



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

Monday, July 26, 2021 at 6:00 p.m.

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

Planning Commission

Robert Bailey, Chair
Stephen Browne, Vice Chair
Seth Smith, Commissioner
Miranda Evans, Commissioner
Emily Jacobs, Commissioner

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

Effective May 18, 2021 the City of Lemon Grove will resume in-person Open Session meetings at the Lemon Grove Community Center, 3146 School Lane, Lemon Grove, California 91945.

Masks and hand sanitizer will be available and social distancing will be maintained in the Chambers. In consideration of others, face coverings will be required.

Virtual Planning Commission Regular Meetings will be discontinued; however submission of Public Comment via email prior to the meeting deadline will be accepted in addition to in-person Public Comments. The audio recording will of the meeting will be posted to the City's website within 72 hours.

Public Comment:

Written Public Comment will be accepted by email with the subject line PUBLIC COMMENT ITEM _____. Email to the Planning Commission Clerk at amalone@lemongrove.ca.gov prior to the meeting. The deadline for the public comment to be submitted is **Monday, July 26, 2021 at 12:00 p.m.** Any comment received after the deadline will not be read out-loud but will be maintained in the record.

Process:

1. Email the Planning Commission Clerk your written comment. In the Subject Line of the email indicate whether comment is for Public Comment (item not on the agenda) or Agenda Item #

Participants addressing the Planning Commission by email are encouraged to provide the following information:

- a) Full Name;
- b) Contact Number;
- c) Address;
- d) Public Comment or Agenda Item No;
- e) Subject;
- f) Written Comments

2. Include Comment – Comment is limited up to three (3) minutes. Comment will be read by the Planning Commission Clerk up to the three (3) minute mark.

If comment is received but there is no indication as to whether it is to be read under Public Comment or a specific agenda item, the comment will be retained in the record but not read at the meeting.

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

Monday, July 26, 2021, 6:00 p.m.

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

Call to Order

Pledge of Allegiance:

Changes to the Agenda:

Public Comment:

Written public comments submitted by the deadline via email to the Planning Commission Clerk at amalone@lemongrove.ca.gov will be read into the record by the Planning Commission Clerk. To discuss items on the agenda in-person, you will be required to fill out and submit a speaker slip at the meeting (provided at the meeting) to the Planning Commission Clerk. Per Lemon Grove Municipal Code Section 2.14.150, each comment is allowed up to three (3) minutes. (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.)

Approval of Meeting Minutes:

1. May 24, 2021 Regular Meeting Minutes

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 COMMUNITY DEVELOPMENT DEPARTMENT. APPEALS OF DECISIONS MUST BE FILED WITHIN TEN (10) DAYS.)*

2. General Plan Housing Element & Safety Element Updates

Reference: Noah Alvey, Community Development Manager

Recommendation: Conduct a public hearing and adopt resolutions recommending City Council approval of the Negative Declaration and General Plan Amendment (Housing Element and Safety Element Updates).

Business from the Community Development Manager: *(Non-Action Items)*

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

Planning Commission 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 Deputy City Clerk at (619) 825-3800 or email amalone@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, Audrey Malone, Planning Commission Clerk for the City of Lemon Grove, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours before the hour of 6:00 p.m. on July 22, 2021 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/ Audrey Malone
Planning Commission Clerk



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 1
Meeting Date: July 26, 2021
Submitted to: Planning Commissioners
Department: City Manager's Office
Staff Contact: Audrey Malone, Planning Commission Clerk
amalone@lemongrove.ca.gov
Item Title: Approval of Meeting Minutes

Recommended Action: Approve Planning Commission Meeting Minutes.

Environmental Review:

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

Attachments:

Attachment A – Planning Commission Meeting of May 24, 2021 Minutes

**MINUTES OF A MEETING OF
THE LEMON GROVE PLANNING COMMISSION
MONDAY, MAY 24, 2021**

Lemon Grove Community Center
3146 School Lane
Lemon Grove, CA 91945

Call To Order:

Chair Robert "Bob" Bailey called the Regular (in-person) Meeting to order at 6:07 p.m.

Present: Chair Bailey, Commissioner Evans and Commissioner Smith.

Absent: Vice Chair Browne.

Staff Members Present:

Planning Commission Clerk Audrey Malone, Noah Alvey, Community Development Manager.

Pledge of Allegiance:

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

Changes to the Agenda: None.

Public Comment: In-person/Digitally submitted: None.

Public Hearing:

2. Recreational Cannabis

Chair Bailey invites staff to introduce themselves and begin presentation.

Noah Alvey, Community Development Manager introduces himself and begins presentation.

Following staff's presentation, Commissioners have questions/comments for staff.

Public Hearing Open: 6:26 p.m.

Public Comment: *Digitally submitted comments read into the record by Planning Commission Clerk, Audrey Malone*

In-Person:

- Jay Burton
- Brittany Biesterfeld

Email Submitted:

- Gina Austin

Chair Bailey allows staff to make additional comments. Mr. Alvey provides final comments.

Commissioners have final questions for staff.

Action: Public Hearing Closed at 6:50 p.m. with a motion from Commissioner Evans and Seconded by Commissioner Seth.

Commissioners provided final comments/questions, followed by staff's response.

Action: Motioned by Commissioner Evans and Seconded by Commissioner Seth adopt a resolution recommending City Council approval of amendments to the Municipal Code to allow recreational cannabis and associated activities.

The motion passed by the following vote:

Ayes: Bailey, Evans, Smith.

Noes: None.

Absent: Browne.

Abstained: None.

Business from the Community Development Manager:

Mr. Alvey announces the Planning Commissioner Vacancy is open and accepting applications.

Business from the Planning Commission:

No business to report from Planning Commission.

Planning Commission Oral Comments and Reports:

No oral comments or reports from Planning Commission.

Adjournment:

Action: Motioned by Commissioner Evans and Second by Commissioner Seth to adjourn the meeting at 6:59 p.m. with the next scheduled Planning Commission Regular meeting being June 28, 2021 at 6 p.m.

Audrey Malone,
Planning Commission Clerk



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 2
Meeting Date: July 26, 2021
Submitted to: Planning Commissioners
Department: Community Development Department
Staff Contact: Noah Alvey, Community Development Manager
nalvey@lemongrove.ca.gov
Item Title: **General Plan Housing Element & Safety Element Updates**

Recommended Action: Conduct a public hearing and adopt resolutions recommending City Council approval of the Negative Declaration and General Plan Amendment (Housing Element and Safety Element Updates).

Summary: Cities and Counties are required to adopt a comprehensive long term General Plan to guide future decisions about development, resource protection and public safety. The proposed project is an amendment to the General Plan to update the sections, called elements, for Housing and Safety. The update to these elements ensures that the City has a plan for the provision and maintenance of adequate housing and that risks from natural and man-made hazards to people and property are minimized.

Background: California law requires that cities and counties prepare General Plans to address the mandated elements listed in Government Code section 65302. The Housing Element, last updated in 2013, has separate statutory provisions that require updates every eight years. State law further requires that cities review and revise the Safety Element upon adoption of a new Housing Element and incorporate environmental justice into the General Plan when updating two or more General Plan elements. The California Housing and Community Development Department (HCD) has guidelines for the preparation and adoption of General Plans that expand upon the statutory requirements and provide best practice guidance for the preparation and adoption of General Plans. The Housing Element is the only General Plan Element that requires HCD review and approval.

Public Outreach: On March 3, 2021 and March 9, 2021, the City conducted online community workshops to discuss the Housing Element update. The meeting flyer was posted on the City's upcoming events section of the website and the City's social media

accounts, as well as emailed to organizations. During the workshops, the City provided an overview of the Housing Element requirements and the update process. Participants were encouraged to discuss topics such as housing problems in Lemon Grove, underserved groups, and priority housing needs in the community. The City also conducted specialized outreach with stakeholder groups and conducted a statistically valid survey to guide the development of the Housing Element. A summary of the public outreach feedback is included in Appendix A of the Housing Element.

On April 13, 2021, the City Council conducted a Housing Element workshop to discuss the results of the statistically valid survey on housing issues and to provide direction on the approach for the Housing Element update prior to submitting to HCD for their review. The draft Housing Element approach took credit for existing zoning, including mixed-use zones, and did not require any zoning changes for any properties within the City. The City subsequently submitted the Housing Element to HCD for review and received comments from HCD in June, 2021. An updated version of the Housing Element was prepared by staff with strike-through changes and uploaded to the City's website for additional public outreach. HCD is reviewing this version of the Housing Element and will provide additional feedback to the City.

Housing Element Update: The Housing Element analyzes the need for new housing, specifically the types of housing for various groups such as seniors or the unhoused; identifies constraints to building new housing; contains a list of sites where new housing can be built; and programs that are intended to increase the production of housing. Unlike other elements in the General Plan, it is more technical in nature with a prescribed format. The Housing Element consists of several mandated sections including Assessment of Housing Needs, Site Inventory and Analysis, Constraints, and Programs.

Demographic Trends & Population Characteristics – Lemon Grove's population rose from 24,954 in 2000 to an estimated 26,526 in 2020. The SANDAG 2050 Regional Growth Forecast estimates that the Lemon Grove population will reach 28,673 in 2035 and 30,903 in 2050. From 2010-2020 Lemon Grove grew at a slower rate of 4.8% than neighboring jurisdictions such as Santee, Chula Vista, and San Diego, which each exceeded a growth rate of 8%. The median age of residents is comparable to most neighboring communities and the County as a whole. In 2018, Lemon Grove's median age was 35.4 years; almost exactly the same as the County's median age of 35.6. Seniors (65 years and older) make up about 13% of Lemon Grove's population, while children under 18 are about 25% of the population. The racial composition of Lemon Grove is 47% Hispanic, followed by 29% White, 14% Black, 6% Asian, and approximately 4% combined other races.

Housing Issues – Housing issues can include physical issues with housing such as a lack of maintenance, overcrowded conditions, and cost burden. Households with

lower incomes and those with language barriers or other special challenges may experience more severe or complex housing issues. The Housing Element analysis indicates that housing cost is a significant issue with approximately 51% of low income households, 78% of very low income households, and 85% of extremely low income households paying more than 30% of their income towards housing, versus 31% of moderate income households and 11% of moderate income and above households.

Special groups also experience housing needs differently. Seniors, individuals with disabilities, large households with five or more members, and single-parent households have unique needs and often face housing affordability issues, inadequate housing types and discrimination. Lemon Grove has a high percentage of larger family households (16 percent) and single parent households (approximately 10 percent).

Homelessness is a significant and complex issue in Lemon Grove. The lack of housing affordable to lower income individuals, coupled with unemployment, low wages, addictions, an increase in those living in poverty and reductions to subsidy programs and those serving individuals with mental illness, have greatly exacerbated homelessness. The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2020 Count was conducted during the last week of January and Chula Vista and El Cajon had the largest homeless populations of the eastern county cities and Lemon Grove was estimated to be home to 18 homeless persons.

Housing Stock – The housing stock in the City grew from 8,722 units in 2000 to 9,139 units in 2020, or a 1.7% increase from 2000-2010 and a 3.1% increase from 2010-2020. In 2020, Lemon Grove had more single-family units (65.8%) than the County average (50.8%). As a result, Lemon Grove also had fewer multi-family units (46.8%) than the County average (36.8%). Lemon Grove's housing stock remains relatively old, with approximately 46 percent of dwelling units built before 1960, 26 percent more than the County average. This high percentage of older housing stock could indicate a growing need for housing rehabilitation at varying levels to maintain the existing housing stock.

Housing Costs – In 2020, median home prices near Lemon Grove ranged from \$490,000 in National City to \$660,000 in the City of San Diego. Lemon Grove's median home price of \$557,500 was below the median home price at \$590,000. Median home sale prices in Lemon Grove also increased by over 18% percent between 2019 and 2020. Other San Diego cities saw similar increases in their median home prices during this time. Median income households, which earn between 81 percent and 100 percent of the County's area median income, up to \$64,900 for a one-person

household and up to \$100,100 for a five-person household in 2020, would be able to afford houses ranging from \$234,719 to \$337,105. Based on the asking prices of homes for sale in 2020, ownership housing would not be affordable to median income households in Lemon Grove.

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). For the spring 2019 survey, SDCAA sent 6,000 surveys to rental property owners and managers throughout San Diego County and received responses from property owners representing 23,000 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling. In the spring of 2019, average monthly rents in Lemon Grove ranged from \$913 for a studio apartment to \$1,558 for a three-bedroom apartment. As of Spring 2019, some median income households in Lemon Grove would be able to find adequately sized affordable apartment units, but the availability of such units may be limited.

Housing Constraints – There are a number of economic and governmental constraints that may serve as barriers to affordable housing. Economic constraints include construction and land costs, availability of financing, and disparities in access to opportunities. Governmental constraints include land use controls such as zoning, development impact fees, building codes and enforcement, permitting, required improvements, and other state or federal policies. The City continues to strive to expedite building permit processing to increase housing development and opportunities.

Sites Inventory – One of the ways that the City can lower barriers to the development of affordable housing is by maintaining an adequate inventory of land that is zoned at appropriate densities for affordable housing. A key component of the Housing Element is the Sites Inventory that identifies specific properties that could be developed with housing. The Regional Housing Needs Allocation (RHNA) determined that the City would need to plan for the accommodation of an additional 1,359 units over the eight-year Housing Element cycle. This number is further broken down into categories of affordability as shown in the table below.

Housing Needs for 2021-2029 Housing Element

Income Category (% of County AMI)	RHNA	Percent
Extremely Low (30% or less)	148	9.5%
Very Low (31 to 50%)	147	9.5%
Low (51 to 80%)	166	12.2%
Moderate (81% to 120%)	193	14.2%
Above Moderate (Over 120%)	705	51.9%
Total	1,359	100%

The first strategy to meet the RHNA and provide affordable housing is to increase the number of Accessory Dwelling Units (ADUs). These smaller companion units can be built in all zones that permit residential uses, including multi-family and mixed-use areas. A total of 120 ADU units are anticipated to be added over the eight-year housing cycle. Total credits toward the RHNA account for 390 units, which include the 120 ADU units and other approved or pending projects.

Remaining sites must be capable of accommodating 969 units after accounting for the aforementioned credits. These sites were selected primarily from the Downtown Village Specific Plan, General Commercial Zone, and residential infill properties. The methodology used to identify the sites included staff's knowledge of projects in the planning stages or expressed interest in development and properties with older improvements. Most sites do have existing improvements, which can be a challenge for redevelopment. While Lemon Grove does not have sufficient vacant land to accommodate the RHNA the remaining sites are projected to have capacity for 1,394 units.

RHNA Summary

	Total Units	Low	Moderate	Above Moderate
RHNA	1,359	461	193	705
Credits towards RHNA	390	4	138	248
Remaining RHNA	969	457	55	457
Sites Inventory Capacity				
STA I (DVSP)	499	499		-
STA II	88	88		
General Commercial (Mixed-Use)	592	-	-	592
Infill & Vacant Sites	215	-	-	215
Subtotal	1,394	587		807
Surplus	+425	+75		+350

Housing Plan – The overall housing goal is to increase, improve, and preserve a variety of safe, decent, affordable housing units, including those for special needs populations. Underneath this umbrella are specific policies along with programs intended to ensure that housing in Lemon Grove meets the needs of residents. These include continuing programs such as promoting rental assistance and first time homebuyer programs. Other actions plan for future Zoning Code amendments to comply with new state laws or to further facilitate housing production.

Environmental Justice – Legislation adopted in 2016, Senate Bill 1000, requires the City to incorporate environmental justice policies into the General Plan. This requirement recognizes that lower income communities of color in California experience higher burdens of environmental pollution. Environmental justice policies are intended to address the disproportionate effects of this environmental pollution and other hazards which might lead to negative health effects at the census tract level.

The City addressed many of these issues with the adoption of the Health & Wellness Element of the General Plan in 2014. The Housing Element update includes environmental justice policies to decrease pollution exposure, increase community assets, and improve overall health align, which are consistent with the Health & Wellness Element.

Affirmatively Furthering Fair Housing – On April 27, 2021, the Department of Housing and Community Development (HCD) released updated guidance for local governments regarding housing element law in Assembly Bill (AB) 686. This bill outlines a framework to affirmatively further fair housing by promoting inclusive communities, furthering housing choice, and addressing racial and economic disparities through government programs.

The requirements under the updated guidance include an in depth assessment of fair housing practices, available housing in low and high resourced areas, and targeted policies and programs to affirmatively further fair housing. Based on HCD policy examples and guidance, a new section (Appendix D) was added to the Housing Element. Some policies include:

- Coordination with fair housing services to distribute landlord educational pamphlets regarding housing choice vouchers.
- Including information regarding incentive and funding opportunities for affordable housing development in planning permit guidance documents.
- Continuing to ensure fair housing services are available in multiple languages.

HCD Review & Certification – The City is required to obtain certification of the Housing Element in order to be in compliance with state law. The deadline to adopt a Housing Element is August 15, 2021. HCD is currently reviewing the Housing Element and may require additional revisions based on the new Affirmatively Furthering Fair Housing section or other updates. Failure to achieve certification may result in fines and loss of local land use control. The draft resolution proposes to delegate authority to the City Manager to make non-legislative changes to the Housing Element based on HCD's review.

Safety Element Update: Government Code section 65302(g) states that a Safety Element must provide for protection of the community from any unreasonable risks associated with the effects of seismic and geologic hazards, flooding, and wildland and urban fires (Office of Planning and Research 2017). Senate Bill 379, adopted in 2015, requires that Safety Elements be revised by 2022 to include relevant climate adaptation and resiliency strategies. The proposed Safety Element update primarily updates references to adopted codes and incorporates information on the Climate Action Plan adopted by the City in 2020.

Environmental Review:

Not subject to review

Negative Declaration

Categorically Exempt

Mitigated Negative Declaration

In compliance with the California Environmental Quality Act, an Initial Study and Negative Declaration was prepared for the project. The study determined that the project would not result in any potentially significant adverse impacts. The project is an amendment to a policy document and does not authorize any construction or development. A Notice of Intent to Adopt the Negative Declaration was published on June 24, 2021, and the document was available for public review June 24, 2021 to July 26, 2021. In compliance with AB 52, notification letters were sent to tribes. No responses were received from the AB 52 notification.

Public Notification: Notice of this public hearing was published in the July 16, 2021 edition of the East County Californian. No responses were received. A comprehensive listing of the public noticing and outreach on this project is included in Appendix A of the Housing Element. Public notices including website updates, social media posts, and publication of notices for workshops were provided throughout the project.

The Draft Housing Element was provided to HCD for preliminary review in April 2021, and comprehensive comments were received June, 2021. HCD will conduct an additional review of the Housing Element. Based on the review, additional revisions may be required. Staff has drafted the proposed resolution to allow the City Manager to make non-legislative changes without requiring re-adoption of the Housing Element.

Staff Recommendation: Conduct a public hearing and adopt resolutions recommending City Council approval of the Negative Declaration and General Plan Amendment (Housing Element and Safety Element Updates).

Attachments:

Attachment A – Resolution recommending approval of the Initial Study and Negative Declaration

Attachment B – Resolution recommending approval of the General Plan Amendment

Attachment C – Negative Declaration available at:

<https://www.lemongrove.ca.gov/home/showpublisheddocument/10862/637605064509070000>

Attachment D – Draft General Plan Housing Element available at:

<https://www.lemongrove.ca.gov/home/showpublisheddocument/10866/637605066380100000>

Attachment E – Draft General Plan Safety Element available at:

<https://www.lemongrove.ca.gov/home/showpublisheddocument/10864/637605065984300000>

RESOLUTION NO. 2021-02

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF AN INITIAL STUDY AND NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT UPDATING THE HOUSING AND SAFETY ELEMENTS

WHEREAS, the Planning Commission held a duly advertised public hearing on July 26, 2021 to consider the General Plan Amendment to update the Housing and Safety Elements; and

WHEREAS, the City prepared an Initial Study and Negative Declaration for the project in accordance with CEQA guidelines, which indicates that potential environmental effects of the proposed project would be less than significant; and

WHEREAS, the Negative Declaration reflects the City's independent judgment as required by section 21082.1 of the Public Resources Code; and

WHEREAS, pursuant to section 21082.1 of the Public Resources Code, the draft Negative Declaration was circulated for a 30-day public review and no comments were received; and

WHEREAS, in accordance with CEQA Guidelines section 15074(c), the custodian of the Initial Study and Negative Declaration is the Lemon Grove Community Development Department, and all supporting documentation is in the General Plan Amendment file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Initial Study and Negative Declaration as presented at its July 26, 2021 meeting.

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

1. Finds that the foregoing recitals are true and correct, and are findings of fact of the Planning Commission in regard to the Negative Declaration.
2. Recommends City Council adoption of the Negative Declaration for the General Plan amendment.

PASSED AND ADOPTED on July 26, 2021, the Planning Commission of the City of Lemon Grove, California, adopted Resolution No. 2021-02, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert “Bob” Bailey, Chair

Attest:

Audrey Malone, Planning Commission Clerk

Approved as to Form:

Elizabeth A. Mitchell, Assistant City Attorney

RESOLUTION NO. 2021-03**A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT UPDATING THE HOUSING ELEMENT AND SAFETY ELEMENT**

WHEREAS, the Planning Commission held a duly advertised public hearing on July 26, 2021 to consider the General Plan Amendment to update the Housing Element and Safety Element; and

WHEREAS, the Planning Commission considered the draft Negative Declaration in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted a resolution recommending City Council approval of the Initial Study and Negative Declaration; and

WHEREAS, the draft Housing Element has been through a preliminary review with the California Housing & Development Department (HCD) and further revisions of the Housing Element may be required upon the subsequent review; and

WHEREAS, the City Manager, or her designee, is authorized to approve minor changes or revisions in the 2021-2029 Housing Element, which are of a non-legislative nature and that result from HCD's review for final certification of the Housing Element, without further Planning Commission or City Council consideration or re-adoption of the 2021 - 2029 Housing Element; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed amendment to the General Plan is in conformance with applicable government code sections regarding preparation and noticing procedures. The City notified local Native American Tribes for the purpose of protecting and or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan. The Draft Housing Element was also

submitted to the California Department of Housing & Community Development for the required 60-day review period. Therefore, the City has complied with all noticing procedures; and

- B. The General Plan Amendment will update Housing and Safety Elements of the General Plan and incorporate environmental justice into the General Plan. The update to these elements ensures that the City has a plan for the provision and maintenance of adequate housing, the risks from natural and man-made hazards to people and property are minimized, and that residents have access to safe and sanitary housing and a voice in local government; and
- C. The proposed amendment to the General Plan is in conformance with Government Code section 65300.5, which requires the General Plan and elements and parts thereof to comprise an integrated, internally consistent and compatible statement of policies for the adopting agency. The proposed amendment includes elements and policies that incorporate existing goals and direction with current State and environmental requirements pertaining to the Housing and Safety Elements and environmental justice; and

WHEREAS, after considering such evidence and facts, the Planning Commission did consider the General Plan Amendment as presented at its meeting.

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

1. Finds that the foregoing recitals are true and correct, and are findings of fact of the Planning Commission in regard to the General Plan Amendment.
2. Finds that based upon said findings of fact, the Planning Commission hereby recommends City Council approval of the General Plan Amendment to update the Housing Element and Safety Element.
3. Directs the City Manager, or her designee, to approve minor changes or revisions in the 2021-2029 Housing Element, which are of a non-legislative nature and that result from HCD's review for final certification of the Housing Element, without further Planning Commission or City Council consideration or re-adoption of the 2021 - 2029 Housing Element.

PASSED AND ADOPTED on July 26, 2021, the Planning Commission of the City of Lemon Grove, California, adopted Resolution No. 2021-03, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert “Bob” Bailey, Chair

Attest:

Audrey Malone, Planning Commission Clerk

Approved as to Form:

Elizabeth A. Mitchell, Assistant City Attorney