



City of Lemon Grove

WELCOME TO THE CITY COUNCIL MEETING OF APRIL 4, 2023

BEFORE THE START OF THE MEETING

PLEASE SILENCE YOUR CELL PHONES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PRESENTATIONS

Presentation of Arbor Day Proclamation to Izzy Murguia, Public Works Director

PUBLIC COMMENT

- Please fill out and submit a speaker slip to the City Clerk **BEFORE** the item on the agenda has been heard at the City Council Meeting to address the Council.
- Speaker slips are located at the entrance of the Chambers.

ALL SPEAKER RELATING TO PUBLIC COMMENT WILL HAVE 3 MINUTES TO ADDRESS COUNCIL UNLESS OTHERWISE INDICATED BY THE MAYOR.

CONSENT CALENDAR

2. PUBLIC HEARING

2022 General Plan Annual Progress Report

2. PUBLIC HEARING

2022 General Plan Annual Progress Report

RECOMMENDATION:

Adopt a resolution accepting the 2022 General Plan Annual Progress Report and direct staff to submit the Report to both the California State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

3. PUBLIC HEARING

Conditional Use Permit CUP-200-0001 Time Extension – Medical Marijuana Dispensary (MMD) at 8280 Broadway in the Heavy Commercial (HC) Zone.

CUP-200-0001 at 8280 Broadway

On April 19, 2022, the City Council adopted Resolution No. 2022-3875 approving CUP-200-0001.

118 individual conditions. One condition satisfied so far.

Condition 8. This Conditional Use Permit expires April 19, 2023 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of the CUP have been met prior to said expiration date.”

On March 22, 2023 Pick Axe Holdings, LLC, submitted a time extension application requesting a one-year time extension of CUP-200-0001.

BACKGROUND

11/04/2020	Pick Axe Holdings LLC (Applicant) filed a MUP application for early separation findings.
11/28/2020	Applicant submitted a CUP application for a MMD.
01/12/2021	Notice of CDM Decision to approve MUP-210-0007 published. No appeals were filed.
12/09/2021	CUP application submitted for a MMD at 8290 Broadway (Rita Hirmez & Sabah Toma)
01/12/2022	The CUP application was incomplete and was not approved prior to the one-year expiration of the MUP. The applicant reapplied for the MUP.
01/27/2022	Notice of CDM Decision to again approve MUP-210-0007. Appeal filed
01/28/2022	Rita Hirmez & Sabah Toma filed an appeal of the CDM Decision
04/05/2022	CC denied the appeal and approved MUP-200-0007
04/19/2022	CC approved CUP-200-0001
05/10/2022	8290 Broadway CUP deemed complete. Applicant waived hearing time limitations.

CUP-200-0001 Permit Requirements

- | | |
|------------------------------------------------------------------------------------|--|
| 1. File CEQA Notice of Exemption - done | |
| 2. Building Permit application (submitted today) | |
| 3. Landscape & Irrigation Plan (submitted today) | |
| 4. Demolition Permit, including Construction & Demolition Debris Diversion Deposit | |
| 5. Grading / Erosion Control Plan | |
| 6. Public Improvement Plan | |
| 7. Encroachment Permit | |
| 8. Undergrounding of Utilities (In-Lieu agreement) | |
| 9. Traffic Control Plan | |

CUP-170-0001 Boulevard (6470 Federal)

06/19/2018	CC Approved CUP-170-0001 for a MMD
09/24/2018	Landscape & Irrigation Plan submitted
09/24/2018	Building Permit B18-000-0575 application submitted
11/07/2018	Demolition Permit issued with Construction & Demolition Debris Diversion Deposit
05/28/2019	Building Permit B18-000-0575 issued, landscaping plan approved
	Applicant couldn't complete construction to satisfy all resolution conditions
06/18/2019	CC Approved one-year time extension
12/11/2019	Roof mounted solar photovoltaic system permit issued
10/22/2020	Signage permit issued

CUP-180-0002 Wellgreens (6859 Federal)

09/04/2018	CC Approved CUP-180-0002 for a MMD
11/13/2018	Applicant applied for a Building Permit B18-000-0673
11/14/2018	Construction & Demolition Debris Diversion Deposit submitted
05/30/2019	Landscape & Irrigation Plan reviewed and approved
10/01/2019	CC Approved one-year time extension
05/26/2020	Building Permit B18-000-0673 issued
11/12/2020	Encroachment permit issued
04/22/2021	Signage permit issued
06/08/2021	Alarm Permit issued

RECOMMENDATION:

Deny the requested time extension and adopt a resolution denying a Time Extension of Conditional Use Permit CUP-200-0001 located at 8280 Broadway.

Applicant Slides

The following slides were submitted by the applicant, Pick Axe Holdings, LLC

8280 Broadway



CUP 200-0001 - 8280 Broadway

We are respectfully requesting a one-year time extension to allow us to complete our significant activity to obtain a building permit, complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations.

Municipal Code

Chapter 17.28.020

K. ***Time Extensions.*** At any *time* prior to the expiration of approvals or permits subject to this title, the permittee for such approval or permit may file a written request for an *extension of time*. The development services director may grant an initial *extension* of the term of the permit.

The municipal code states we must only show significant activity. The code does not define what significant activity is. No where in the code does it list building, encroachment, or demo permits as a requirement to receive a time extension

O. **Early Separation Findings.** Separation findings required as a part of any permit described in this chapter may be made early, prior to application materials being submitted and prior to a decision by the development services director, planning commission and/or city council with a **Minor Use Permit** application for the sole purpose of finding that the application meets or does not meet the required separation requirements.

Discussion: Two CUP time extensions were approved by the City Council for Medical Marijuana Dispensaries as follows: 1.) Boulevard at 6470 Federal Boulevard CUP-170-0001, and 2.) Wellgreens at 6859 Federal Boulevard CUP-180-0002. Both of these time extension requests had made progress including building permit submittals and landscaping plan reviews.

Earth & Ivy CUP - has proven significant activity including building permit submittals and landscaping plan reviews. Identical to aforementioned CUP's above.

CUP 170-0001 - Was given 1 year extension to allow permitted tenant improvements, satisfy remaining conditions of approval and commence operations



CITY COUNCIL STAFF REPORT

Item No. 1.D

Meeting Date: June 18, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: Community Development Department

Staff Contact: Mike Viglione, Associate Planner

mviglione@lemongrove.ca.gov

Item Title: Conditional Use Permit CUP-170-0001 Time Extension

Recommended Action: Adopt a resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving a Time Extension of Approved Conditional Use Permit CUP-170-0001 located at 6470 Federal Boulevard," extending the expiration date of Conditional Use Permit CUP-170-0001 from June 19, 2019 to June 19, 2020.

Summary:

On June 19, 2018, the City Council adopted Resolution No. 2018-3591 (resolution) thereby approving Conditional Use Permit (CUP) application CUP-170-0001 authorizing the establishment of a Medical Marijuana Dispensary (MMD) at 6470 Federal Boulevard. Per Section 2, Condition E, of the resolution, CUP-170-0001 "...expires on June 19, 2019 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of the CUP have been met prior to said expiration date." Tenant Improvement Building Permit B18-000-0575 was issued on May 28, 2019, but the applicant cannot complete construction or satisfy all resolution conditions required to commence operations before the June 19, 2019 expiration date. A one-year time extension will allow the applicant to complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations.

CUP-180-0002 - Staff recommended a one year time extension to allow the applicant to obtain a building permit, complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations. City council approved the one year time extension



CITY COUNCIL STAFF REPORT

Item No. 1.D

Meeting Date: October 1, 2019

Submitted to: Honorable Mayor and Members of the City Council

Department: Community Development Department

Staff Contact: Noah Alvey, Community Development Manager

nalvey@lemongrove.ca.gov

Item Title: Conditional Use Permit CUP-180-0002 Time Extension

Recommended Action: Adopt a resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving a Time Extension of Approved Conditional Use Permit CUP-180-0002 located at 6859 Federal Boulevard," extending the expiration date of Conditional Use Permit CUP-180-0002 from September 4, 2019 to September 4, 2020.

Summary:

On September 4, 2018, the City Council adopted Resolution No. 2018-3605 (resolution) thereby approving Conditional Use Permit (CUP) application CUP-170-0001 authorizing the establishment of a Medical Marijuana Dispensary (MMD) at 6859 Federal Boulevard. Per Section 2, Condition J, of the resolution, CUP-180-0002 "...expires on September 4, 2019 (or such longer period as may be approved by the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of the CUP have been met prior to said expiration date." Tenant Improvement Building Permit B18-000-0673 was submitted on November 13, 2018, but the permit has not been issued and the applicant was not able to satisfy all resolution conditions required to commence operations before the September 4, 2019 expiration date. A one-year time extension will allow the applicant to obtain a building permit, complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations.

CUP 180-0003- Staff recommended a one year extension to allow permitted tenant improvements, satisfy remaining conditions of approval and commence operations. City council approved the one year extension request.



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 2

Meeting Date: November 25, 2019

Submitted to: Planning Commissioners

Department: Community Development Department

Staff Contact: Noah Alvey, Community Development Manager

Nalvey@lemongrove.ca.gov

Item Title: Conditional Use Permit No. CUP-180-0003 Time Extension

Recommended Action: Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Lemon Grove, California, Approving a Time Extension of Approved Conditional Use Permit CUP-180-0003 for a veterinary clinic with retail sales, indoor kennel, and outdoor activities at 7770 Broadway," extending the expiration date from September 24, 2019 to September 24, 2020.

Summary: On September 24, 2018, the Planning Commission approved Conditional Use Permit CUP 180-0003 for a veterinary clinic with retail sales, indoor kennel, and outdoor activities at 7770 Broadway. The decision became final after the 10 day appeal period elapsed on October 4, 2018.

Since the project was approved the applicant has been working with a design professional in order to develop construction plans for the project, but was not able to satisfy all resolution conditions required to commence operations before the September 24, 2019 expiration date. A one-year time extension will allow the applicant to obtain a building permit, complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations.

The reason staff is denying the extension for Pick Axe Holdings is the same reason the other 2 CUP applicants received their time extension. Staff recommended approval for the two other applicants. There was no record provided via our public record request that shows the other MMD CUP submitted for a demolition, encroachment, or grading permit. To the contrary, the staff report clearly states the other two time extensions were granted because they made progress including building permit submittal and landscaping plan review



In contrast, no building permit, demolition permit, encroachment permit or grading permit applications have been submitted to date that would indicate any progress has been made on CUP-200-0001 at 8280 Broadway. No public improvement plan has been submitted to the City Engineer as required by Condition 2.h. of the CUP. No detailed landscape and irrigation plan has been submitted for Community Development Department approval as required by Condition 2.l. of the CUP. No plan for undergrounding of utilities has been received as required by Condition 3.b. of the CUP. Nothing has been submitted for the required traffic control permit as required by Condition 3.i. of the CUP. No grading/erosion control plan has been submitted as required by Condition 3.k. of the CUP.

**A demolition permit will be part of the building permit. Encroachment permit will be processed during the building permit. Once they assess what is required, it can be pulled after building permit, but must only be completed before final inspection of the building.

Full Progress Set was turned into the City of Lemon Grove

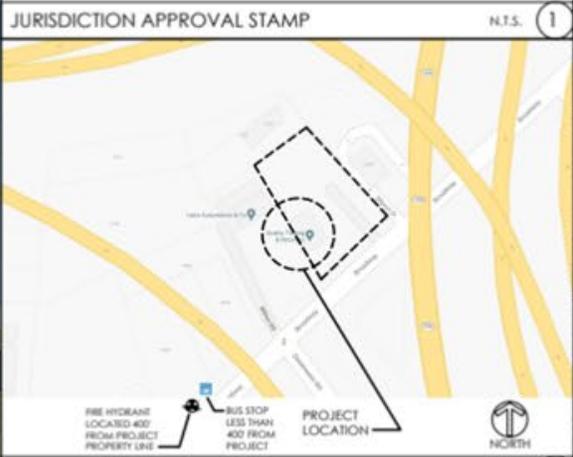


3918 FIRD AVE, SAN DIEGO, CA 92108
619.531.0110 ADM@ARCHCONCEPTS.COM

PROGRESS SET
NOT FOR CONSTRUCTION

EARTH & IVY
8280 BROADWAY
LEMON GROVE, CA 91945

EARTH AND IVY COMMERCIAL TENANT IMPROVEMENT & EXTERIOR FACADE UPGRADES 8280 BROADWAY LEMON GROVE, CA 91945



ASSESSOR PARCEL NO.	499-200-22-00
YEAR BUILT:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HETEROIC:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
LEGAL DESCRIPTION:	TR 330 LOT 12 (D0021-03A01) IVA,
PARCEL SIZE:	0.48 ACRES (29.729)
ZONING:	HC (HEAVY COMMERCIAL)
CONSTRUCTION TYPE:	TYPE V-8 (NON-SPRINKLED)
(B) OCCUPANCY TYPE:	B (BUSINESS) • <input checked="" type="checkbox"/> EXISTING USE; AUTOMOTIVE TOWING SERVICE AND VEHICLE STORAGE
(N) OCCUPANCY TYPE:	B (BUSINESS) / M (MERCANTILE) • <input checked="" type="checkbox"/> PROPOSED USE; MEDICAL MARIJUANA DISPENSARY
BUILDING SIZE:	TOTAL AREA, SQUARE FEET 1,398.0
AREA OF WORK:	EXTERIOR FACE OF STUD WALL: 1,398.0 SF INTERIOR FACE OF STUD WALL: 1,398.0 SF

- THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA FIRE CODE (CFC).
- ALL REQUIRED APPROVALS MUST BE OBTAINED FROM THE FIRE & HAZARD PREVENTION SERVICES BEFORE THE BUILDING IS OCCUPIED.
- FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS, EXTERIOR OPENINGS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE OF CONSTRUCTION PER CFC 503, 504 AND 505.
- ADDITIONAL ON-SITE FIRE PROTECTION DURING CONSTRUCTION TO BE PROVIDED AS REQUIRED BY FIRE MARSHALL.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL CONFORM TO CFC CHP 33.
- WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHP 30.
- OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY CITY OF VISTA AND CFC 306.
- COMBUSTIBLE RUBBISH AND WASTE MATERIAL KEPT WITHIN OR NEAR A STRUCTURE SHALL BE STORED AND MAINTAINED IN A NEAT ORDERLY MANNER, FREE FROM ANY OBSTRUCTION THAT WOULD CREATE A FIRE OR LIFE HAZARD OR A CONDITION WHICH WOULD ADD TO OR CONTRIBUTE TO THE RAPID SPREAD OF FIRE. PROVISIONS SHALL BE MADE FOR THE PROPER STORAGE AND DISPOSAL OF WASTE MATERIALS AND RUBBISH CONSISTENT WITH CFC 304 AND CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19 CHAPTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF LEAK LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR II STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. (CFC 304)
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT (CFC 3305.1)
- FIRE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC 900 AND COMPLY WITH STANDARDS IN CFC CHP 9 & CCR TITLE 19 DIV 1 CHP 3.
- EXTINGUISHER LOCATIONS AND PLACEMENT SHALL BE IN ACCORDANCE WITH CFC 906 & CCR TITLE 19.
- PROVIDE A MINIMUM OF ONE 2-A-10-B-C CLASSIFICATION FIRE EXTINGUISHER
 - WITHIN 75' TRAVEL DISTANCE FOR ANYWHERE IN THE BUILDING, ALONG THE NORMAL PATH OF TRAVEL
 - SPECIAL HAZARD AREA OR AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED
 - WHERE ELSE REQUIRED BY CFC TABLE 906.1 & CCR TITLE 19 DIV 1 CHP.
- BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH A FIRE ALARM, AUTOMATIC SMOKE DETECTION AND CARBON MONOXIDE DETECTION SYSTEM PER CFC 402A, 907, 908, 909.
- FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED, MAINTAINED AND ACCESSIBLE IN AN APPROVED MANNER, ROOMS CONTAINING CONTROL, ELEMENTS SHALL BE IDENTIFIED WITH READILY VISIBLE, PERMANENTLY INSTALLED APPROVED SIGNS FOR THE USE OF THE FIRE DEPARTMENT. (CFC 503)
- SPRINKLER SYSTEMS (WHERE REQUIRED) SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CFC 903.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE REQUIRED BY CFC 903A.
- IF ANY HIGH HAZARDOUS CHEMICALS ARE STORED OR USED WITHIN THE BUILDING, THEY SHALL NOT EXCEED THE QUANTITIES LISTED IN CFC TABLES 302.1(2) AND 302.1(3). ALL OTHER HAZARDOUS MATERIALS SHALL CONFORM TO THE CODE REQUIREMENTS FOR EACH OF THE OCCUPANCIES, AS CLASSIFIED, AND HEREIN TO CALIFORNIA FIRE CODE AND ALL CODES REGULATING THE USE AND STORAGE. THE MEANS OF EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES, THAT WOULD PREVENT ITS USE. NO STORAGE IS PERMITTED IN ANY EGRESS PATH. (CFC 1023.5)
- ALL ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO THE PUBLIC WAY AND SHALL CONSIST OF THE COMPONENTS DEFINED IN CFC 1002.2 AND SHALL MEET THE REQUIREMENTS OF CFC 108.
- THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN MEANS OF EGRESS COMPONENTS EXCEPT AS PERMITTED BY CFC CHP 10 AND /OR CFC 108-307. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS TRAVEL. (CFC 1003A)
- MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES. EGRESS DOORS SHALL BE SIZED IN ACCORDANCE WITH CFC AND COMPLY WITH CFC 108-40A AND SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHILE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP "H" OCCUPANCY. (CFC & CFC 1003.1.2)
- EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. (CFC 1003.1.6)
- EACH DOOR IN A MEANS OF EGRESS FROM GROUP A, E, OR I OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP "H" OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. (CFC 1003.1.10)
- DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MIN. WHERE LOCATED IN CORRIDOR WALLS OR SMOKE-BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH CFC TABLE 703.2(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR AS TESTED WITHOUT THE HOSE STREAM TEST. (CFC 703.2.2)
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE THAT AT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED MEANS DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. (CFC 1013)
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND SMOKEY CONNECTIONS SHALL NOT BE CONCEALED BY DECORATIVE FURNISHINGS, EQUIPMENT, OR ADJACENT SIGNS THAT IMPAIR VISIBILITY, CREATES CONFUSION OR PREVENTS IDENTIFICATION OF SAID EGRESS OR LIFE SAVING ELEMENTS. (CFC 1020)
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CFC 502 & CITY OF VISTA FIRE AND CHAPTER 5 - SECTION 500 PREMISES IDENTIFICATION SECTION 501.
- PROVIDE OCCUPANT LOAD SIGNS IN A CONSPICUOUS PLACE COMPLYING WITH CFC 1004.4 BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY THIS BUILDING.
- WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BY SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED SIGN OR MEANS SHALL BE IN ACCORDANCE WITH A, 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. (CFC 506)
- FIRE-RESISTANT BUILDING ELEMENTS, COMPONENTS, MATERIALS, SYSTEMS AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SHALL BE DETERMINED WITH THE TEST PROCEDURES SET FORTH BY ASTM OR UL, AND COMPLY WITH CFC CHP.
- FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE HIGHEST VALUE INDICATED IN CFC TABLE 707.3.10.
- WHERE REQUIRED: FIRE ALARMS, EMERGENCY ALARM SYSTEMS AND SMOKE CONTROL, DETECTION SYSTEMS AND THEIR COMPONENTS SHALL CONFORM WITH THE CALIFORNIA FIRE CODE, RELEVANT LAWS, ORDINANCES RULES AND REGULATIONS, AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CFC CHP 9.
- COMPLETE SEPARATE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 907.1.1)

DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS / ELEMENTS

- NFPA 13 AUTOMATIC SPRINKLER SYSTEM - AS IDENTIFIED FOR THIS TENANT IMPROVEMENT
- NFPA 72 FIRE ALARM SYSTEM - AS IDENTIFIED FOR THIS TENANT IMPROVEMENT
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.
- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATIONS INDICATING ANY CHANGES TO THE ORIGINAL SUBMITTALS AND HOW THEY COMPLY WITH THE REQUIREMENTS AL TESTING AND OFF-SITE AND, AS REQUIRED BY THE

Earth+ivy full progress set 3.16.23.pdf

69%

1 of 66

SPECIAL INSPECTION

- NOTICE TO THE APPLICANT/ OWNER/ OWNER'S AGENT/ ARCHITECT OR ENGINEER OF RECORD BY USING THIS PERMITTED
- CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF VISTA FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF THE BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUB-CONTRACTOR / OWNER-BUILDER: BY USING THIS PERMITTED

DATE ISSUED: SUBMITTAL - LEMON GROVE 80 A.K.22

Tenant Improvement Building Permit has been submitted Prior to the expiration of the Conditional Use Permit

Permit #

B23-000-0219

City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945-1797
619-825-3800
For Building Inspections call 619-825-3808

PERMIT NO. 823-000-0219
Permit Type: COMMERCIAL II
Permit Status: Plan check
Issued Date: 4/1/2023

ASSESSORS PARCEL NO. 899-300-13-00

PROJECT ADDRESS 8280 BROADWAY

OWNER 8280 BROADWAY PHONE NO. FAX NO.

CONTRACTOR/PROFESSIONAL MAILING ADDRESS PHONE NO. FAX NO.

LICENSE NO. TYPE: EXPIRES:

DESCRIPTION
PROPOSED NEW MEDICAL MARIJUANA DISPENSARY, 2800 SQFT

VALUATION: 50000 PAYMENT STATUS: PAID TOTAL PAID: 2882.98

RECEIPT #: 4894 PAYMENT METHOD: CHECK

This Plan Check is based on the Lemon Grove Municipal Code regulations enforced by the Building Department, Engineering Department, and the Fire Department.

The departments shown below require clarification and/or revision(s). All items are required to be addressed before the plans are considered to be in conformance with the cited regulations. Section 303 of the Uniform Building Code does not permit the approval of plans which violate any state, county or city law.

PLANS
Please indicate any changes, additions, or deletions on the original plans and submit two (2) new copies of the revised plans for each address to the City of Lemon Grove.

DEPARTMENT	CORRECTIONS
Building	
Fire	
Planning	
Engineering	
Stormwater	

CALL FOR INSPECTION 24 HOURS IN ADVANCE - (619) 825-3808
WHITE- ORIGINAL CANARY- OWNER PINK- ASSESSOR INSPECTION CARD- OWNER

Landscape Plan LP2-200-0004 has been submitted prior to the expiration of our CUP permit.

City Of Lemon Grove
Receipt #:00048550
04/03/2023 12:23 PM
Christopher, Williams
BP LP2-200-0004 150.00
Description:
Landscape Plans 150.00
Total Paid by Cash:
0.00
Total Paid by Check #:4504
150.00
Total Paid by Credit/Debit #:
0.00
Total Paid:
150.00
Thank you for your payment.
]

Invoices

ARCHITECTURE PLANNING INTERIOR DESIGN



8280 Broadway – Invoice -04

Date: 08/11/22
 Christopher Williams
 Send to: Pick Axe Holdings, LLC
 Mattar Family Trust of 1990
 5395 Alta Mira Drive
 Address: La Mesa, CA 91941

Via: email
 From: Margit Whitlock cc:
 Project: 8280 Broadway – Earth & Ivy Project No.: 2103

Description of Services:

Progress invoice for construction documents @ 40% complete

40% of \$52,750.00 = \$21,100.00
 Less Retainer \$ 5,000.00
 Printing for CUP \$ 107.94
Total Due \$16,207.94

Issued by: Margit Whitlock
 Date: 08/11/22



GMEP Engineers
 949-267-9095
 GMEP Engineers
 26439 Rancho
 Pkwy South
 Suite 120
 Lake Forest CA
 92630
 United States

Invoice

#19648

11/7/2022

Status Open

Bill To
 Christopher Williams
 Pick Axe Holdings, LLC
 8260 Broadway
 Lemon Grove CA 91945
 United States

Project
 22-652 Earth & Ivy
 8280 Broadway
 Lemon Grove, CA

TOTAL

\$1,800.00

Due Date: 11/7/2022

Terms	Due Date	Purchase Order	Sales Rep	Shipping Method	Partner
Due on receipt	11/7/2022				

Qty	Item	Rate	Amount
1	Amendment Amendment 22-652-5 100% of the fee amount due, Solar Add Service	\$1,800.00	\$1,800.00

Subtotal	\$1,800.00
Tax (0%)	\$0.00
Total	\$1,800.00
Amount Paid	\$0.00
Balance Due	\$1,800.00

Invoices Continued



GMEP Engineers
949-267-9095
GMEP Engineers
26439 Rancho
Pkwy South
Suite 120
Lake Forest CA
92630
United States

Invoice

#19650

11/7/2022

Status Open

Bill To
Christopher Williams
Pick Axe Holdings, LLC
4395 Alta Mira Drive
La Mesa CA 91941
United States

Project
22-652 Earth & Ivy
8250 Broadway
Lemon Grove, CA

TOTAL
\$3,600.00
Due Date: 11/7/2022

Terms	Due Date	Purchase Order	Sales Rep	Shipping Method	Partner
Due on receipt	11/7/2022				

Qty	Item	Rate	Amount
0.5	Structural 50% of the contract amount due upon completion of 1st submittal (2nd bill) SMEP design, Title 24 calculations, and visual site visit for the conversion of an existing 1,476 sft commercial building to an MMJ dispensary located in Lemon Grove, CA. Structural design includes new roofs, trash enclosure, and the small retaining walls on the site.	\$7,200.00	\$3,600.00

Subtotal	\$3,600.00
Tax (0%)	\$0.00
Total	\$3,600.00
Amount Paid	\$0.00
Balance Due	\$3,600.00

Snipes-Dye associates

8348 Center Drive, Suite G, La Mesa, CA 91942 • 619/697-9234 Phone • 619/460-2033 Fax

Snipes Engineering, Inc.
8348 Center Dr.
Suite G
La Mesa, CA 91942-2910
(619) 697-9234

PICK AXE HOLDINGS, LLC.
7364 Mission Gorge Road
San Diego, CA 92120

Statement date: 1/5/2023

Retainer Ck. No. 4728, \$4000.00 (7/26/21)
Moved \$3,000.00 retainer from job LG3071 (8/1/22)
Retainer balance \$7,000.00 (8/1/22)
Applied \$7000.00 Retainer to Inv. 29501 (1/5/23)
Retainer Balance Zero (1/5/23)

Chris Williams <chris@xmgmedia.com>

Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
PICK AXE HOLDINGS, LLC.					
LG3111 8280 BROADWAY MMD CUP					
29501	8/1/2022				7,470.00
Applied \$7,000.00 Retainer to Invoice No. 29501		3102 4728	10/19/2018 7/30/2021	Check Check	-3,000.00 -4,000.00
				Invoice Total	470.00
29736	9/1/2022				170.00
30035	11/1/2022				120.00
				Client Outstanding	760.00

PICK AXE HOLDINGS, LLC.							Prepayment
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days		
760.00	0.00	0.00	120.00	0.00	0.00	0.00	

Approved by:

Son P. Nguyen

Invoices Continued

Sam Wade Landscape Architect

2204 Garnet Avenue, Ste. 205
San Diego, CA 92109 U.S.A.
Ph. 858-270-8688
AZ Lic. No. 26705 / CA Lic. No. 3703

October 12, 2022

Mr. Christopher Williams
Pick Axe Holdings, LLC. A California Corporation
8260 Broadway
Lemon Grove, CA 91945

INVOICE

SERVICES RENDERED

Project location: 8280 Broadway, Lemon Grove, CA 91945

- Landscape Construction Drawings (CD's) Preparation, Submittal to City of Lemon Grove

DESCRIPTION / ACCOUNT BALANCE

• Retainer for Landscape Plan Prep., Submittal	\$3,000.00
• Retainer Credit, Project Conceptual Plan Phase	<480.00>
Balance	\$2,520.00
Amount Due	\$2,520.00

Introducing Project Lead Architect Margit Whitlock

We are thrilled to have been recognized at the 2023 GNEX Vacation Industry Awards. We received "Best Exterior Design" for our work on the complete exterior refresh of [Courtyard by Marriott, Miramar](#). The design was inspired by Irving Gil in the Spanish Revival style while celebrating the existing architecture.



CUP 200-0001 - 8280 Broadway

We are respectfully requesting a one-year time extension to allow us to complete our significant activity to obtain a building permit, complete the permitted tenant improvements, satisfy remaining conditions of approval, and commence operations.

We look forward to working with the city and the public to bring new development to the east part of Lemon Grove.

RECOMMENDATION:

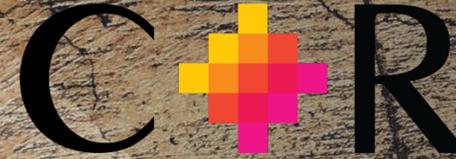
Deny the requested time extension and adopt a resolution denying a Time Extension of Conditional Use Permit CUP-200-0001 located at 8280 Broadway.

4. REPORT TO COUNCIL

Acceptance of the Sidewalk Master Plan

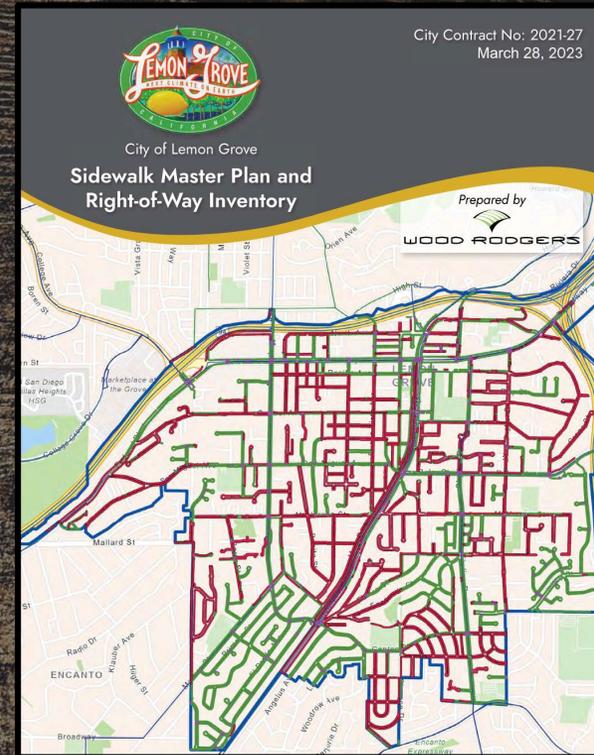


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME



City of Lemon Grove Sidewalk Master Plan and Right-of-Way Inventory

April 4, 2023



Agenda:

- Goals & Phases I, II, & III of Project
- Data Maintenance and Funding Alternatives
- Walkability Study
- ArcGIS Platform

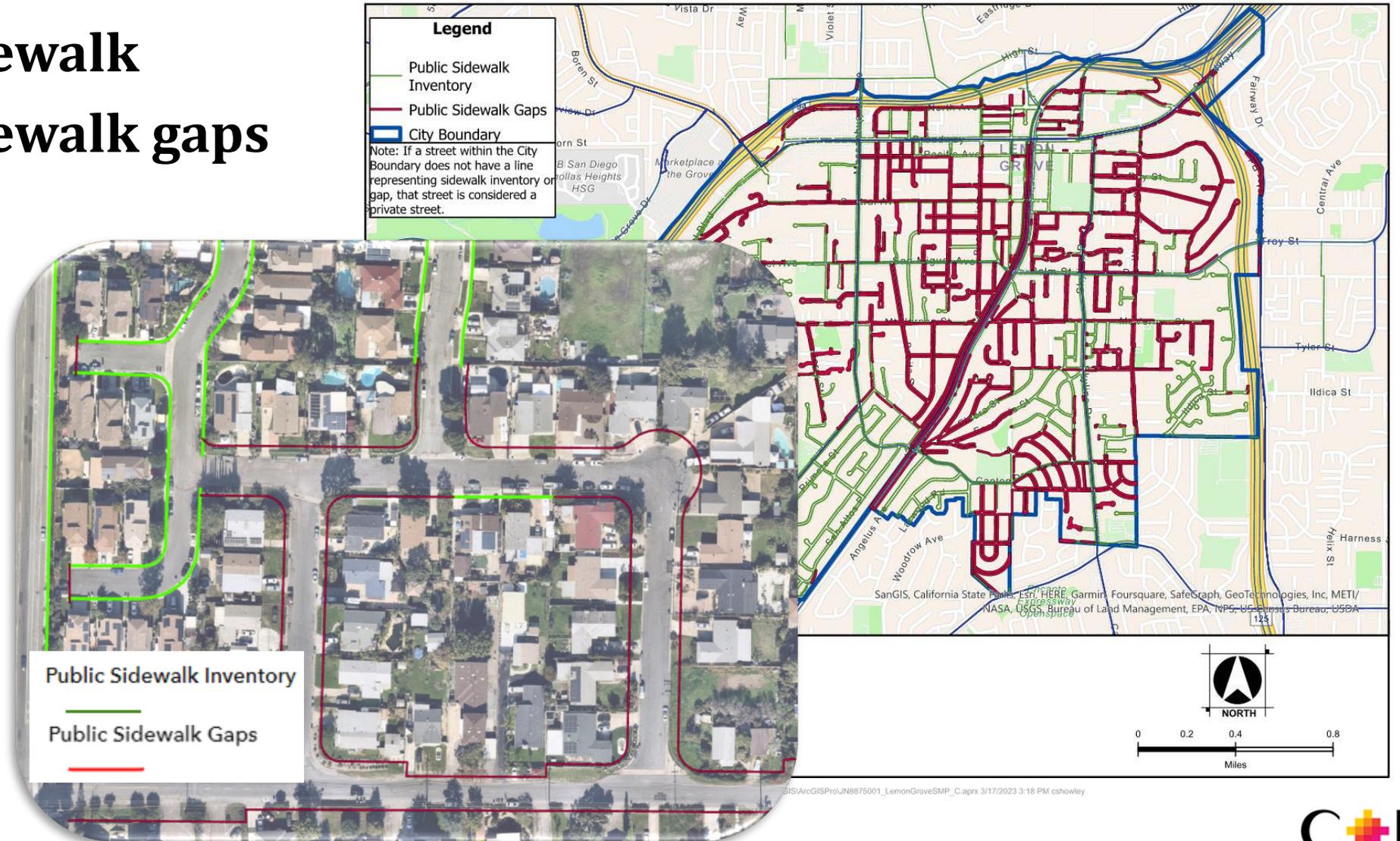
Goals

- Inventory public sidewalk network
- Assess condition
- Build a foundation for City staff to continue to edit and track
 - Allow for efficiencies to generate workorders
- Identify potential funding sources



Phase I: Inventory Survey/Desktop Analysis

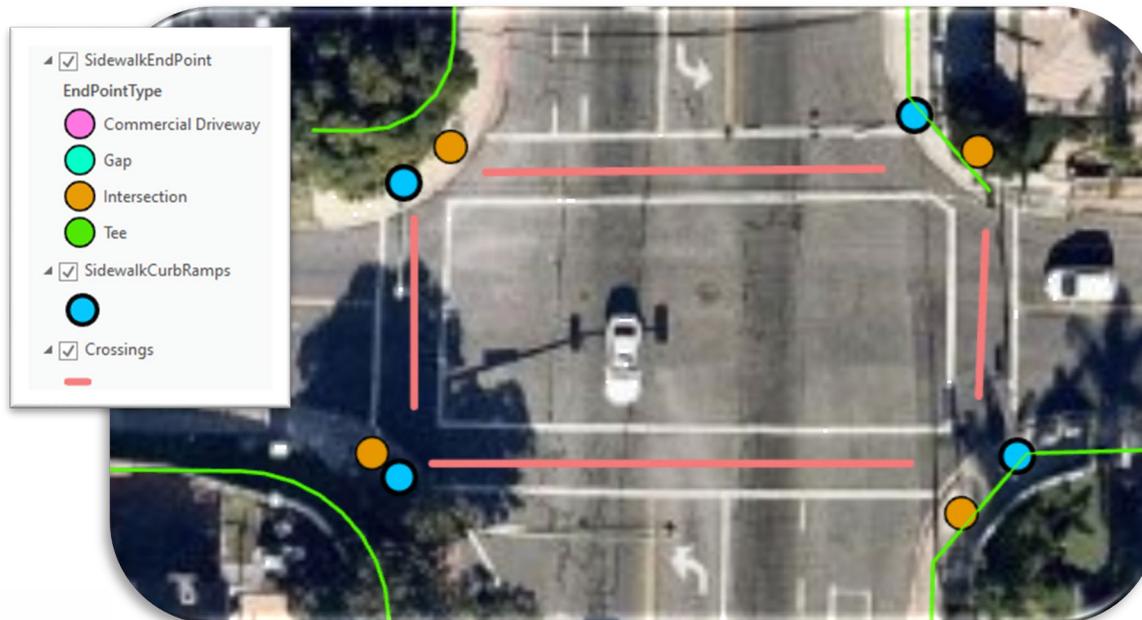
- 60 miles of sidewalk
- 65 miles of sidewalk gaps



Phase II: Field Survey

Check and measure:

- Defects
- End Points
- ADA compliance



Vertical Fault



Spalling



Obstruction



Horizontal Fault

Phase II: Definitions

Defects

- Vertical and horizontal fault
- Obstructions
- Spalling
- Cracking
- Cross slope
- Ponding
- Cleanliness



Tee End Point

End Points

- Intersections
- Commercial driveway
- Gap
- Tee

ADA compliance

- Meets initial, some, none



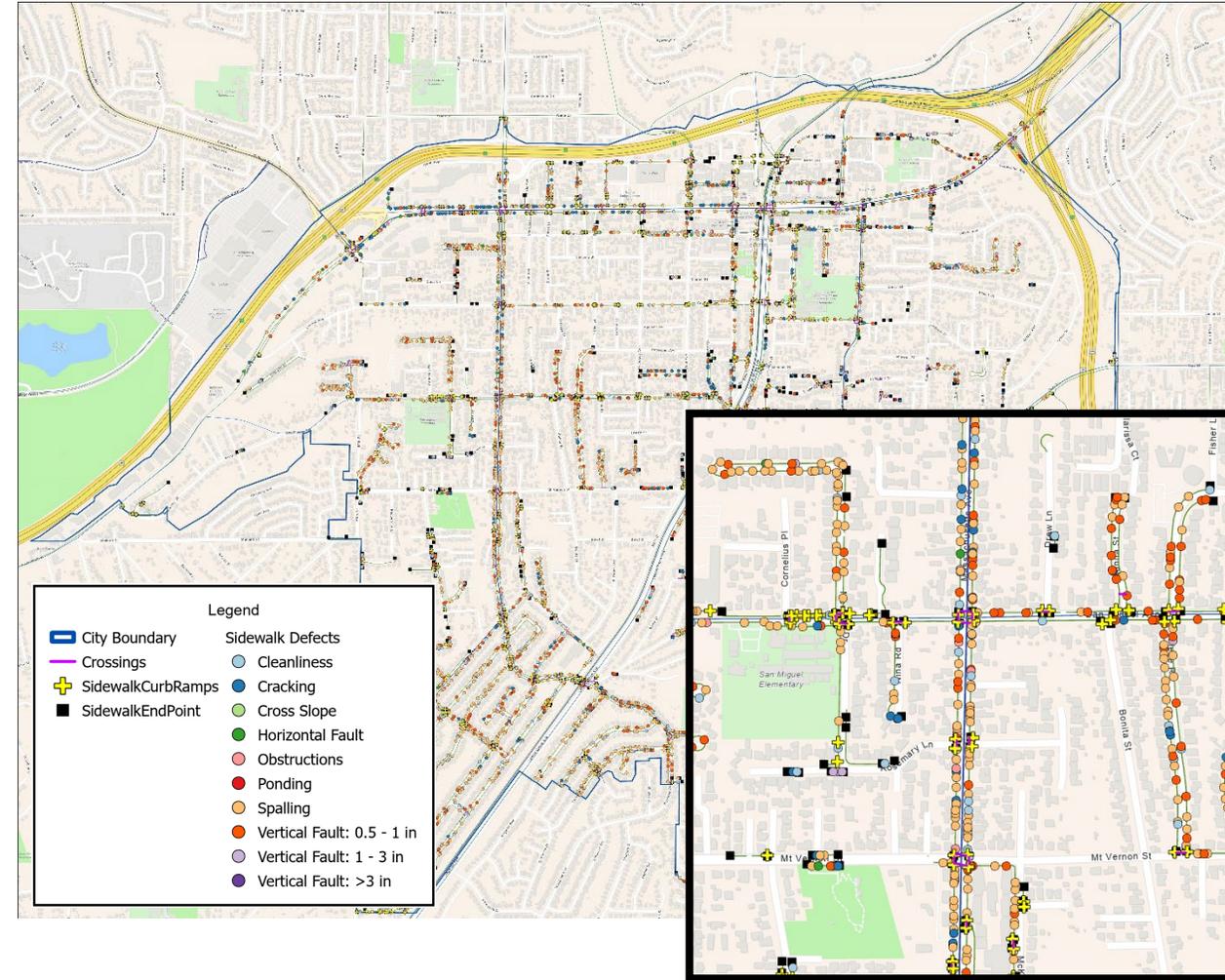
Intersection End Point and Some ADA Compliance

Phase II: Conditional Assessment Results

4,237 defects in the City

Sidewalk Defect Condition Statistics

Defect Category	Count of Occurrences	Percent of Total
Vertical Fault	1002*	23.6%*
Horizontal Fault	64	1.5%
Spalling	2070	48.9%
Obstructions	83	2.0%
Cracking	593	14.0%
Cross Slope	16	0.4%
Ponding	18	0.4%
Cleanliness	391	9.2%
Totals	Vertical Fault Magnitude	Percent
	1/2" – 1" Offset	87.40%
	1" – 3" Offset	12.40%
	> 3" Offset	0.20%



Phase III: Solutions & Scores

Solution types and costs were applied as attributes to the GIS data

Defect Solutions

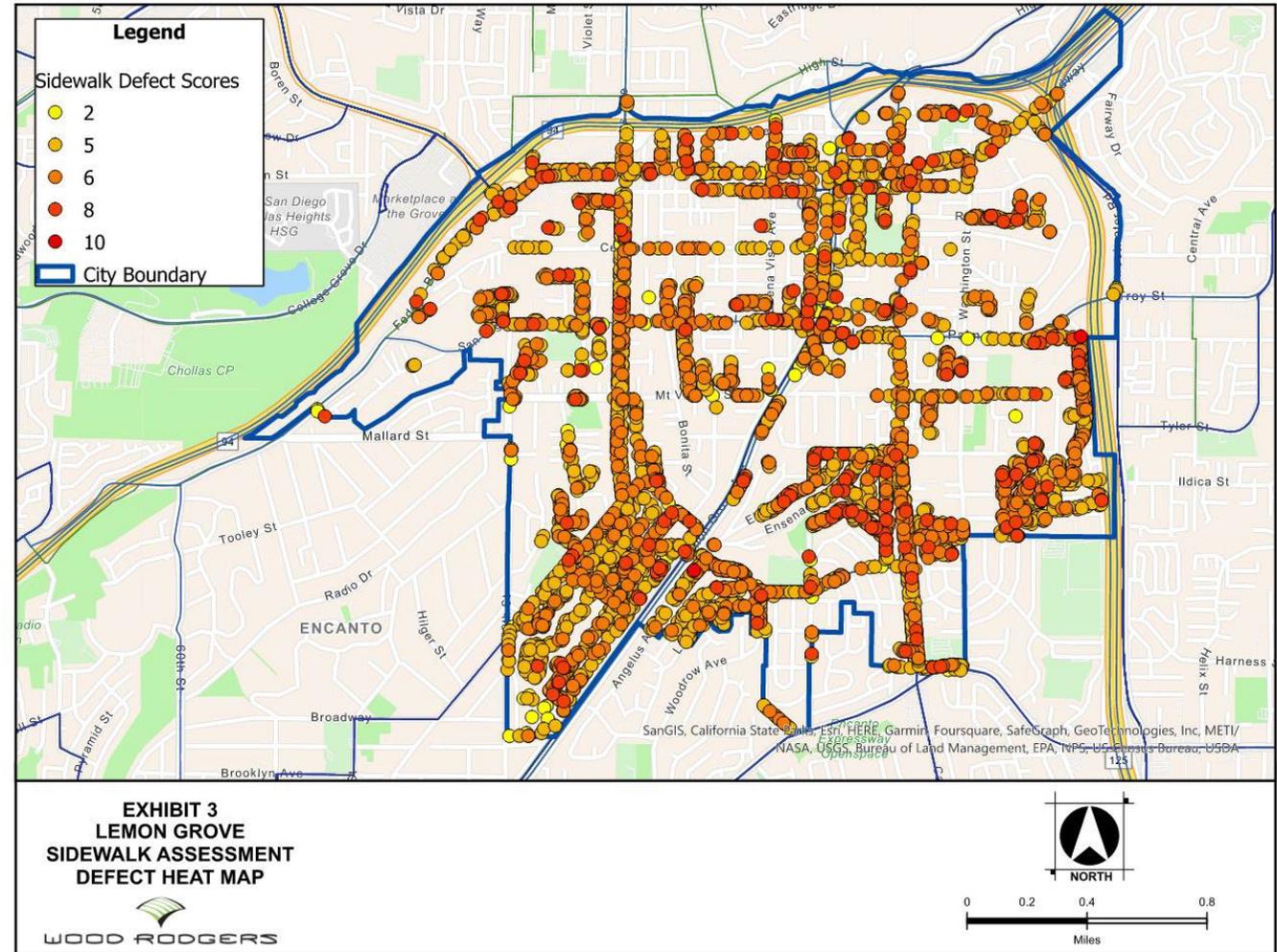
Defect Category	Description	Solution	Score
Vertical Fault: >3 in	Vertical offsets in the sidewalk. Severity measured > 3"	Replace	10
Vertical Fault: 1 - 3 in	Vertical offsets in the sidewalk. Severity measured 1 – 3"	Replace	8
Horizontal Fault	Horizontal gaps or openings of 2" or greater in the sidewalk	Repair	8
Vertical Fault: 0.5 - 1 in	Vertical offsets in the sidewalk. Severity measured ½ - 1"	Repair	6
Obstructions	Any obstructions that restrict the operating width of the sidewalk to less than 36"	Remove	6
Spalling	Surface deterioration of ¼" or greater on the sidewalk	Replace	5
Cracking	Four or more surface cracks in a sidewalk panel	Replace	5
Cross Slope	Greater than a 1 in 12 cross slope on sidewalk	Replace	5
Ponding	Standing water or evidence of standing water on sidewalk	Repair	2
Cleanliness	Excessive debris and/or poor cleanliness on sidewalk	Clean	2

Unit Costs

Solution	Type	Unit	Unit Cost (\$)
Ped Ramp	G-27 thru G-30*	E.A.	5,000
Driveway Ramps	G-14*	S.F.	20
Sidewalk	Removal & Replace G-7*	S.F.	15
Sidewalk Repair		L.F.	150

Phase III: Cost of Project

Total opinion of probable construction cost to remedy the **4,237 defects** are approximately **\$4.5 million dollars**



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Phase III: Maintenance

- Data is in **GIS**
 - Ready to be edited as improvements are made
 - **Integrated** into existing GIS software
- Uploaded to existing **Cityworks site**
 - Generate **work orders**
- Future work can **utilize results and recommendations**
 - Sidewalk inspection program
 - Safe routes to school
 - Bundle projects for grants

Funding Alternatives

Recommend:

- **Bundle projects**
- **Multiple funding sources**
- Create **multimodal projects**

Funding Sources:

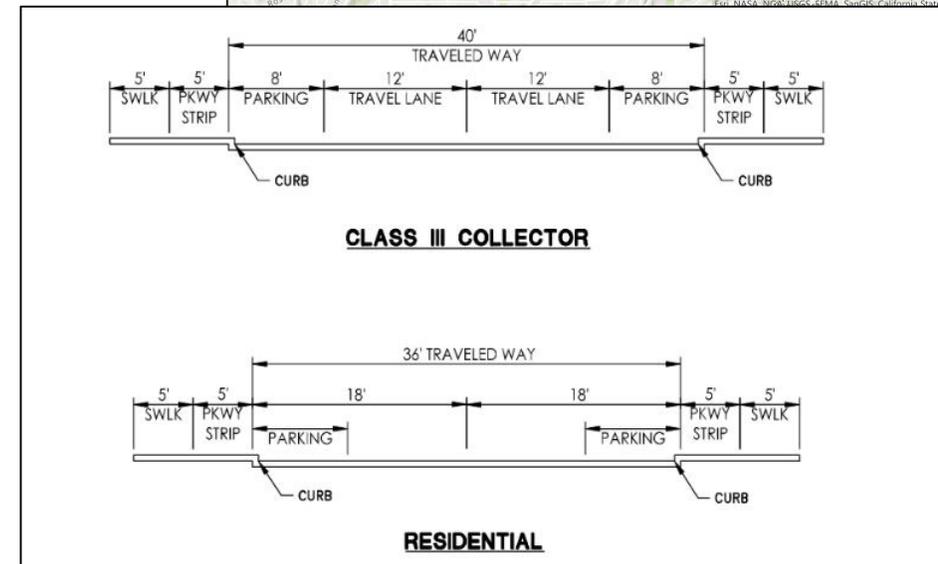
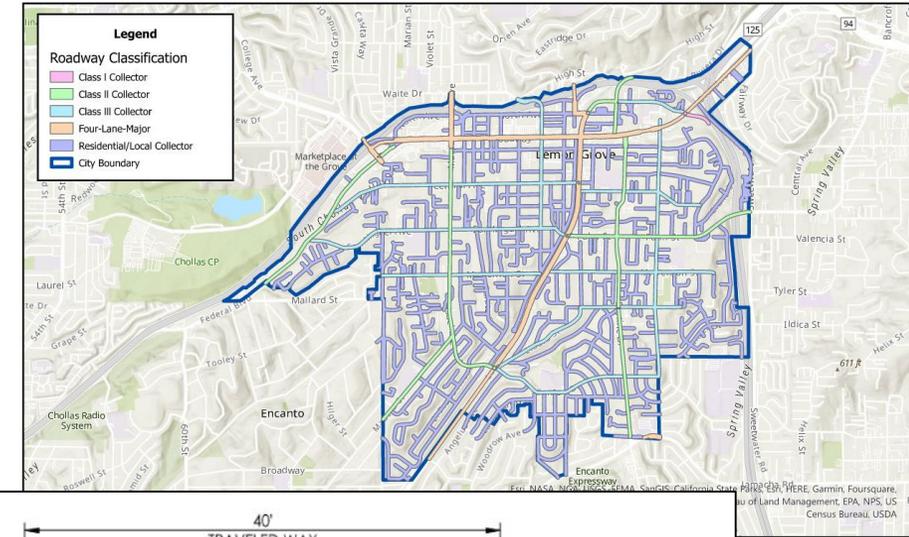
- California Active Transportation Program (ATP)
- Clean California Grant Program
- SB1 - Solutions for Congested Corridors Program
- Federal funding sources (RAISE, INFRA)



Walkability Study

Overview

- **High pedestrian traffic areas**
- Safe routes to school
- Traffic Counts
- Rural or urban development zones
- Ultimate street design criteria
- **Developed a method for City's ultimate right-of-way**

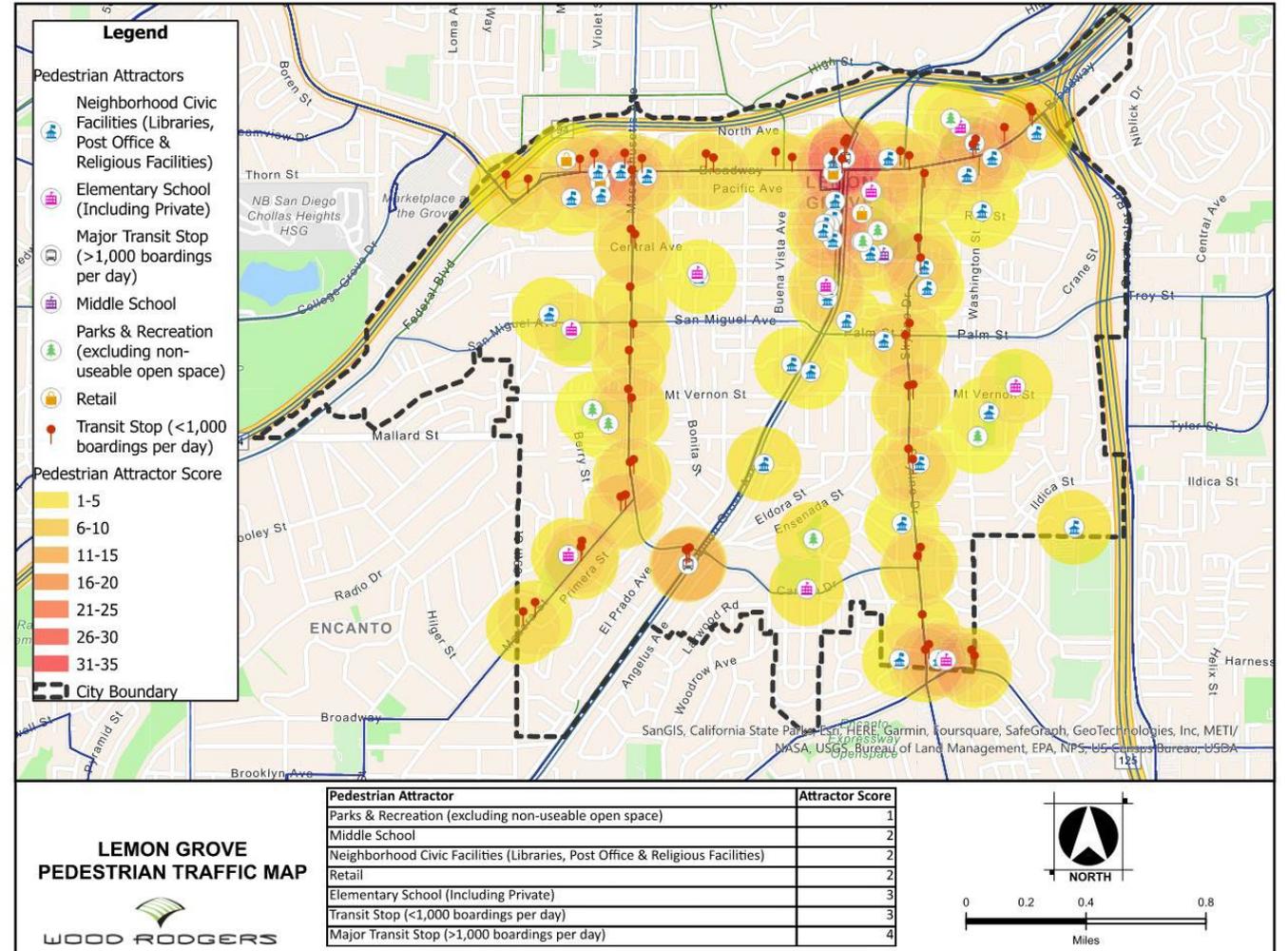


High Pedestrian Traffic Areas

- 0.25-mile buffer
- Identify deficiencies

Pedestrian Attractor Scores

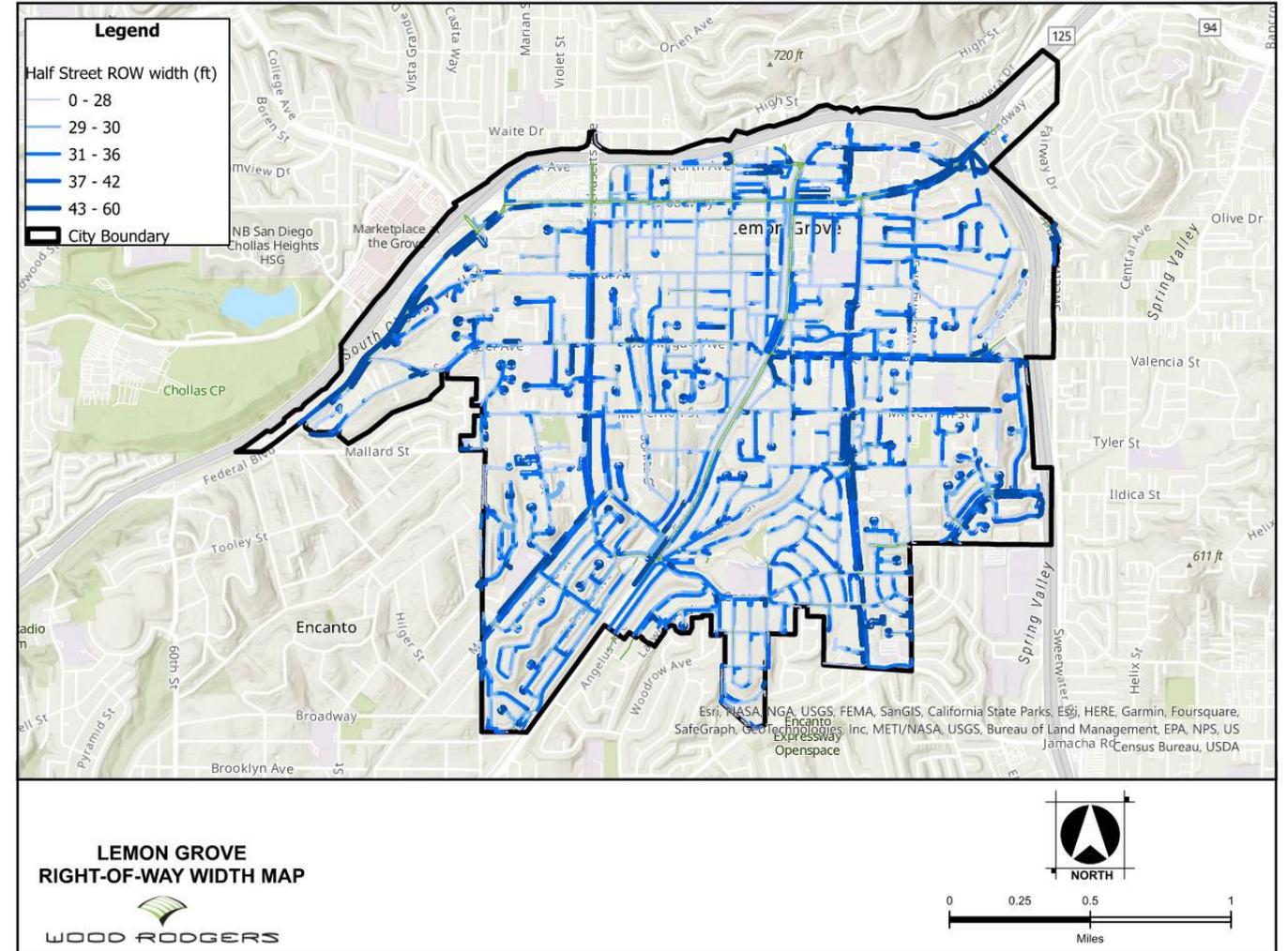
Pedestrian Attractor	Attractor Score
Parks & Recreation (excluding non-useable open space)	1
Middle School	2
Neighborhood Civic Facilities (Libraries, Post Office & Religious Facilities)	2
Retail	2
Elementary School (Including Private)	3
Transit Stop (<1,000 boardings per day)	3
Major Transit Stop (>1,000 boardings per day)	4



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Right-of-way

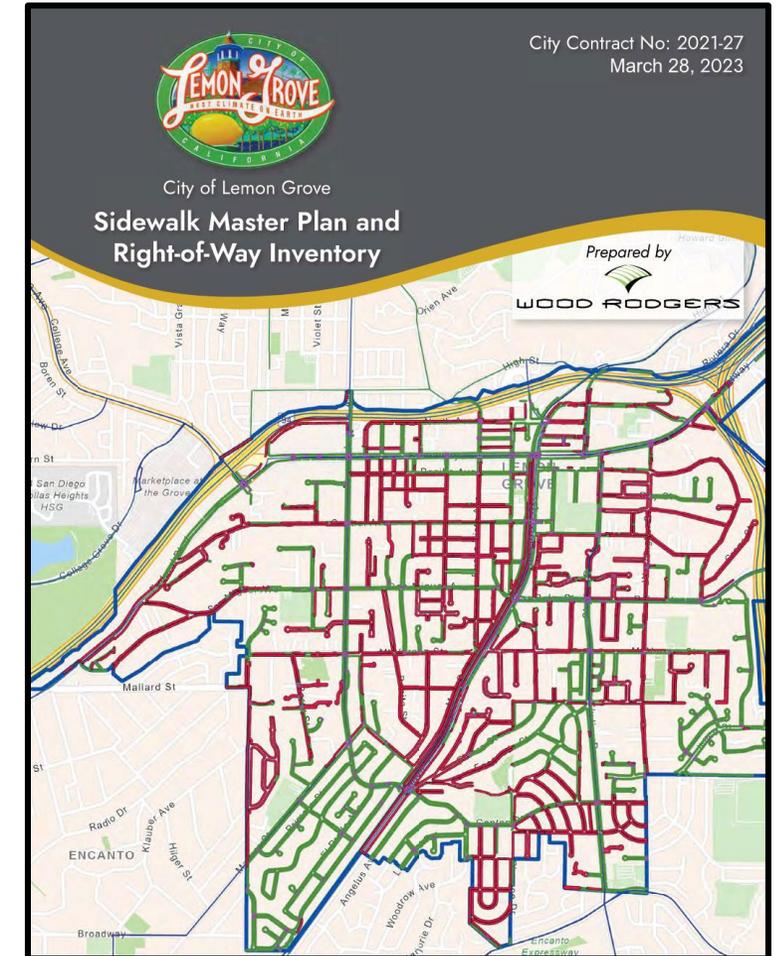
- City can collect and file ROW data
- Helps track available ROW as areas are developed



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Conclusion

- Digitized
 - 60 miles of sidewalk
 - 65 miles of sidewalk gaps
- Identified **4,237 defects**
- Approximate construction cost of
 - **\$4.5 million dollars for defects**
- **Prioritizes repairs and additions citywide**
 - Scoring & Walkability Study
- **Everything is in GIS**
 - Work orders in Cityworks
 - Ease of use for City staff





Lemon Grove Sidewalk Management Plan

- ▷ Sidewalk Centerlines Map ...
- ▷ Sidewalk Deficiencies Map ...
- ▷ Walkability Intersection Map ...
- ▷ Safe Routes Analysis ...
- ▷ Heat Map ...
- ▷ ROW Map ...
- ▷ Roadway Classification ...
- ▷ Base Layers ...

Sidewalk Centerlines Map

Public Sidewalk Inventory

Public Sidewalk Gaps

Sidewalk Deficiencies Map

SidewalkCurbRamps



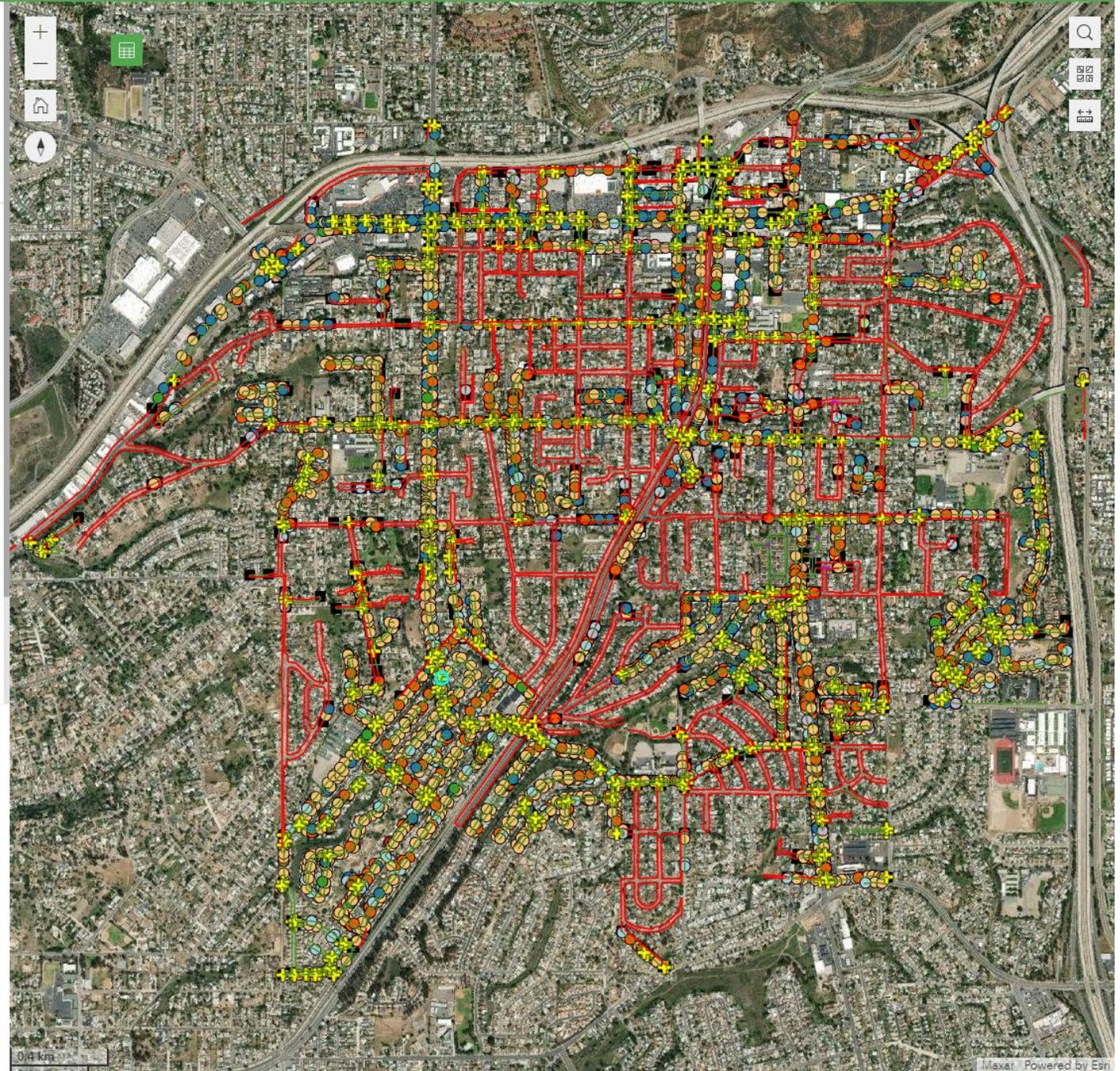
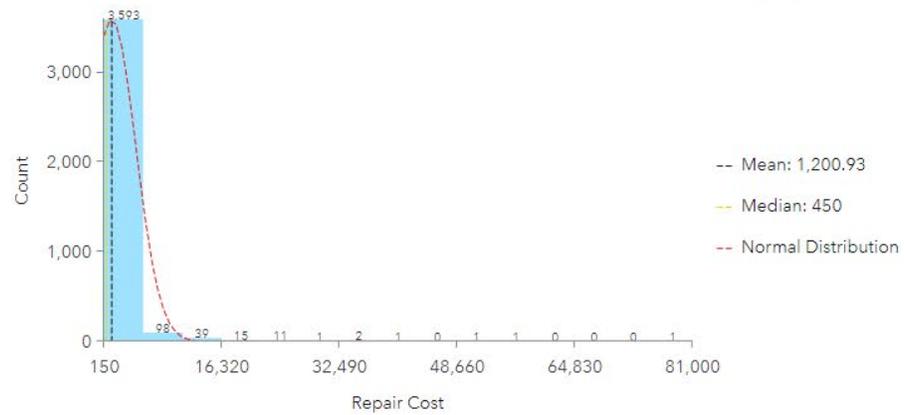
Sidewalk Defects

- Cleanliness
- Cracking
- Cross Slope
- Horizontal Fault
- Obstructions
- Ponding
- Spelling
- Vertical Fault: 0.5 - 1 in
- Vertical Fault: 1 - 3 in
- Vertical Fault: >3 in

SidewalkEndPoint



Distribution of Cost





- ▷ Sidewalk Centerlines Map ...
- ▷ Sidewalk Deficiencies Map ...
- ▷ Walkability Intersection Map ...
- ▷ Safe Routes Analysis ...
- ▷ Heat Map ...
- ▷ ROW Map ...
- Roadway Classification ...
- ▷ Base Layers ...

Safe Routes Analysis

Sidewalk Gaps 1/4 Mile



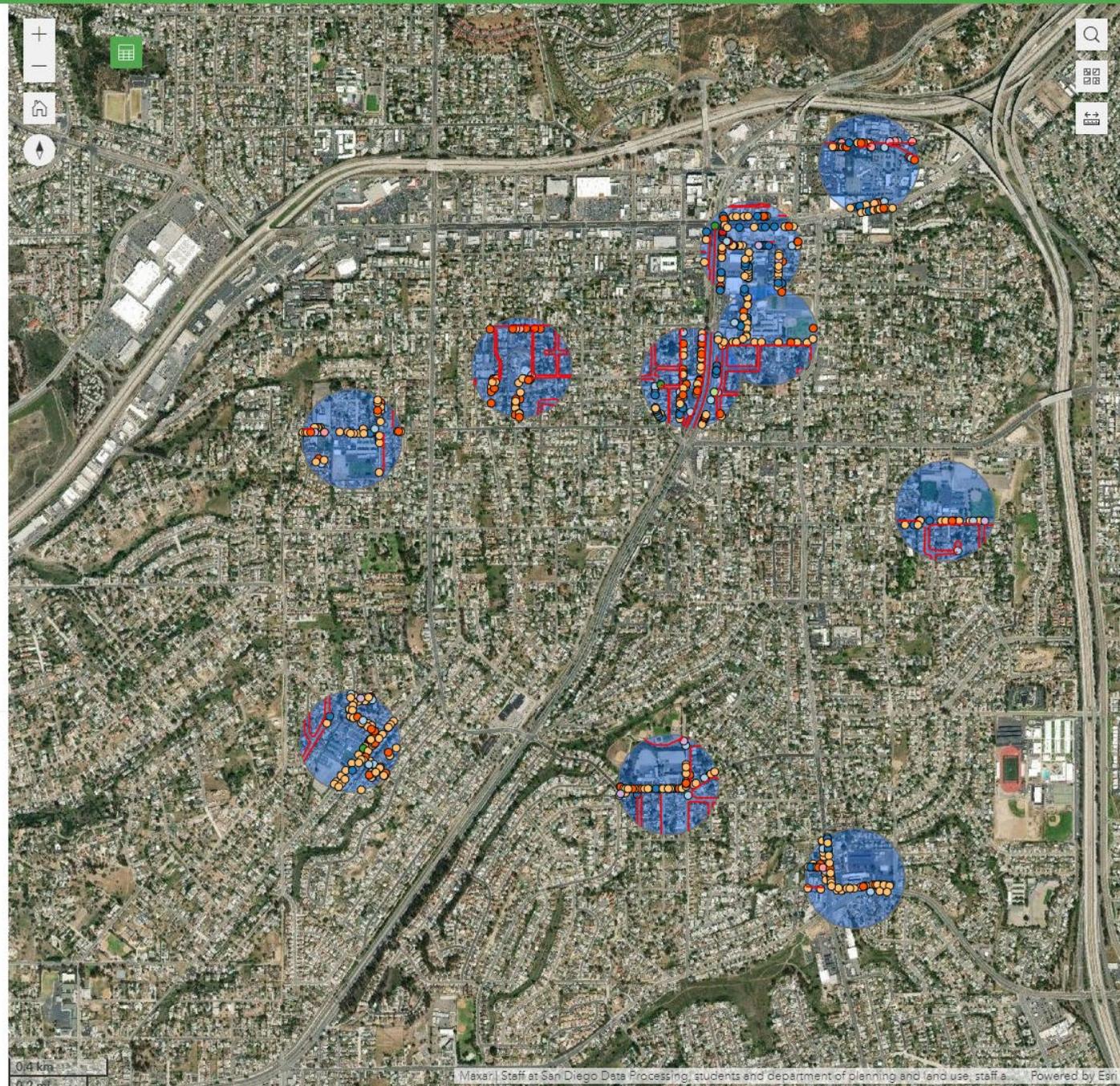
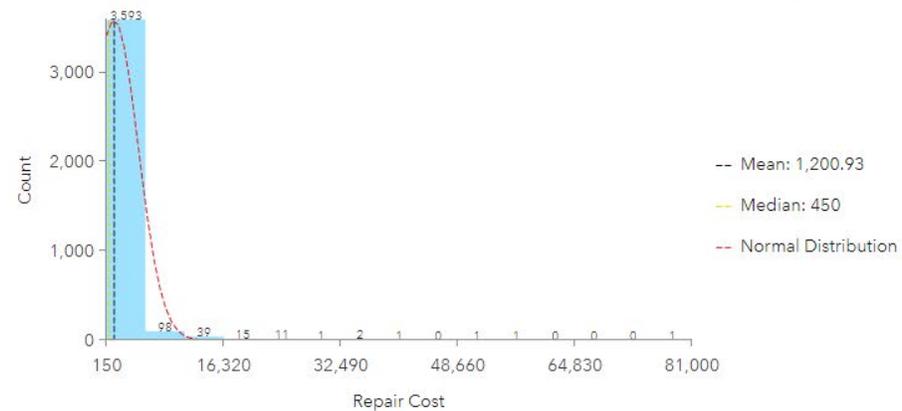
Sidewalk Defects

- Cleanliness
- Cracking
- Cross Slope
- Horizontal Fault
- Obstructions
- Ponding
- Spalling
- Vertical Fault: 0.5 - 1 in
- Vertical Fault: 1 - 3 in
- Vertical Fault: >3 in

School Buffer 1/4 Mile Diameter



Distribution of Cost





Lemon Grove Sidewalk Management Plan

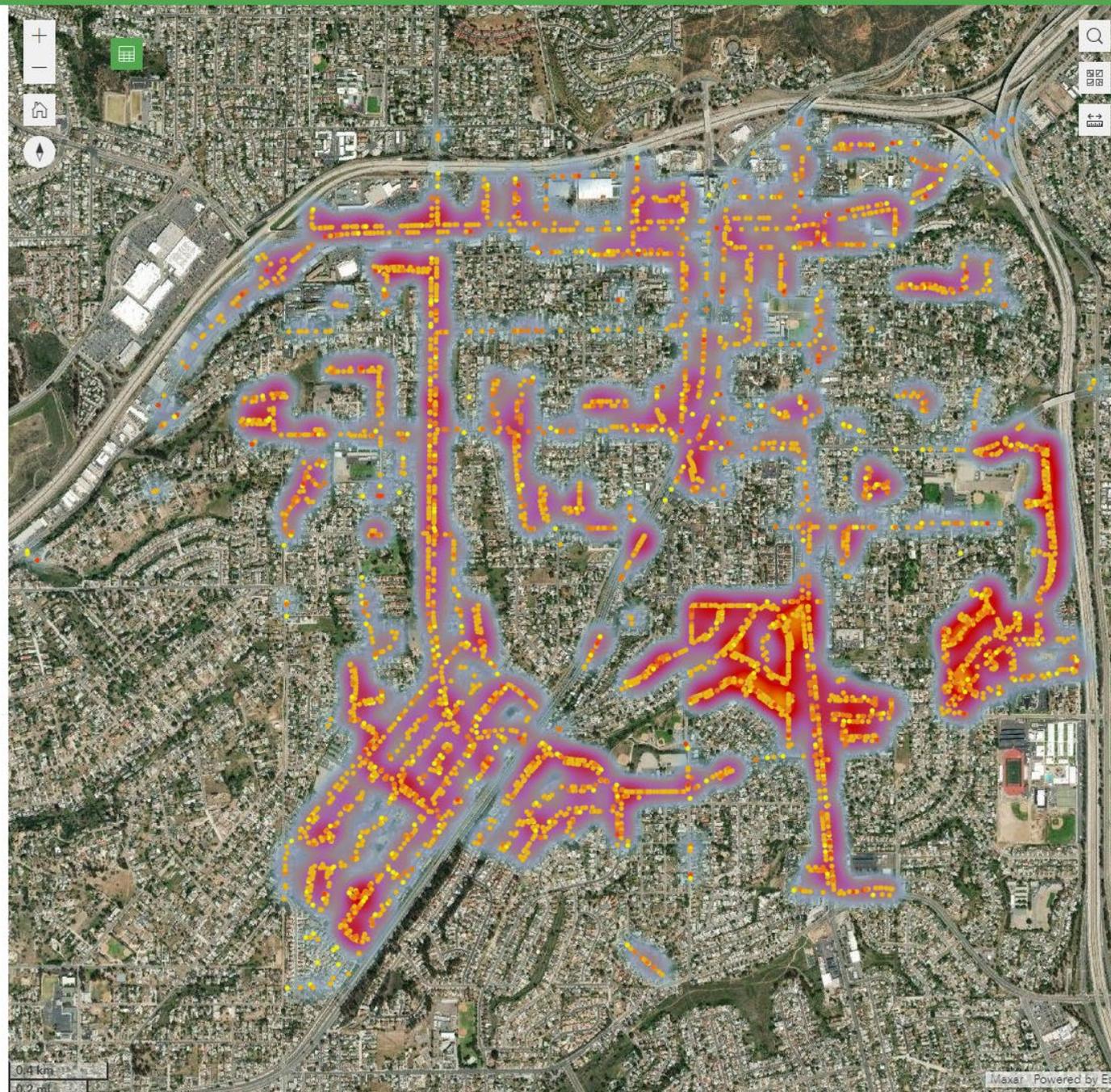
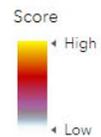
- ▷ Sidewalk Centerlines Map ...
- ▷ Sidewalk Deficiencies Map ...
- ▷ Walkability Intersection Map ...
- ▷ Safe Routes Analysis ...
- ▷ Heat Map ...
- ▷ ROW Map ...
- Roadway Classification ...
- ▷ Base Layers ...

Heat Map

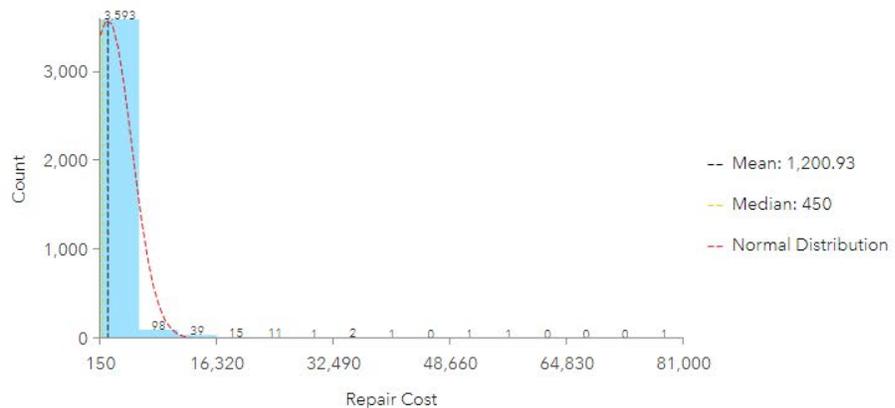
Sidewalk Defect Score

- 2
- 5
- 6
- 8
- 10

Sidewalk Defect Score Heat Layer



Distribution of Cost





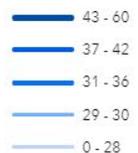
Lemon Grove Sidewalk Management Plan

- ▷ Sidewalk Centerlines Map ...
- ▷ Sidewalk Deficiencies Map ...
- ▷ Walkability Intersection Map ...
- ▷ Safe Routes Analysis ...
- ▷ Heat Map ...
- ▷ ROW Map ...
- Roadway Classification ...
- ▷ Base Layers ...

ROW Map

Half Street ROW width (ft)

Parcel Side ROW Length



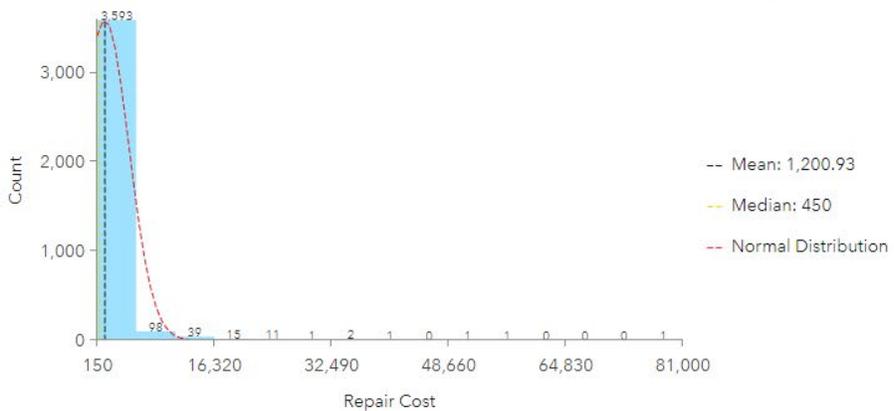
Centerline from EcopiaTech



City Boundary



Distribution of Cost

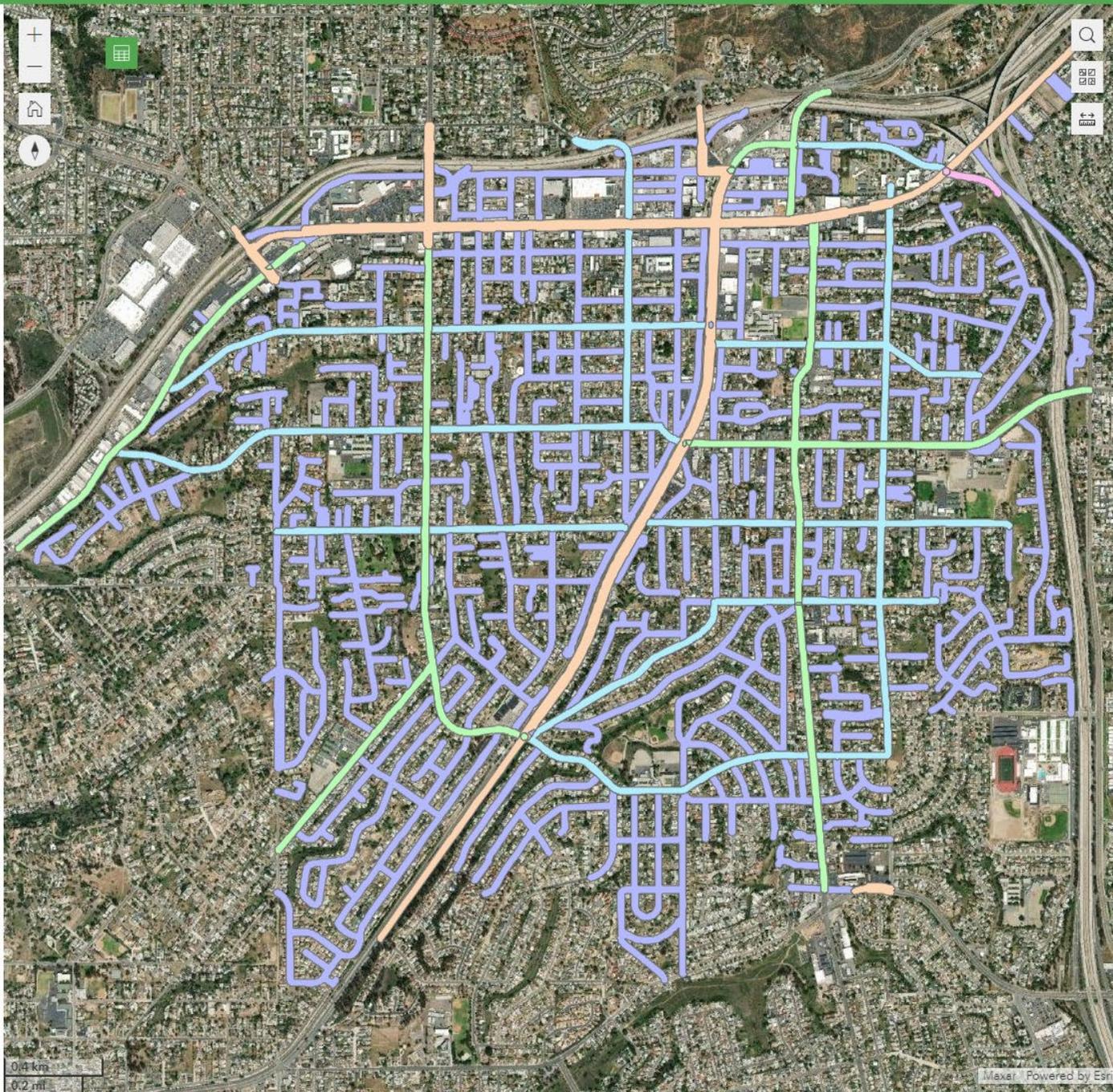




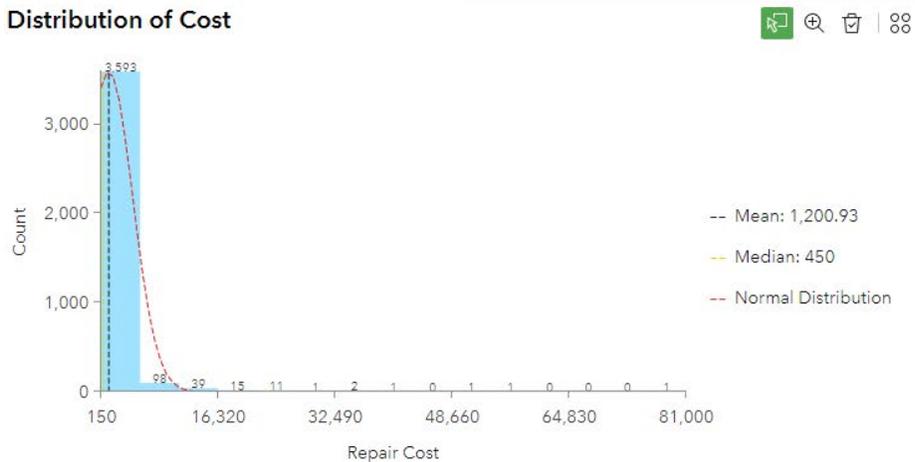
Lemon Grove Sidewalk Management Plan

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- ▷ Sidewalk Deficiencies Map ...
- ▷ Walkability Intersection Map ...
- ▷ Safe Routes Analysis ...
- ▷ Heat Map ...
- ▷ ROW Map ...
- ◉ Roadway Classification ...
- ▷ Base Layers ...

- ### Roadway Classification
- Class I Collector
 - Class II Collector
 - Class III Collector
 - Four-Lane-Major
 - Residential/Local Collector



Distribution of Cost



Zoom to 1 of 3

Cost	525.000000
Score	5.000000
Priority	
created_user	jfaoro@woodrogers.com_WRGIS
created_date	3/30/2023, 1:29 PM
last_edited_user	jfaoro@woodrogers.com_WRGIS
last_edited_date	3/30/2023, 1:29 PM
Condition	
ADA Compliance	
OLDGLOBAL	{D83F1B04-956C-405A-B62C-12DC4C851576}
GlobalID	f0527b88-218c-4c17-8bec-05e8df21ee75
PIC_URL	View
Defect Width	7.00
SurveyedDate	7/8/2022, 3:09 PM
Surveyor	tsaucerman@woodrogers.com



Questions?

RECOMMENDATION:

Adopt a resolution accepting the Sidewalk Master Plan and provide comments and direction to staff as appropriate.

5. REPORT TO COUNCIL

Acceptance of the Pavement Management Plan

2022-23 Pavement Management Program Update

City of Lemon Grove Council Meeting
April 4th, 2023



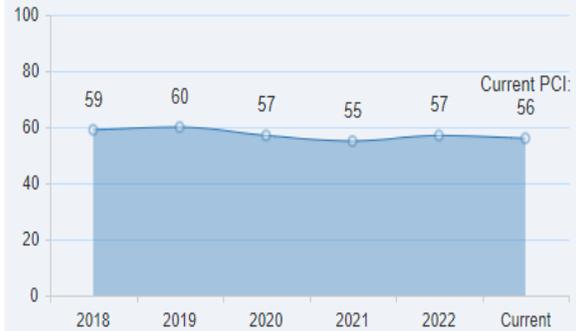
What is a Pavement Management Program?

- Used to make cost-effective decisions
- Answers 4 main questions
 1. What streets does the City own/maintain?
 2. What condition are they in?
 3. What repairs are needed & when?
 4. How much funding is needed to maintain or improve streets?
- Typically employs software (StreetSaver or MicroPaver)

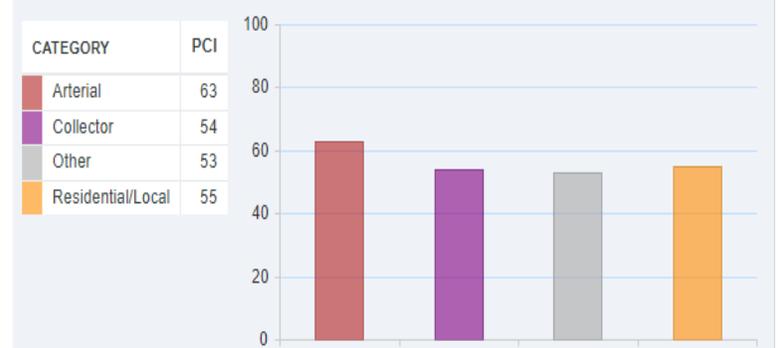
Executive Dashboard

Pavement Area (square miles): 0.44 | Centerline Miles: 69.96 | Lane Miles: 149.09 | Section

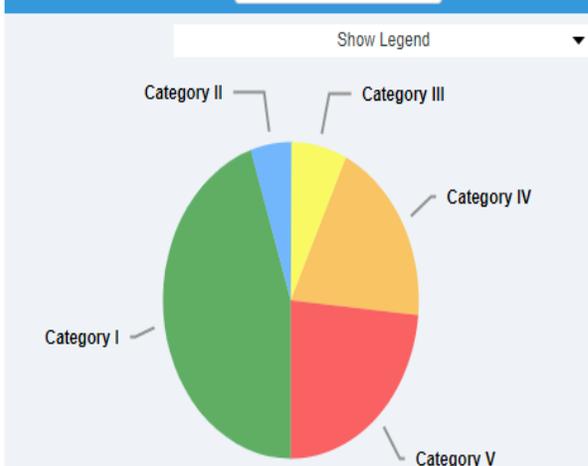
Historical Pavement Condition Trends



Current PCI by: Functional Class



Percent of Area by: Condition Category



Historical Network Condition Trends



2022-23 Pavement Management Update Scope



Update StreetSaver
Inventory



Perform pavement
condition surveys



Update pavement
maintenance records



Update pavement
maintenance
decision tree



Perform budget
needs analysis



Perform budget
scenarios



Prepare final report



StreetSaver® Training

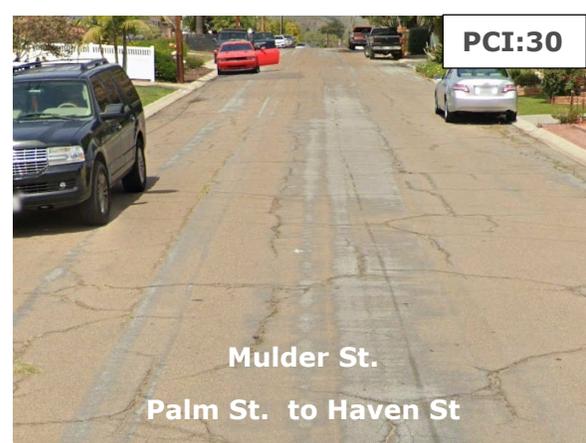
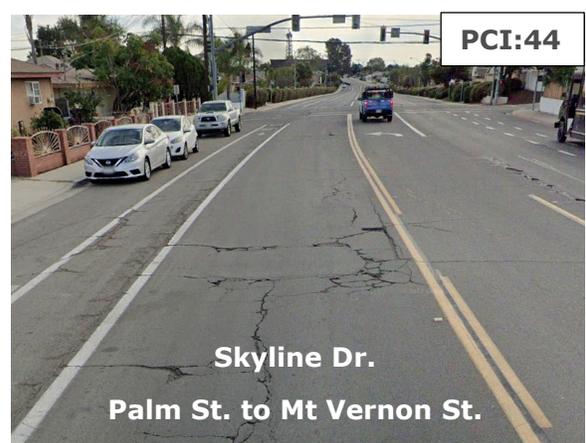
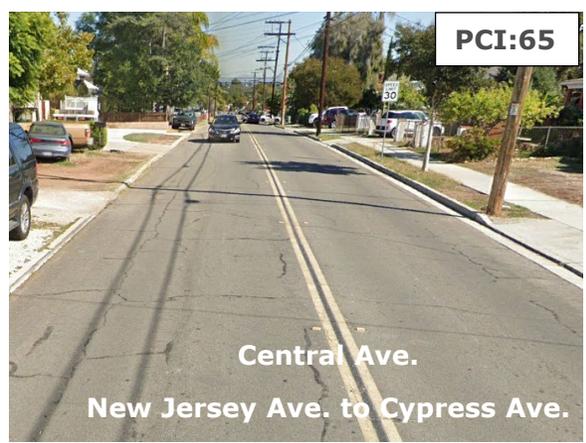
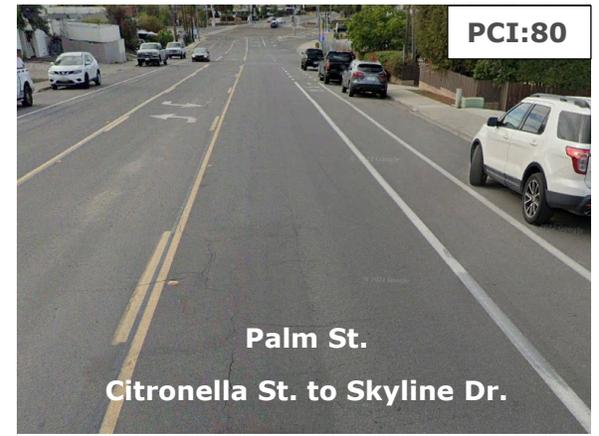


What is PCI

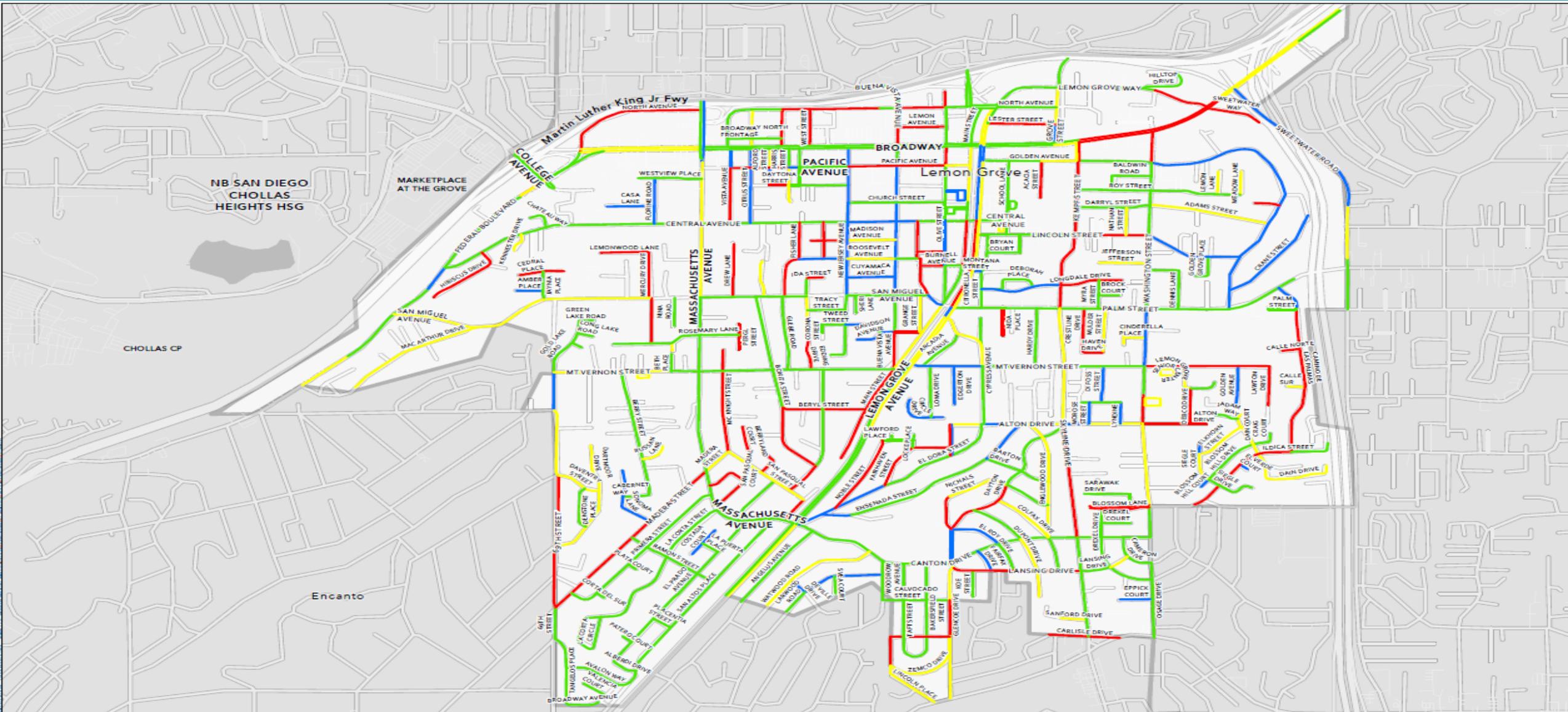
Condition Category	Pavement Condition		PCI
I	Good		100
II/III	Fair (non-load)	Fair (load-related)	70
IV	Poor		50
V	Very Poor		25
			0

← 58

City-wide Average PCI = 58



Citywide PCI Condition



- Good (I): PCI 70-100
- Fair (II/III): PCI 50-69
- Poor (IV): PCI 25-49
- Very Poor (V): PCI 0-24



PMP 2023 Update Current PCI Condition



SOURCE
PMP 2023 Update

JOB NUMBER
605.04.30

DRAWN
MSamara

DATE
02/02/2023

REVISED

PCI Breakdown

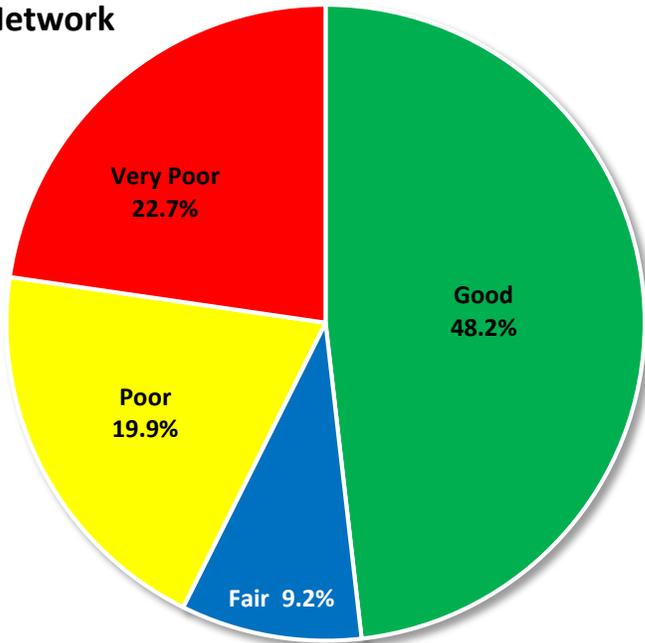
	Centerline Mileage	# of Sections	Pavement Area (sf)	% Pavement Area	Weighted Average PCI 2022/2023	Weighted Average PCI 2017/2018
Arterial	10.8	68	2,021,081	16.4%	65	62
Collector	17.6	96	3,576,718	29.0%	56	59
Residential/Local	41.1	315	6,643,758	53.8%	56	60
Other	0.5	7	113,040	0.9%	54	74
Grand Total	70.0	486	12,354,597	100.0%	58	60



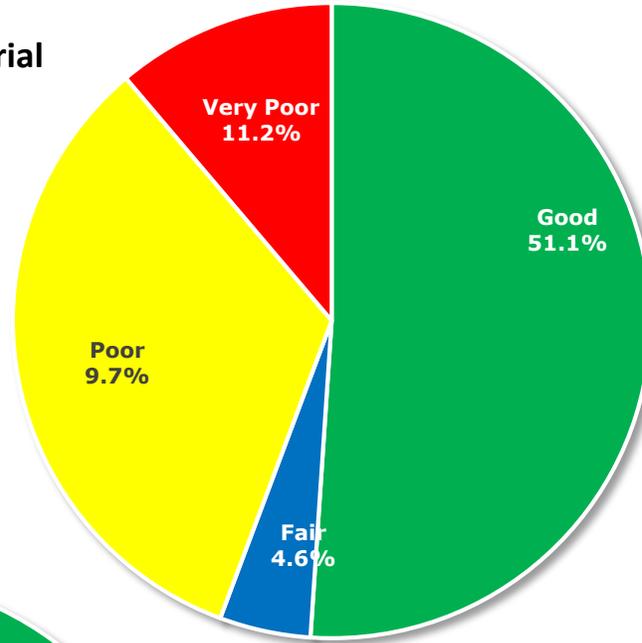
PCI Breakdown

- Good (I): PCI 70-100
- Fair (II/III): PCI 50-69
- Poor (IV): PCI 25-49
- Very Poor (V): PCI 0-24

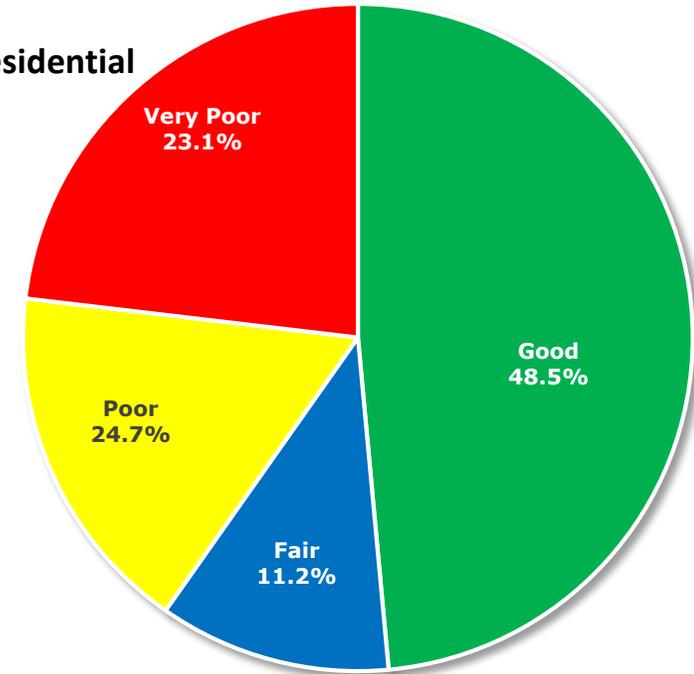
Network



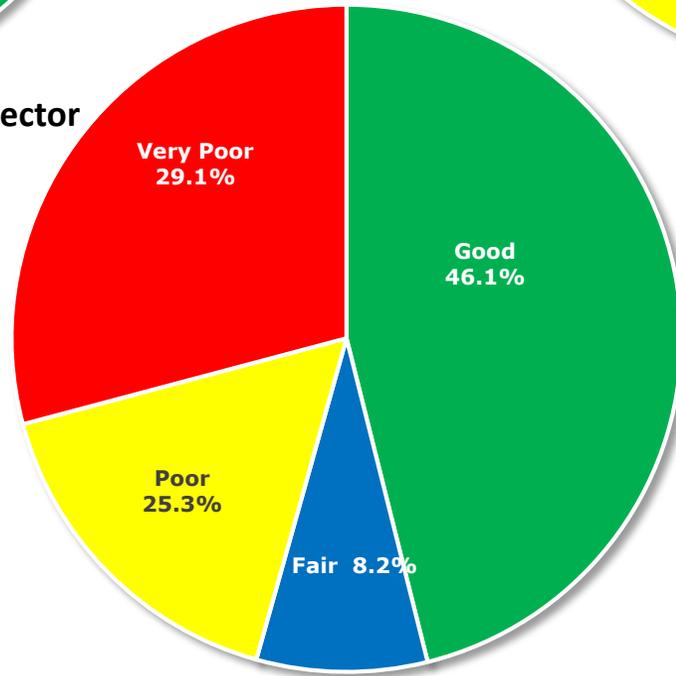
Arterial



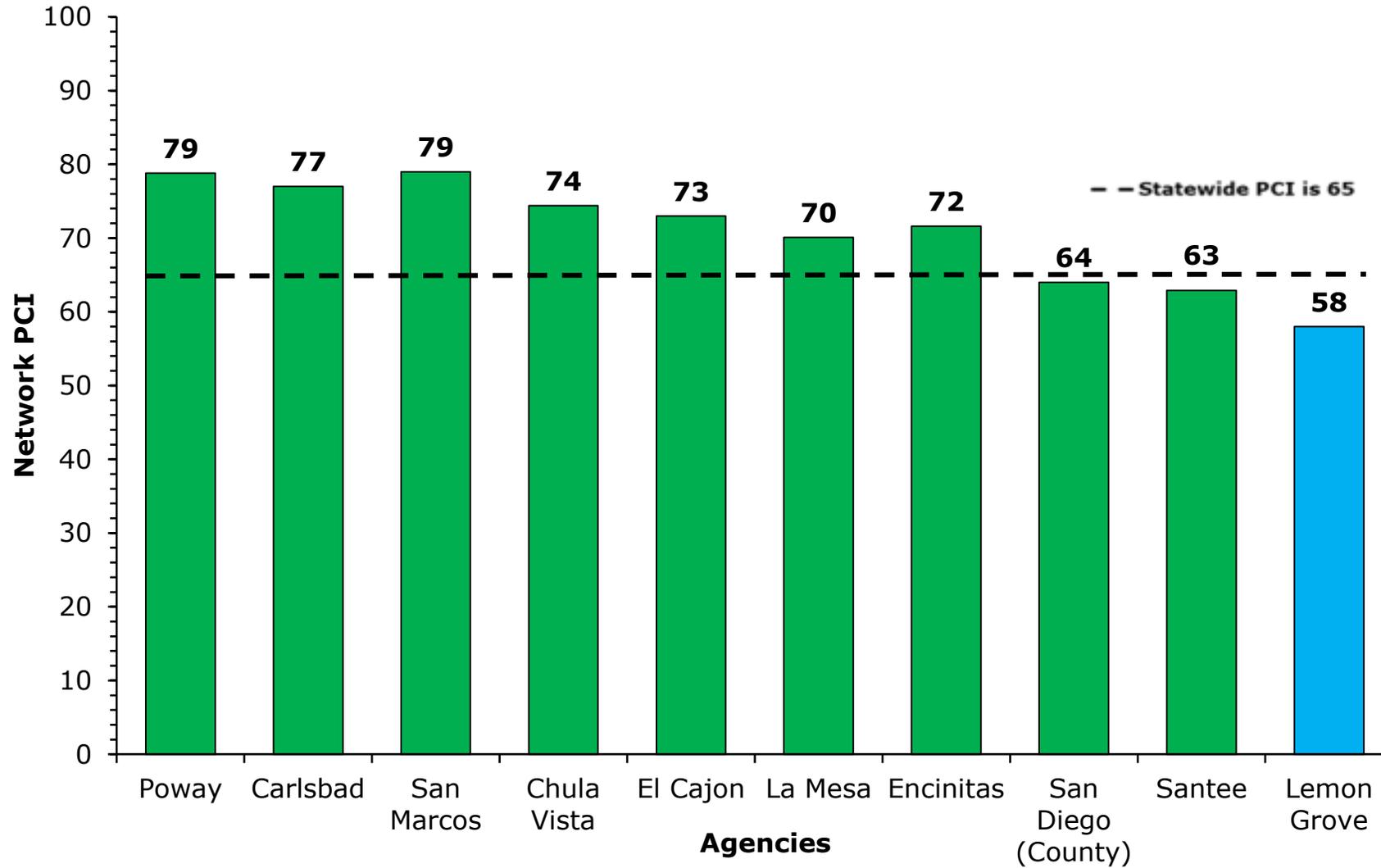
Residential



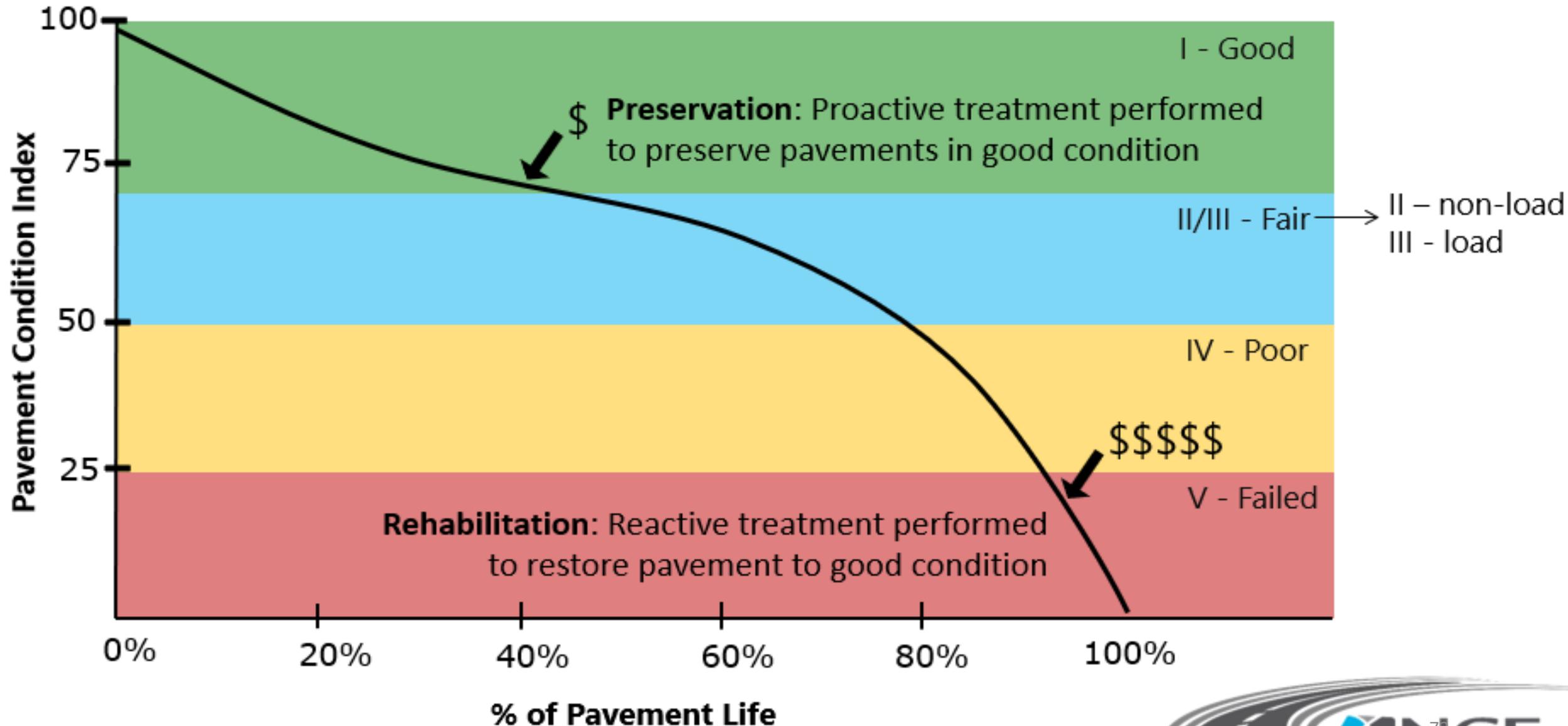
Collector



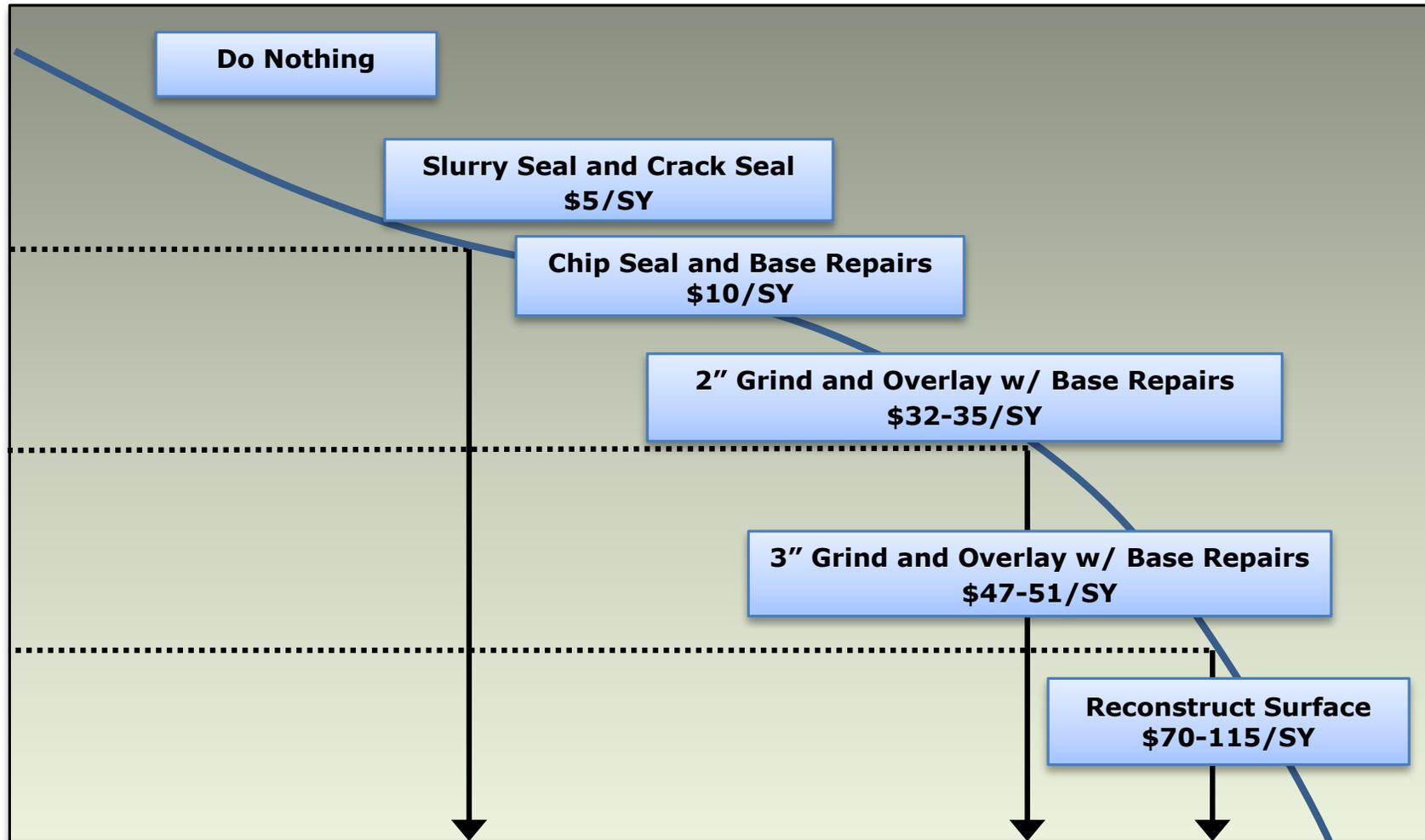
What are the PCIs of Neighboring Agencies?



What are the Typical Treatment Strategies?



What are the Typical Treatment Strategies?



What are the Budget Needs for the City Street Network?

Fiscal Year	Current	23/24	24/25	25/26	26/27	27/28	Total
Budget Needs (\$M)	NA	41.23	0.76	1.15	1.18	0.06	44.37
Rehabilitation (\$M)	NA	41.16	0.45	0.86	0.25	0.05	42.77
Preventive Maintenance (\$M)	NA	0.09	0.30	0.29	0.93	0.01	1.59
Treated PCI	58	91	88	86	86	84	NA
Untreated PCI/Do Nothing	58	57	54	51	49	47	NA

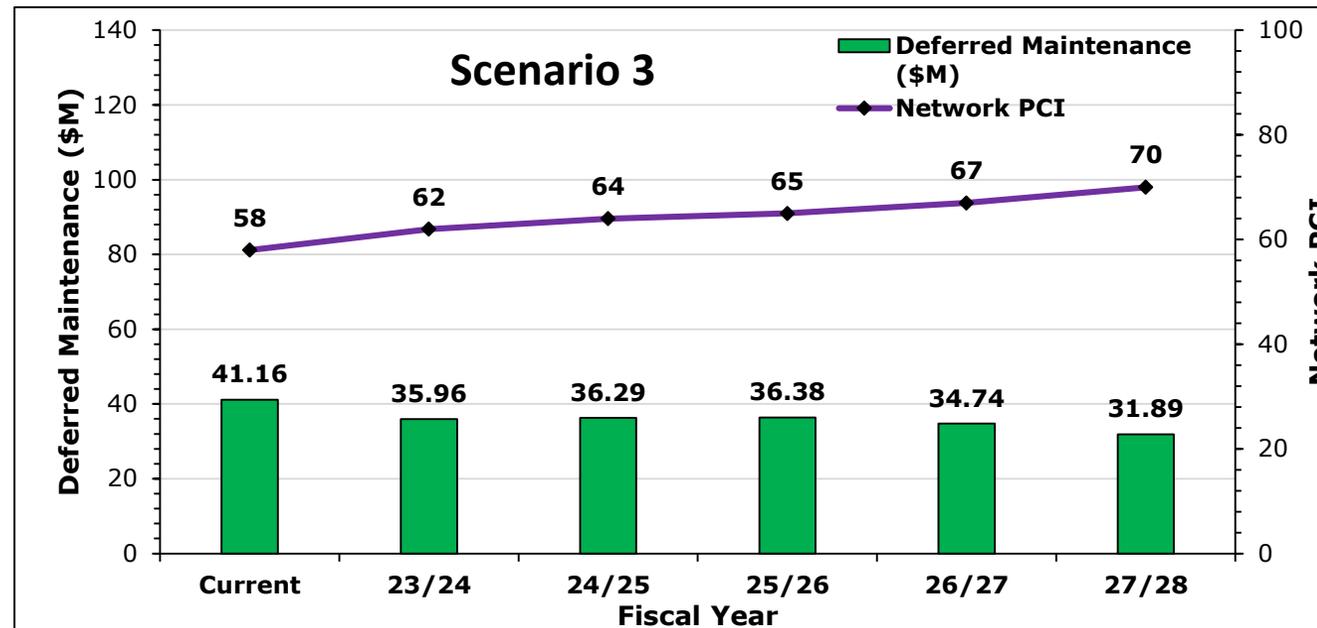
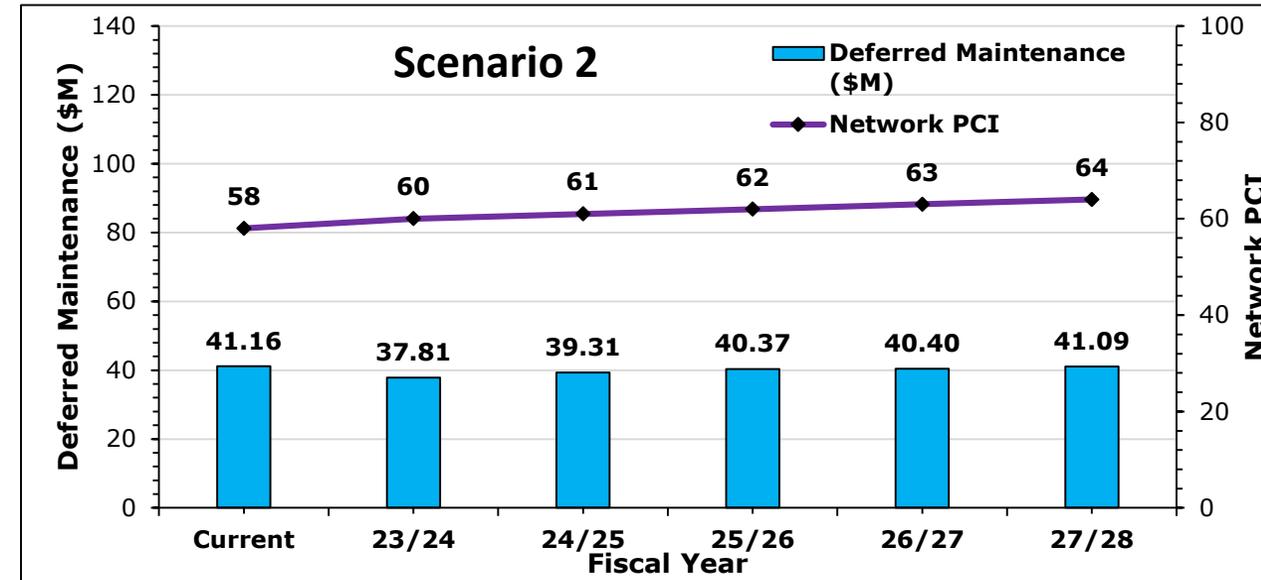
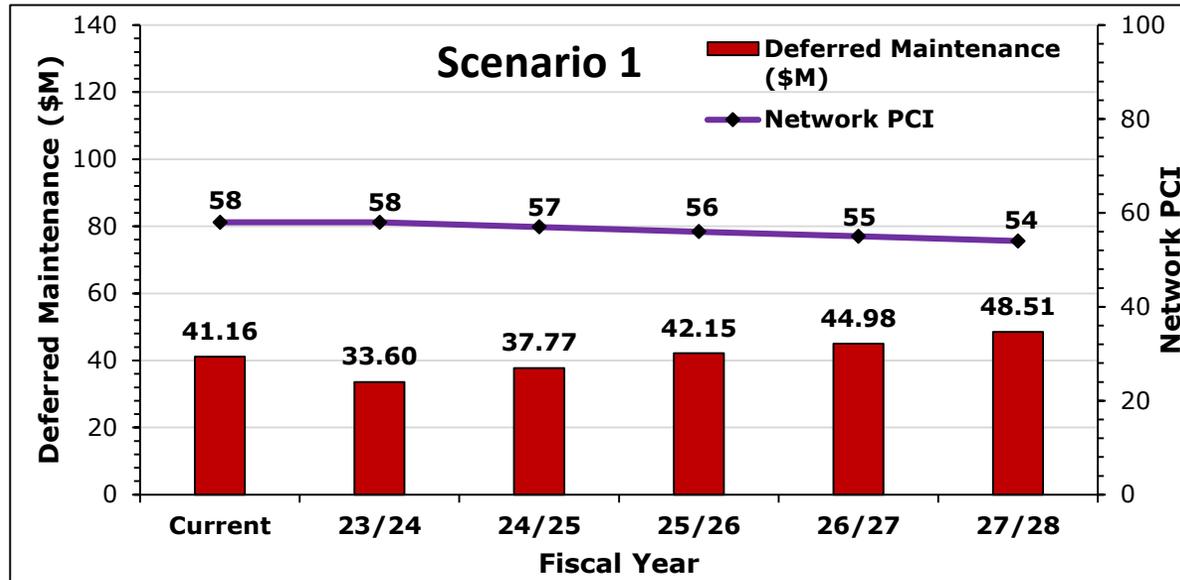


Budget Scenarios

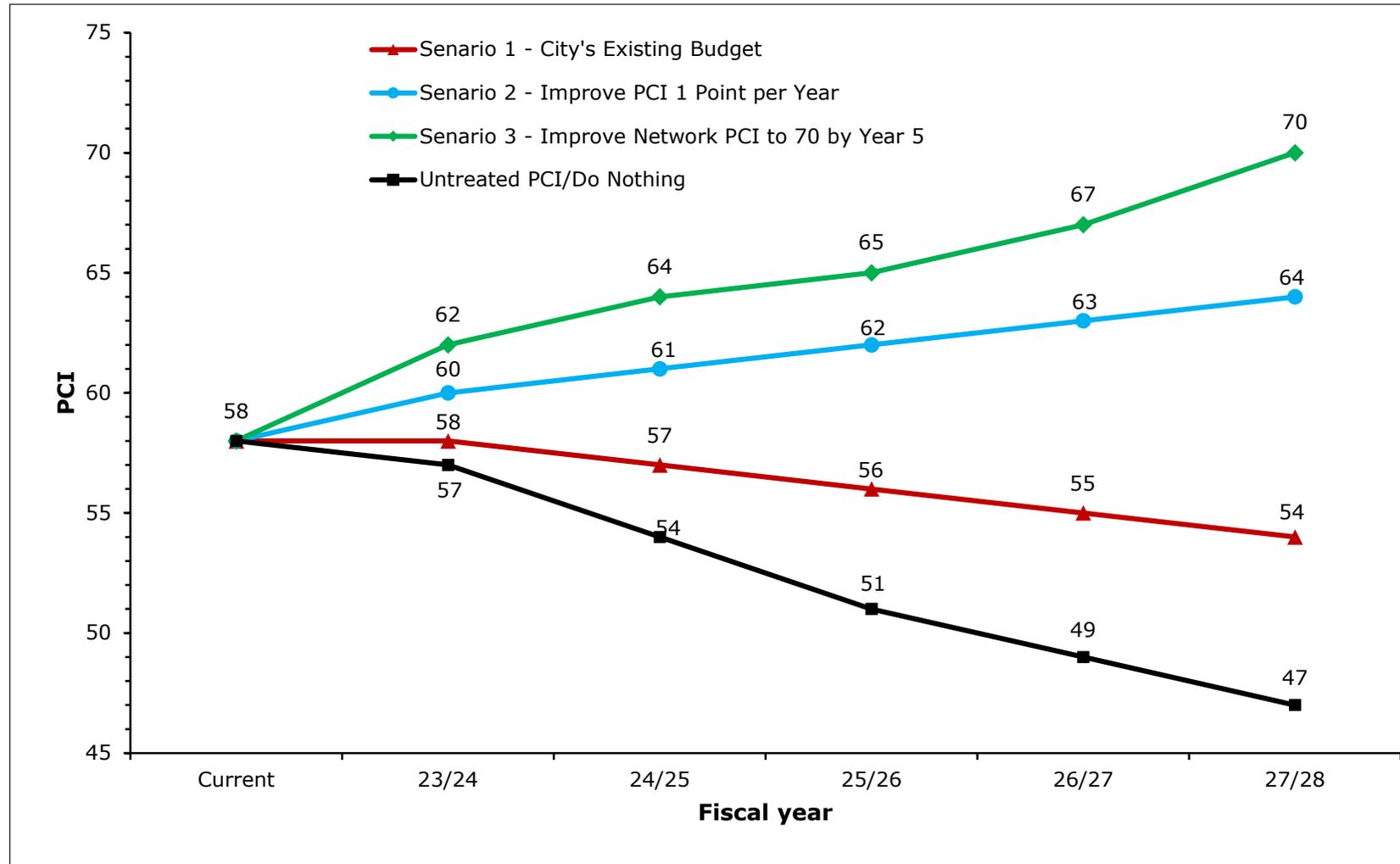
- **SCENARIO 1: CITY'S EXISTING BUDGET (\$1.16M TO \$1.26M ANNUALLY)**
- **SCENARIO 2: INCREASE BY 1 PCI POINT PER YEAR (\$2.32M TO \$4.50M ANNUALLY)**
- **SCENARIO 3: INCREASE PCI TO 70 POINTS BY 2027/28**



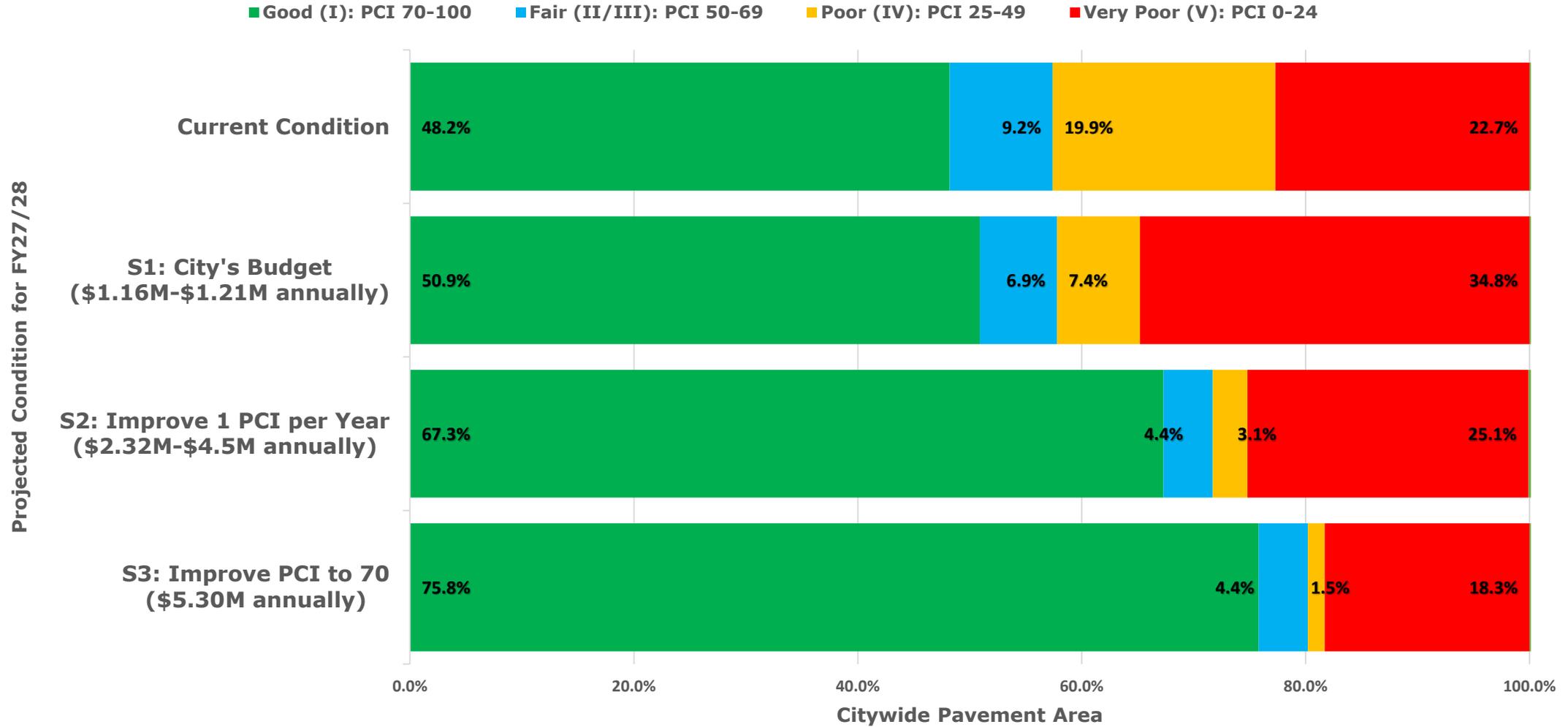
Scenario Comparison



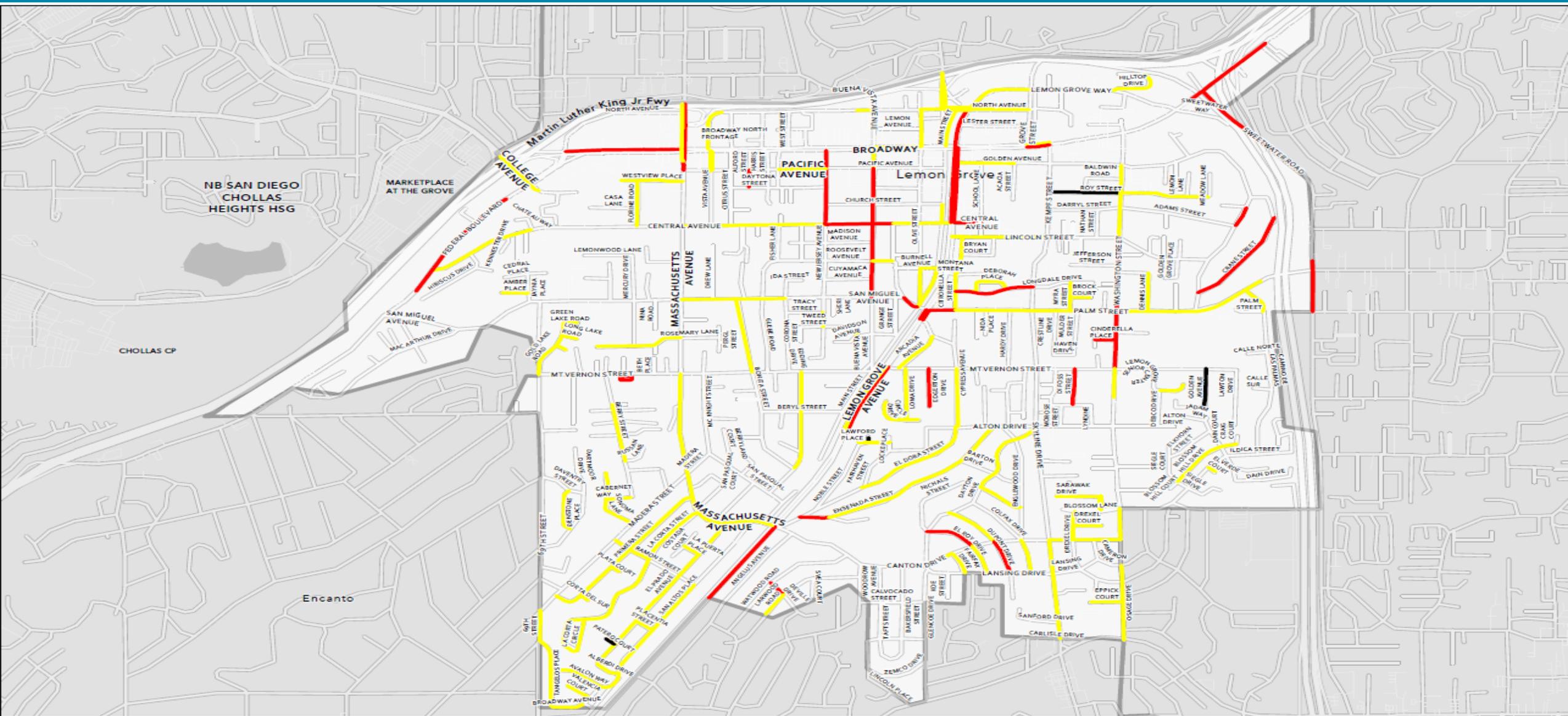
Scenario Comparison



Condition Comparison for Scenarios



Tentative Street Selection for City's Budget



Treatment
— Mill and Overlay
— CAPE SEAL + DIGOUTS
— SLURRY SEAL

NCE

 SOURCE
 PMP 2023 Update

PMP 2023 Update
 Scenario 1 - City's Existing Budget
 All years

JOB NUMBER 605.04.30	DRAWN MSamara	DATE 03/29/2023
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0 1,000 2,000 Feet
 Scale: 1:20,000

N

REVISED

Conclusions

- City of Lemon Grove has a substantial investment in pavement network (\$127M)
- City-wide network is in “Fair” condition (PCI = 58)
- Per City’s Existing budget the PCI will reduce to 54 by FY 27/28



Policy Considerations

- For pavements recommended for rehabilitation or reconstruction carry out pavement evaluation and design to determine the most cost-effective solution
- Leverage any utility projects to include paving
- Determine how to increase paving budget by exploring impact fees
- Leverage local funding as match for federal/state funds e.g. IJA



Vivek Jha

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RECOMMENDATION:

Adopt a resolution accepting the Pavement Management Program report and provide comments and direction to staff as appropriate.

PULLED CONSENT CALENDAR ITEM:

1.B City of Lemon Grove Payment Demands

RECOMMENDATION:

Ratify Payment Demands

CITY COUNCIL REPORTS ON MEETINGS ATTENDED AT THE EXPENSE OF THE CITY

CITY MANAGER REPORT

CLOSED SESSIONS:

Conference with legal counsel – existing litigation (Government Code §54956.9(d)(1))
Project for Open Government v. City of Lemon Grove (SDSC Case No.: 37-2022-00010862-CU-MC-CTL)

ADJOURNMENT
