------------------|--|-------------|-------------|----------|-----------|--|
| 152 | Water Conservation in New Development | 5.1, 5.2 | As a general guideline, require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects. | 4.5-6 | Developers, Property Owners, General Fund | | | × | | The Municipal Code requires water efficient landscape and irrigation systems for all new development projects. |
| 153 | Water Conservation Retrofits | 4.5-5 | Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, and industrial properties. | | Property Owners | × | | | | No activity on this task occurred. |
| 154 | Future Reclaimed Water Use | 5.3 | Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. | 4.5-7 | Helix Water District | × | | | | Staff monitors reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. Waste Water from Lemon Grove is treated at the City of San Diego's Point Loma treatment plant. To meet future water demands while reducing dependence on imported water, the City of San Diego built the North City Water Reclamation Plant and the South Bay Water Reclamation Plant for non-potable purposes. The City of San Diego's Pure Water program will use proven water recycling technology to produce potable water. New water treatment facilities will be constructed in the northern part of the City of San Diego, as well as in Point Loma, and South Bay. Construction of the North City facility is set to begin by 2019. |
| 155 | NPDES Compliance | 6.2 | Endeavor to implement all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit in Lemon Grove. | 4.8-1 | Developers, Business Owners, General Fund, Stormwater Fees | | | × | | City is currently working to comply with the 2013 NPDES Municipal permit by implementing the permit required programs. |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|--------------------|--|--------------------|---|-------------|-------------|----------|-----------|---|
| 156 | Promote Energy Conservation | 7.1 | Endeavor to provide literature about SDG&E energy conservation and retrofit programs at City Hall. | 4.5-16 | San Diego Gas & Electric | | | × | | SDG&E provides informative brochures with their monthly statements. |
| 157 | Efficient Energy Use in New Development | 7.2 | Require that new development projects - including public projects - incorporate the State Title 24 energy requirements as appropriate and consider requiring the following components to maximize energy efficiency. | 4.5-17 | Developers | | | × | | All new development projects are required to comply with Title 24 energy requirements. Compliance is verified by the Building Official. |
| 158 | Accessible Urban Form | 8.1, 8.2, 8.3, 8.5 | To decrease pollutants from automobile use, strive towards a development or redevelopment pattern that allows people to use transit, walk, or bicycle to activity centers. | 4.9-1 | Developers, General Fund, State and Federal Housing grants, SAFE TEALU, Companion Agencies: San Diego Association of Governments, MTS | | | × | | Further development STA I, and development of STA II, will create mixed use redevelopment areas near Lemon Grove's trolley stations. The City will comply with SANDAG's pedestrian access guidelines, where applicable. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian and bicycle connections to transit centers and throughout the City. The Main Street Promenade is complete and in 2016, the City completed a "Smart Growth" grant planning project, called Connect Main Street, to extend the Main Street Promenade project along the trolley corridor. <i>Construction of the first segment of the Main Street Promenade finished in 2017 and, in 2018, the City received a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases</i> |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|-------------------------|---|--------------------|------------------------------------|-------------|-------------|----------|-----------|---|
| 159 | Efficient Traffic Flow | 8.3 | <i>Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.</i> | 4.9-2 | Developers, General Fund, Caltrans | | | × | × | <i>The City is actively improving traffic circulation on local streets through various funding sources. The Massachusetts Avenue Corridor Improvements were completed in 2009. The Main Street Promenade and Lemon Grove Avenue realignment project will improve bus, vehicle, and pedestrian circulation in the Downtown Village area.</i> |
| 160 | Improve Job Opportunities for Residents | 8.1, 8.5 | <i>Through the City's economic development program, encourage the local establishment of new businesses offering high-quality jobs to allow residents to work locally and avoid excessive commutes.</i> | 4.9-4 | General Fund | | | × | | <i>The City is continually encouraging the establishment of new local businesses. The City completed an "Assessment of Economic Development Opportunities" in December of 1999 which continues to provide valid direction.</i> |
| 161 | Minimize Impacts of New Development | 8.1, 8.2, 8.3, 8.4, 8.5 | <i>Review development proposals for potential air quality impacts- both construction and operation impacts - pursuant to CEQA and the regional Air Quality Strategy, and evaluate compliance with regional clean air planning objectives.</i> | 4.9-6 | Developers | | | × | | <i>All development is reviewed for potential air quality impacts. This evaluation is conducted in compliance with CEQA.</i> |
| 162 | Minimize Asbestos Hazards | 8.4 | <i>To minimize public health hazards, follow due diligence to identify asbestos and require conformance with all applicable regulations for removal and containment of asbestos where necessary.</i> | 4.9-7 | Developers | | | × | | <i>The City coordinates with the San Diego County Department of Environmental Health on the abatement of asbestos as it arises. Demolition permits are reviewed for conformance with asbestos removal requirements.</i> |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|--|--------------------|---|--------------------|--|-------------|-------------|----------|-----------|--|
| 163 | Proper APCD Permits | 8.4, 8.5 | Endeavor to ensure that all commercial and industrial operations in the City obtain all appropriate permits from the San Diego Air Pollution District. | 4.9-8 | Business Operators | | | X | | The Lemon Grove Fire Department reviews Air Quality permits during their yearly inspection of businesses. |
| 164 | Protect Sensitive Receptors | 8.1, 8.2, 8.3, 8.4 | Consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development. | 4.9-9 | Developers | | | X | | All projects are reviewed for potential Air Quality impacts to the existing community as required by CEQA . |
| 165 | Participation in Regional Air Quality Programs | 8.5 | Participate in regional air quality planning and implement regional plans such as the Regional Air Quality Strategy and the Regional Growth Management Strategy. | 4.9-10 | General Fund | | | X | | Staff attends regional growth management meetings at SANDAG to help develop guidelines that will preserve and improve air quality in the region. The City began developing a Climate Action Plan in 2017 with technical support and project management assistance from SANDAG and SDGE. |
| 166 | Joint Use of City and School Facilities | 9.3 | The City should work to continue the joint use of City and Lemon Grove School District facilities and cooperatively address facility maintenance, vandalism, and other concerns that arise. | 4.14-2 | General Fund, Lemon Grove School District | | X | X | | The City has coordinated with the Lemon Grove School District on the Safe Neighborhoods-after school program, the Lemon Grove Middle School Field Improvements, the Monterey Heights Sports Park, and the schedules for all district athletic fields. In 2004, the City entered into a new joint use agreement with the school district (updated in 2012). The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (completed 2013). As part of the HEAL zone initiative, additional joint use opportunities are being explored. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging joint use agreements throughout the City. |

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| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|---|----------------------------|--|--------------------|---|-------------|-------------|----------|-----------|---|
| 167 | Facilities for Active Recreational Pursuits | 9.1, 9.2, 9.3, 9.4 | Provide areas in parks for active youth and adult recreational activities in addition to passive recreational areas for picnicking and relaxing to the extent feasible. | 4.14-3 | General Fund, Community Development Block Grants, Private Funds | | | × | | The City continues to seek additional funds to enhance all City parks. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City. The Main Street Promenade is complete. In 2016, the City completed a design project, called Connect Main Street, to extend the Main Street Promenade linear walking and biking project with park facilities along the trolley corridor which is expected to increase recreational opportunities. <i>The City completed the first segment of the Main Street Promenade in 2017 and the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018.</i> Passive and active park amenities are a part of new development proposals. |
| 168 | Optimize Park Use | 9.4 | Since no regional park exists within the City limits, monitor options to participate in the planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents. | 4.14-4 | General Fund | | | × | × | The Monterey Heights Sports Park conceptual design is complete. The Connect Main Street design project is complete and the first segment was constructed in 2017. The Promenade and Connect Main Street are expected to include active and passive recreational opportunities. In 2017, a public park along Ildica Street, opposite Camino De Las Palmas, was also provided for in the approved subdivision at 1993 Dain Drive. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City. |
| 169 | Offset Impacts of New Development | 9.1, 9.2, 11.1, 11.2, 11.3 | As provided by the Quimby Act, require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities as a general guideline. | 4.14-5 | Developers | | | × | | Parkland dedication in-lieu fees are collected for all new residential and commercial development. Land donations and improvements for parks are considered for all development 50 units or more or where deviations are proposed. |

2018 General Plan Annual Progress Report

| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|------------------|---|--------------------|--|-------------|-------------|----------|-----------|---|
| 170 | Diverse Recreational Programs | 10.1, 10.2 | Continue to provide diverse recreational programs reflecting the interests of local children, teens, adults, and seniors. | 4.14-6 | General Fund; Federal, State and Regional Grants | | | × | | The City is currently evaluating cost neutral recreation programs. The programs may be available for adults and youth. There are existing winter, spring, summer, and fall day camps. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City. Yoga classes are offered throughout the week. |
| 171 | Open Space for Public Well-Being | 11.1 | When considering approval of proposed residential projects, evaluate the capacity of nearby open space areas for both children and adults. | | General Fund, Developers | | | × | | All proposed residential development is reviewed for available open space and recreational areas. The Main Street Promenade is complete. The City completed the Connect Main Street plan for the trolley corridor in 2016, and, in the summer of 2017, the City completed the first segment of the project. In 2017, a public park along Ildica Street, opposite Camino De Las Palmas, was also provided for in the approved subdivision at 1993 Dain Drive. In 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases. |
| 172 | Public Education | 4.1 | Through periodic articles in the City's newsletter, increase the public's awareness of recycling, reuse, and source reduction in addition to the environmental and economic benefits of efficient solid waste management. | 4.5-13 | Household Hazardous Waste (AB939) Fee | | | × | | Articles regarding recycling and waste management are regularly published in the City's newsletter and website. |
| 173 | Water Conservation Month | 5.1 | Attempt to increase awareness about the need to use water efficiently, and educate the community about different ways to conserve water. | 4.5-4 | General Fund, Helix Water District | | | × | | Helix Water District periodically provides information bulletins within the monthly statements. The Main Street Promenade project includes educational signage regarding water conservation. The landscape bulletin includes measures for new planting and irrigation systems to be water efficient. |

2018 General Plan Annual Progress Report

| Item # | Conservation & Recreation Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Status |
|--------|-----------------------------------|------------------|---|--------------------|--------------|-------------|-------------|----------|-----------|---|
| 174 | Reduced Runoff Pollutants | 6.1, 6.2 | <i>Each year, attempt to conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants).</i> | 4.8-2 | General Fund | | | X | | <i>The City utilizes their newsletter, website, and community events to educate the residents on preventing storm water pollution and household hazardous waste disposal.</i> |
| 175 | Park-and-Ride | 8.1, 8.5 | <i>Encourage increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.</i> | 4.9-5 | General Fund | | | X | | <i>The City encourages increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter, "The Zest."</i> |

2018 General Plan Annual Progress Report

| Item # | Housing Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|--|------------------|---|------------------------------------|--|-------------|-------------|----------|-----------|---|
| 176 | Maintenance and Enhancement of Housing (1) | 1.1-1.3 | Maintain and enhance the quality of residential neighborhoods in Lemon Grove. | Program 1, 4-5, 8-11, 13-14, 17-18 | CDBG, County HUD, HUD Section 8 and Housing Vouchers, General Fund, Developers | | × | × | | Housing Rehabilitation Programs: Programs in the Housing Element including "Promote Community Based Neighborhood Improvement Districts", "Prepare and Adopt a Street Design Manual", and "Promote County of San Diego Home Repair Loan/Grant Programs" will enhance the quality of neighborhoods once implemented. The Home Repair Loan Program provides low-interest loans for the repair of low-income owner-occupied homes. Grants are available to low income mobile home owners to repair their mobile homes. The City allows the conversion of apartments to condominiums and facade and landscaping improvements are required. New developments are encouraged to provide parks and open space. |
| 177 | Promote a Balanced Mix of Housing (2 & 7) | 2.1-2.6, 7.1-7.2 | Encourage a balanced mix of housing. Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households. | Program 2-21 | General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Non-profit Developers | | × | × | | The City continues to encourage second units (accessory rental dwelling units) which are a valuable source of low income housing. The City also promotes smart growth housing opportunities adjacent to its trolley stations. Citron Court and Citronica I and II provide 172 affordable housing units immediately adjacent to the 84 moderate and above moderate housing units of the Celsius project, with an additional 18 more under construction, in the Transit Mixed Use Zone of the Downtown Village Specific Plan. Programs to be developed pursuant to the Housing Element include "Utilize Density Bonus Provisions", "Preserve Affordable Dwelling Units "At-Risk" of Converting to Market Rates", "Cooperate/Coordinate with Housing Developers, Agencies, and Tenant Groups", "Pursue Affordable Housing Sources", and "Coordinate Section 8 Housing Choice Vouchers and Public Housing". In 2017, the City met all housing needs for the 2010-2020 Housing Element cycle (RHNA). |

2018 General Plan Annual Progress Report

| Item # | Housing Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|------------------------------|------------------|--|--------------------------|---|-------------|-------------|----------|-----------|---|
| 178 | Provision of Housing (3 & 6) | 3.1-3.8, 6.1 | Encourage the adequate provision of housing in a variety of costs, types, styles, locations, and tenures to meet the existing and future needs of Lemon Grove residents. Provide adequate housing sites. | Program 1-21 | General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Developers | | | × | | In 2018, building permits were issued for a total of 29 new housing units. This total includes: nine (9) accessory rental dwelling units (ARDUs) affordable to low to moderate income households; 18 multi-family condominium units affordable to moderate and above moderate income households; and two (2) single-family homes affordable to low to moderate income households. The Regional Housing Needs Allocation (RHNA) encourages the City to develop 309 housing units from 2010 to 2020. Since 2010, the City has issued building permits for 438 new housing units and meets RHNA in every income category. No planned development applications were completed or entitled in 2018 however applications were received and review is ongoing. The Planning Division actively coordinates with developers to promote housing development. A density bonus ordinance was adopted on January 19, 2016. |
| 179 | Home Ownership (4) | 4.1, 4.2 | Provide increased opportunities for home ownership. | Program 3-4, 12, 14, 21 | MCC, DCCA, Cal HFA, NHF | | | × | | The City encourages home ownership through the use of the Mortgage Credit Certificate (MCC), the County Down Payment and Closing Cost Assistance Program (DCCA), the California Housing Finance Agency Homebuyer's Down Payment Assistance Program (CHDAP), the National Homebuyer's Fund (NHF), and community land trusts. A condominium conversion ordinance was adopted on January 19, 2016. |
| 180 | Equal Opportunity (5) | 5.1-5.3 | Promote equal opportunity for all residents to reside in housing of their choice | Program 1, 5, 12, 16, 20 | CDBG, General Fund | | | × | | The City supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's Fair Housing Program. |

2018 General Plan Annual Progress Report

| Item # | Housing Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|--------------------------------------|------------------|--|------------------------|--------------|-------------|-------------|----------|-----------|---|
| 181 | Address Governmental Constraints (8) | 8.1-8.3 | Address impediments to the provision of housing. | Program 6-7, 12, 14-15 | General Fund | | X | X | | <p>A density bonus ordinance was adopted in 2016 and allows deviations of development standards. The Planned Development Permit process also allows for deviations of development standards. The City's development impact and processing fees for new housing units are amongst the lowest in the County. Processing times for new developments in the City are generally faster than most jurisdictions in the County. City Council Ordinance 386 (adopted 2009) simplified the discretionary permit process. City Council Ordinance 394 (adopted 2010) reduced development standards to promote development consistent with the General Plan goals. City Council Ordinance 438 was adopted in 2016 implementing several Housing Element obligations. <i>In 2018, the City worked with HCD to complete the process of zoning for an emergency shelter without discretionary action to comply with Government Code Section 65583(a)(4)(A). The Planning Commission forwarded a recommendation in November 2018 and the ordinance providing for Emergency Shelter zoning was adopted by City Council in February of 2019 in accordance with the schedule approved by HCD.</i></p> |

2018 General Plan Annual Progress Report

| Item # | Health & Wellness Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|--|---|---|--------------------|---|-------------|-------------|----------|-----------|---|
| 182 | Safe Comfortable Public Spaces (1.1) | 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5 | Provide safe and comfortable streets and public spaces that foster physical and social connections. | Program 1-4 | General Fund, Grant Funds | | | × | | <p><i>Following adoption of City Council Ordinance 422 to allow community gardens in 2014, construction of Lemon Grove's first community garden broke ground in 2018 on vacant City property adjacent to Civic Center Park. The City completed the Main Street Promenade project and finished construction of the first Connect Main Street project segment in 2017. The City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, movies in the park and a community bonfire. Quarterly community clean-up events help maintain the City's public parks and streets.</i></p> |
| 183 | Bicycle and Pedestrian Connections (1.2) | 1.2.1, 1.2.2, 1.2.3 | Provide bicycle and pedestrian routes throughout the City connecting people with transit, parks, schools, employment, shopping, and residences. | Program 1-4 | General Fund, Grant Funds | | | × | | <p><i>The City has completed the construction of the Main Street Promenade project. The Connect Main Street design project, which includes bicycle and pedestrian facilities, is complete and the first segment was constructed in summer 2017. In 2018, the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases. The CIP includes improvements to the bicycle and pedestrian network.</i></p> |
| 184 | Lead by Example (2.1) | 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5 | The City shall strive to lead by example. | Program 4 | Federal and State Funding, Transnet, General Fund | | | × | | <p><i>The City maintains City owned street infrastructure, landscape, and facilities and ensures graffiti is removed within a timely manner. Improvements to City owned assets are constructed according to the CIP. The City actively promotes positive messaging with the City's website, publications, and social media. Volunteer quarterly clean-up events are organized and attended by City staff.</i></p> |

2018 General Plan Annual Progress Report

| Item # | Health & Wellness Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|-----------------------------------|------------------|--|--------------------|--------------|-------------|-------------|----------|-----------|--|
| 185 | Diverse Flourishing Economy (2.2) | 2.2.1, 2.2.2 | Provide a diverse flourishing economy that promotes public health. | Program 1-4 | General Fund | | | × | | <p><i>The first segment of the Connect Main Street project was constructed on Main Street between Broadway and Pacific Ave. in 2017 and a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases was awarded to the City in 2018. The Lemon Grove Avenue freeway realignment was also substantially completed in 2018 and the undergrounding of utilities will commence in Spring 2019. The General Plan Update and DVSPE anticipates incorporation of "Complete Streets" initiatives providing for expanded pedestrian and bicycle corridors and amenities. In 2017, the City Council approved an ordinance to allow for light manufacturing, brewpubs, wine bars and related accessory uses which would streamline the process for breweries and encourage an "alive after 5" atmosphere. As a result, 13 Point Brewery opened its doors in late 2018. Residential development also continued to thrive over the past year. 2018 saw construction begin on the the Mallard Court (12 units) and Dain Drive (13 units) developments and completion and occupancy of the Grove Lofts apartment (16 units) and Cascio Court (12 units). A companion project to the first CitiMark planned development permit for 84 market rate housing units completed in 2017 broke ground in 2017 and is expected to be complete by late 2019.</i></p> |

2018 General Plan Annual Progress Report

| Item # | Health & Wellness Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|--------------------------------|-------------------------------------|---|--------------------|---------------------------|-------------|-------------|----------|-----------|---|
| 186 | Healthy Affordable Foods (3.1) | 3.1.1, 3.1.2, 3.1.3, 3.1.4 | Connect neighborhoods to healthy affordable food. | Program 1-4 | General Fund, Grant Funds | | | × | | <p><i>In 2014, an Ordinance allowing for community gardens was adopted resulting in construction of Lemon Grove's first community garden beginning in 2018. The City has completed the construction of the Main Street Promenade project. The Connect Main Street design project is complete and the first phase was constructed in 2017. In 2015, a farmer's market commenced in the Main Street Promenade. In 2016, City Council adopted regulations requiring minimum edible plants for new housing units.</i></p> |
| 187 | Healthy Eating Choices (3.2) | 3.2.1, 3.2.2, 3.2.3, 3.2.4 | Encourage healthy eating choices amongst residents. | Program 1-4 | General Fund | | | × | | <p><i>City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. In 2015, a farmer's market commenced in the Main Street Promenade. Eight participating restaurants have healthy menu options. In 2016, City Council adopted regulations requiring minimum edible plants for new housing units.</i></p> |

2018 General Plan Annual Progress Report

| Item # | Health & Wellness Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|------------------------------------|------------------|---|--------------------|---------------------------|-------------|-------------|----------|-----------|---|
| 188 | Local Residential Facilities (4.1) | 4.1.1, 4.1.2 | <i>Promote enjoyment for residents at local recreational facilities</i> | Program 1-4 | General Fund, Grant Funds | | | X | | <p><i>In 2013, the City built its first dog park at Berry Street Park. The City has completed the construction of the Main Street Promenade project. Phase 1 of the Connect Main Street project was constructed in 2017 and the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018. The City hosts and continues to seek sponsorship of community events such as quarterly clean-up events, summer concerts in the park series, movies in the park, and a community bonfire. In 2015, a farmer's market commenced in the Main Street Promenade. In 2016, as a part of the Sage project, SDSU students provided ideas for park and retail amenity programming within the Promenade and downtown business district. In 2017, Council approved plans for a public community park adjacent to Ildica Street as a part of a 13 dwelling unit project adjacent to Dain Drive. In 2018, students from the New School of Architecture's Urban Design Club prepared a tactical urbanism plan to enliven and activate the Main Street Promenade.</i></p> |

2018 General Plan Annual Progress Report

| Item # | Health & Wellness Element | Element Policies | Task | Mitigation Measure | Funding | Not Started | In Progress | On-going | Completed | Accomplishments |
|--------|---------------------------|--|---|--------------------|---------------------------|-------------|-------------|----------|-----------|--|
| 189 | Active Living (4.2) | 4.2.1, 4.2.2, 4.2.3, 4.2.4., 4.2.5, 4.2.6 | <i>Promote buildings and open spaces that encourage active living</i> | Program 3-4 | General Fund, Grant Funds | | | × | | <p><i>The City has completed the construction of the Main Street Promenade project. Phase 1 of the Connect Main Street project was constructed in 2017 and the City was awarded a SANDAG Smart Growth Incentive Program (SGIP) grant for construction of additional Connect Main Street phases in 2018. The City hosts and continues to seek sponsorship of community events such as quarterly clean-up events, summer concerts in the park series, movies in the park, and a community bonfire. In 2015, a farmer's market commenced in the Main Street Promenade. The Celsius I project, which includes 84 units in a smart growth area, a fitness room and a rooftop terrace for social activities is complete. Private park and open space areas and/or pedestrian connections were included as a part of new housing projects on Cascio Court, Celsius II, Dain Drive, Mallard Court, and Vista Azul.</i></p> |

2018 General Plan Annual Progress Report

Please Start Here

| General Information | |
|-------------------------|--|
| Jurisdiction Name | Lemon Grove |
| Reporting Calendar Year | 2018 |
| Contact Information | |
| First Name | Mike |
| Last Name | Viglione |
| Title | Associate Planner |
| Email | mviglione@lemongrove.ca.gov |
| Phone | (619) 825-3807 |
| Mailing Address | |
| Street Address | <u>3232 Main Street</u> |
| City | Lemon Grove |
| Zipcode | 91945 |

| Submittal Instructions |
|--|
| <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <p>1. Online Annual Progress Reporting System (Preferred) - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i></p> <p>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.</p> |

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2018 General Plan Annual Progress Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

§6202)

Jurisdiction: Lemon Grove
 Reporting Year: 2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A2

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement (This Section Not Applicable to Lemon Grove No Information Available) | | | | | | | | |
|-------------------------------------|-------------|---------------------|----------------|---------------------------------|---|-------------------------------|--|---|-----------------------------------|---------------------------------------|--|---|------------------------------|------------------------------|--------------------------------------|
| 1 | | | | | 2 | 3 | 4 | | | | | 5 | 6 | | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Very Low- Income Deed Restricted | Very Low- Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate- Income Deed Restricted | Moderate- Income Non Deed Restricted | Above Moderate- Income | Entitlement Date Approved | # of Units issued Entitlements |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | 480-041-25 | 7657 North Ave. | | | B16-000-0351 | ADU | R | | | | | | | | |
| | 480-551-77 | 2587 Nida Place | | | B17-000-0348 | SFD | R | | | | | | | | |
| | 480-551-77 | 2589 Nida Place | | | B17-000-0348 | ADU | R | | | | | | | | |
| | 480-043-16 | 3485 Olive St. | Celsius II | B17-000-0516 et al. | 5+ | R | | | | | | | | | |
| | 577-030-08 | 1938 Englewood | | | B17-000-0550 | ADU | R | | | | | | | | |
| | 503-232-14 | 8300 Palm St. | | | B18-000-0003 | ADU | R | | | | | | | | |
| | 480-440-12 | 8012 Palm St. | | | B18-000-0051 | ADU | R | | | | | | | | |
| | 480-264-20 | 3088 Cypress Ave. | | | B18-000-0061 | ADU | R | | | | | | | | |
| | 480-710-27 | 7751 Mt. Vernon St. | | | B18-000-0098 | ADU | R | | | | | | | | |
| | 479-160-24 | 7392 Central Ave. | | | B18-000-0170 | ADU | R | | | | | | | | |
| | 479-410-21 | 6934 Mt. Vernon St. | | | B18-000-0374 | ADU | R | | | | | | | | |
| 577-620-49 | 577-620-50 | 8501 Ildica St. | | | B16-000-0187 | SFD | O | | | | | | | | |
| 577-620-49 | 577-620-51 | 8511 Ildica St. | | | B16-000-0202 | SFD | O | | | | | | | | |
| 577-620-49 | 577-620-52 | 8521 Ildica St. | | | B16-000-0204 | SFD | O | | | | | | | | |
| 577-620-49 | 577-620-53 | 8531 Ildica St. | | | B16-000-0205 | SFD | O | | | | | | | | |
| | 499-220-53 | 8465 Broadway | Broadway Lofts | | B15-000-0739 | 5+ | R | | | | | | | | |
| | 480-344-05 | 2840 Olive St. | | | B17-000-0261 | ADU | R | | | | | | | | |
| | 480-162-24 | 7592 Central Ave. | | | B17-000-0331 | ADU | R | | | | | | | | |
| | 576-222-15 | 1920 Noble St. | | | B17-000-0344 | ADU | R | | | | | | | | |

2018 General Plan Annual Progress Report

Lemon Grove
2018 (Jan. 1 - Dec. 31)

Annual Building Activity Report Summary - New Construction, I

| Project Identifier | | | | Unit Types | | Affordability by Household Incomes - Building Permits | | | | | | | | |
|---------------------------|---------------------|----------------|---------------------------------|--|-------------------------|---|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| 1 | | | | 2 | 3 | 7 | | | | | | 8 | 9 | |
| Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Building Permits Date Issued | # of Units Issued Building Permits |
| n: Start Data Entry Below | | | | | | | | | 1 | | 24 | 3 | | 28 |
| 480-041-25 | 7657 North Ave. | | B16-000-0351 | ADU | R | | | | | | 1 | | 7/3/2018 | 1 |
| 480-551-77 | 2587 Nida Place | | B17-000-0348 | SFD | R | | | | | | 1 | | 7/12/2018 | 1 |
| 480-551-77 | 2589 Nida Place | | B17-000-0348 | ADU | R | | | | | | 1 | | 7/12/2018 | 1 |
| 480-043-16 | 3485 Olive St. | Celsius II | B17-000-0516 et al. | 5+ | R | | | | | | 15 | 3 | 8/14/2018 | 18 |
| 577-030-08 | 1938 Englewood | | B17-000-0550 | ADU | R | | | | | | 1 | | 2/21/2018 | 1 |
| 503-232-14 | 8300 Palm St. | | B18-000-0003 | ADU | R | | | | | | 1 | | 3/6/2018 | 1 |
| 480-440-12 | 8012 Palm St. | | B18-000-0051 | ADU | R | | | | | | 1 | | 5/9/2018 | 1 |
| 480-264-20 | 3088 Cypress Ave. | | B18-000-0061 | ADU | R | | | | | | 1 | | 5/7/2018 | 1 |
| 480-710-27 | 7751 Mt. Vernon St. | | B18-000-0098 | ADU | R | | | | | | 1 | | 5/9/2018 | 1 |
| 479-160-24 | 7392 Central Ave. | | B18-000-0170 | ADU | R | | | | 1 | | 1 | | 7/12/2018 | 1 |
| 479-410-21 | 6934 Mt. Vernon St. | | B18-000-0374 | ADU | R | | | | | | 1 | | 11/13/2018 | 1 |
| 577-620-50 | 8501 Ildica St. | | B16-000-0187 | SFD | O | | | | | | | | | 0 |
| 577-620-51 | 8511 Ildica St. | | B16-000-0202 | SFD | O | | | | | | | | | 0 |
| 577-620-52 | 8521 Ildica St. | | B16-000-0204 | SFD | O | | | | | | | | | 0 |
| 577-620-53 | 8531 Ildica St. | | B16-000-0205 | SFD | O | | | | | | | | | 0 |
| 499-220-53 | 8465 Broadway | Broadway Lofts | B15-000-0739 | 5+ | R | | | | | | | | | 0 |
| 480-344-05 | 2840 Olive St. | | B17-000-0261 | ADU | R | | | | | | | | | 0 |
| 480-162-24 | 7592 Central Ave. | | B17-000-0331 | ADU | R | | | | | | | | | 0 |
| 576-222-15 | 1920 Noble St. | | B17-000-0344 | ADU | R | | | | | | | | | 0 |
| | | | | | | | | | | | | | | 0 |

2018 General Plan Annual Progress Report

Lemon Grove
2018 (Jan. 1 - Dec. 31)

Entitled, Permits and Completed Units

| Project Identifier | | | | Unit Types | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | |
|---------------------------|---------------------|----------------|---------------------------------|--|-------------------------|--|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|--|---|
| 1 | | | | 2 | 3 | 10 | | | | | | 11 | 12 | |
| Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Certificates of Occupancy or other forms of readiness (see instructions) Date Issued | # of Units issued Certificates of Occupancy or other forms of readiness |
| n: Start Data Entry Below | | | | | | 1 | | | 2 | | 18 | 4 | | 25 |
| 480-041-25 | 7657 North Ave. | | B16-000-0351 | ADU | R | | | | | | | | | 0 |
| 480-551-77 | 2587 Nida Place | | B17-000-0348 | SFD | R | | | | | | | | | 0 |
| 480-551-77 | 2589 Nida Place | | B17-000-0348 | ADU | R | | | | | | | | | 0 |
| 480-043-16 | 3485 Olive St. | Celsius II | B17-000-0516 et al. | 5+ | R | | | | | | | | | 0 |
| 577-030-08 | 1938 Englewood | | B17-000-0550 | ADU | R | | | | | | 1 | | 7/26/2018 | 1 |
| 503-232-14 | 8300 Palm St. | | B18-000-0003 | ADU | R | | | | | | 1 | | 7/24/2018 | 1 |
| 480-440-12 | 8012 Palm St. | | B18-000-0051 | ADU | R | | | | | | | | | 0 |
| 480-264-20 | 3088 Cypress Ave. | | B18-000-0061 | ADU | R | | | | | | | | | 0 |
| 480-710-27 | 7751 Mt. Vernon St. | | B18-000-0098 | ADU | R | | | | | | | | | 0 |
| 479-160-24 | 7392 Central Ave. | | B18-000-0170 | ADU | R | | | | | | | | | 0 |
| 479-410-21 | 6934 Mt. Vernon St. | | B18-000-0374 | ADU | R | | | | | | | | | 0 |
| 577-620-50 | 8501 Ildica St. | | B16-000-0187 | SFD | O | | | | | | | 1 | 11/6/2018 | 1 |
| 577-620-51 | 8511 Ildica St. | | B16-000-0202 | SFD | O | | | | | | | 1 | 11/6/2018 | 1 |
| 577-620-52 | 8521 Ildica St. | | B16-000-0204 | SFD | O | | | | | | | 1 | 11/15/2018 | 1 |
| 577-620-53 | 8531 Ildica St. | | B16-000-0205 | SFD | O | | | | | | | 1 | 11/15/2018 | 1 |
| 499-220-53 | 8465 Broadway | Broadway Lofts | B15-000-0739 | 5+ | R | 1 | | | | | | 15 | 11/14/2018 | 16 |
| 480-344-05 | 2840 Olive St. | | B17-000-0261 | ADU | R | | | | 1 | | | | 7/3/2018 | 1 |
| 480-162-24 | 7592 Central Ave. | | B17-000-0331 | ADU | R | | | | | | 1 | | 4/6/2018 | 1 |
| 576-222-15 | 1920 Noble St. | | B17-000-0344 | ADU | R | | | | 1 | | | | 3/5/2018 | 1 |
| | | | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | | 0 |

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emon Grove
2018 (Jan. 1 - Dec. 31)

| Project Identifier | | | | Unit Types | | 13 | 14 | 15 | Housing with Financial Assistance and/or Deed Restrictions | | 18 | 19 | Demolished/Destroyed Units | | |
|---------------------------|---------------------|----------------|---------------------------------|--|-------------------------|---|--|--------------------|---|--|--|---|---------------------------------------|--------------------------------|---|
| 1 | 2 | 3 | 4 | 5 | 6 | | | | 7 | 8 | | | 9 | 10 | 11 |
| Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | How many of the units were Extremely Low Income?* | Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N | Infill Units? Y/N* | Assistance Programs for Each Development (see instructions) | Deed Restriction Type (see instructions) | For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions) | Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)* | Number of Demolished/Destroyed Units* | Demolished or Destroyed Units* | Demolished/Destroyed Units Owner or Renter* |
| n: Start Data Entry Below | | | | | | | | | | | | | | | |
| 480-041-25 | 7657 North Ave. | | | B16-000-0351 | ADU | R | | N | | | Comparables | | | | |
| 480-551-77 | 2587 Nida Place | | | B17-000-0348 | SFD | R | | N | | | Comparables | | | | |
| 480-551-77 | 2589 Nida Place | | | B17-000-0348 | ADU | R | | N | | | Comparables | | | | |
| 480-043-16 | 3485 Olive St. | Celsius II | B17-000-0516 et al. | 5+ | R | | | N | | | Comparables | | | | |
| 577-030-08 | 1938 Englewood | | | B17-000-0550 | ADU | R | | N | | | Comparables | | | | |
| 503-232-14 | 8300 Palm St. | | | B18-000-0003 | ADU | R | | N | | | Comparables | | | | |
| 480-440-12 | 8012 Palm St. | | | B18-000-0051 | ADU | R | | N | | | Comparables | | | | |
| 480-264-20 | 3088 Cypress Ave. | | | B18-000-0061 | ADU | R | | N | | | Comparables | | | | |
| 480-710-27 | 7751 Mt. Vernon St. | | | B18-000-0098 | ADU | R | | N | | | Comparables | | | | |
| 479-160-24 | 7392 Central Ave. | | | B18-000-0170 | ADU | R | | N | | | Comparables | | | | |
| 479-410-21 | 6934 Mt. Vernon St. | | | B18-000-0374 | ADU | R | | N | | | Comparables | | | | |
| 577-620-50 | 8501 Ildica St. | | | B16-000-0187 | SFD | O | | N | | | Previous APR - | | | | |
| 577-620-51 | 8511 Ildica St. | | | B16-000-0202 | SFD | O | | N | | | Previous APR - | | | | |
| 577-620-52 | 8521 Ildica St. | | | B16-000-0204 | SFD | O | | N | | | Previous APR - | | | | |
| 577-620-53 | 8531 Ildica St. | | | B16-000-0205 | SFD | O | | N | | | Previous APR - | | | | |
| 499-220-53 | 8465 Broadway | Broadway Lofts | | B15-000-0739 | 5+ | R | 0 | N | | DB | Previous APR - | 55 | | | |
| 480-344-05 | 2840 Olive St. | | | B17-000-0261 | ADU | R | | N | | | Previous APR - | | | | |
| 480-162-24 | 7592 Central Ave. | | | B17-000-0331 | ADU | R | | N | | | Previous APR - | | | | |
| 576-222-15 | 1920 Noble St. | | | B17-000-0344 | ADU | R | | N | | | Previous APR - | | | | |

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

| | |
|----------------|-------------------------|
| Jurisdiction | Lemon Grove |
| Reporting Year | 2018 (Jan. 1 - Dec. 31) |

This table is auto-populated once you enter your jurisdiction name and current year data.
Please contact HCD if your data is different than the material supplied here

| Table B | | | | | | | | | | | | | |
|--|---------------------|---------------------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | |
| | | 1 | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low | Deed Restricted | 77 | 88 | | | 1 | | | | | | 90 | |
| | Non-Deed Restricted | | 1 | | | | | | | | | | |
| Low | Deed Restricted | 59 | 47 | | | | | | | | | 94 | |
| | Non-Deed Restricted | | 34 | | 5 | 2 | 5 | 1 | | | | | |
| Moderate | Deed Restricted | 54 | | | | | | | | | | 105 | |
| | Non-Deed Restricted | | 6 | | | 61 | 14 | 24 | | | | | |
| Above Moderate | Non-Deed Restricted | 119 | 1 | 23 | 72 | 42 | 7 | 3 | | | | 148 | |
| Total RHNA | | 309 | | | | | | | | | | | |
| Total Units 44 | | | 177 | 23 | 77 | 106 | 26 | 28 | | | | 437 | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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

| | | |
|-------------------------|-------------|--------------------|
| Jurisdiction | Lemon Grove | |
| Reporting Period | 2018 | (Jan. 1 - Dec. 31) |

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

| Activity Type | Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺ |
|-------------------------------|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|--|
| | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | |
| Rehabilitation Activity | | | | | | | | | |
| Preservation of Units At-Risk | | | | | | | | | |
| Acquisition of Units | | | | | | | | | |
| Total Units by Income | | | | | | | | | |

2018 General Plan Annual Progress Report

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | Lemon Grove | |
| Reporting Year | 2018 | (Jan. 1 - Dec. 31) |

| Entitled Units Summary | | |
|------------------------|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 0 |
| Total Units 44 | | 0 |

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

| Submitted Applications Summary | |
|--|---|
| Total Housing Applications Submitted: | 0 |
| Number of Proposed Units in All Applications Received: | 0 |
| Total Housing Units Approved: | 0 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 35 Streamlining Provisions | |
|---|---|
| Number of Applications for Streamlining | 0 |
| Number of Streamlining Applications Approved | 0 |
| Total Developments Approved with Streamlining | 0 |
| Total Units Constructed with Streamlining | 0 |

| Units Constructed - SB 35 Streamlining Permits | | | |
|--|--------|-----------|-------|
| Income | Rental | Ownership | Total |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

Cells in grey contain auto-calculation formulas