



## City of Lemon Grove City Council Regular Meeting Agenda Tuesday, August 4, 2020, 6:00 p.m.

### Virtual Meeting via Zoom platform

<https://www.zoom.us/home?zcid=2478>

### Meeting Access # 619-825-3800

<https://us04web.zoom.us/j/6198253800>

### City Council

Racquel Vasquez, Mayor  
Jennifer Mendoza, Mayor Pro Tem  
Jerry Jones, Councilmember  
David Arambula, Councilmember  
Yadira Altamirano, Councilmember

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

### Public Participation

In accordance with Executive Orders N-25-20, N-29-20 and N-35-20 paragraph 3, executed by the Governor of California on March 17, 2020, and as a response to mitigating the spread of Coronavirus known as COVID-19, the Regular Meeting of the City Council scheduled for Tuesday, August 4, 2020, at 6:00 p.m. will be a virtual meeting – audio only.

Below are the ways to participate. For any questions contact the City Clerk's Office at (619) 825-3800.

Members of the public are able to participate in the following ways:

1. Listen to audio live via zoom
2. Written Public Comment: Which will be accepted by email with the subject line PUBLIC COMMENT ITEM #\_\_\_\_. Email to the City Clerk [schapel@lemongrove.ca.gov](mailto:schapel@lemongrove.ca.gov) prior to the meeting. The deadline for the public comment to be submitted is **Monday, August 3, 2020 at 5:00 p.m.** Any comment received after the deadline will not be read at the meeting, but will be maintained in the record.

### Join the Meeting

Before joining a Zoom meeting on a computer or mobile device, you can download the Zoom app from the [Zoom Download Center](#). Otherwise, you will be prompted to download and install Zoom when you click a join link.

### Prerequisites

- Each meeting has a Meeting Access ID and Password that will be required to join a Zoom meeting. #619-825-3800. If you have eNotification set-up it will be included on your email notification. If you have not yet set-up notifications for City meetings and events please go to the City website and [sign up](#).
- Meeting will be Audio only for all participants.

1. Open the Zoom desktop client
2. Join a meeting using one of these methods:
  - \* Click Join a Meeting if you want to join in without signing in.
  - \* Sign in to Zoom then click join.
3. Enter the Meeting ID number and your display name
4. If you're not signed in, enter a display name.

All audio will be muted upon entering.

The meeting audio will be available on the City website within 24 hours of the meeting.

**Public Comment:**

In accordance with Executive Orders N-25-20, N-29-20 and N-35-20 paragraph 3, executed by the Governor of California on March 17, 2020. Written Public Comment: Which will be accepted by email with the subject line PUBLIC COMMENT ITEM \_\_\_\_ . Email to the City Clerk [schapel@lemongrove.ca.gov](mailto:schapel@lemongrove.ca.gov) prior to the meeting. The deadline for the public comment to be submitted is Monday, August 3, 2020, at 5:00 p.m. Any comment received after the deadline will not be read but will be maintained in the record.

**Process:**

1. Email City 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 City Council 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 City Clerk and timed and if comment extends longer than three (3) minutes it will be timed out.

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.

Currently public comment is only being accepted by email to be read by the City Clerk. City Clerk email address: [schapel@lemongrove.ca.gov](mailto:schapel@lemongrove.ca.gov)

**City of Lemon Grove  
City Council Regular Meeting Agenda  
Tuesday, August 4, 2020, 6:00 p.m.  
Virtual Meeting via Zoom platform**

*The City Council also sits as the Lemon Grove Housing Authority, Lemon Grove Sanitation District Board, Lemon Grove Roadway Lighting District Board, and Lemon Grove Successor Agency*

Call to Order

Pledge of Allegiance:

Changes to the Agenda:

Public Comment:

(Note: In accordance with State Law, the general public may bring forward an item not scheduled on the agenda; however, the City Council may not take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.)

Public comment will be read into the record by the City Clerk. Per Lemon Grove Municipal Code Section 2.14.150, each comment is allowed up to three (3) minutes.

City Council Oral Comments and Reports on Meetings Attended at the Expense of the City.  
(GC 53232.3 (d)) (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.)

City Manager Report:

1. Consent Calendar:

(Note: The items listed on the Consent Calendar will be enacted in one motion unless removed from the Consent Calendar by Council, staff, or the public.)

A. Waive Full Text Reading of All Ordinances on the Agenda

Reference: Kristen Steinke, City Attorney

Recommendation: Waive the full text reading of all ordinances included in this agenda; Ordinances shall be introduced and adopted by title only.

B. City of Lemon Grove Payment Demands

Reference: Molly Brennan, Administrative Services Director

Recommendation: Ratify Demands

C. Approval of Meeting Minutes

July 21, 2020                      Regular Meeting

Reference: Shelley Chapel, City Clerk

Recommendation: Approve Minutes

D. Note and File Planning Commission Regular Meeting Minutes

Reference: Shelley Chapel, City Clerk  
Recommendation: Note and File.

E. Ninth Amendment to Option Agreement Between City of Lemon Grove and the San Diego Community Land Trust.

Reference: Noah Alvey, Community Development Manager  
Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving the Ninth Amendment to an Option Agreement with the San Diego Community Land Trust for the Parcel Identified as 8084 Lemon Grove Way (475-450-19-00)."

F. Contract Extension with Clark Telecom and Electric, Inc.

Reference: Mike James, Assistant City Manager/Public Works Director  
Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving a One-Year Contract Extension with Clark Telecom and Electric, Inc. for Street Light Maintenance and Repair (Contract No. 2018-23)."

G. Contract Extension with Southwest Traffic Signal Service, Inc.

Reference: Mike James, Assistant City Manager/Public Works Director  
Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving a One-Year Contract Extension with Southwest Signal Services for Traffic Signal and Communications System Maintenance, Emergency Repairs, and Related Construction Services Contract No. 2019-19."

H. Accept the FY 2019-2020 Street Rehabilitation Project (Contract No. 2019-10) as Complete.

Reference: Mike James, Assistant City Manager/Public Works Director  
Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Accepting the Fiscal Year 2019-2020 Street Rehabilitation Project (Contract No. 2019-10) as Complete."

Public Hearings:

2. Consideration of Planned Development Permit No. PDP-180-0001 and Tentative Map TM0-000-0065; A Request to Authorize the Construction of 70 Townhome Units at 8373 Broadway in the Residential Medium High (RMH) Zone.

Reference: Noah Alvey, Community Development Manager  
Recommendation: (1) Conduct the Public Hearing; (2) Receive Public Comment; (3) Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving Tentative Map (Condominium) TM0-000-0065, Authorizing the Subdivision of a 2.88-Acre Parcel into 70 Townhome Units on an Existing Developed Site at 8373 Broadway, Lemon Grove, California," and

(4) Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving Planned Development Permit No. PDP-180-0001; a Request to Authorize the Construction of 70 Townhome Units on an Existing Developed Site at 8373 Broadway, Lemon Grove, California."

Reports to Council:

3. Authorization for Placement of Property Lien on 1655 Taft Street.

Reference: Noah Alvey, Community Development Manager

Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving the Report for the Placement of a Property Lien and Assessing the Costs of Fines and Any Costs Associated with Fine Recovery and Efforts to Abate the Violation at 1655 Taft Street Pursuant to the City of Lemon Grove Municipal Code Chapter 1.24."

4. Alarm Permit Enforcement

Reference: Molly Brennan, Administrative Services Director

Recommendation: Receive and Review Alarm Permit Enforcement Plan.

5. Funding Request for a Drainage Project at 2441 McKnight Drive and Mt. Vernon Avenue

Reference: Mike James, Assistant City Manager/Public Works Director

Recommendation: Adopt a Resolution entitled, "A Resolution of the City Council of the City of Lemon Grove, California, Approving a Funding Request for a Drainage Repair Project at 2441 McKnight Drive and Mt. Vernon Avenue, Lemon Grove, CA 91945."

Closed Session:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9b

Number of potential cases: 1

Adjournment

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

I, Shelley Chapel, MMC, City Clerk of 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 6:00 p.m. on July 30, 2020, to the members of the governing agency, and caused the agenda to be posted on the City's website at [www.lemongrove.ca.gov](http://www.lemongrove.ca.gov) and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

/s/ Shelley Chapel  
Shelley Chapel, MMC, City Clerk

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



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.A**

**Meeting Date:** August 4, 2020  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** City Manager's Office  
**Staff Contact:** Kristen Steinke, City Attorney  
**Item Title:** **Waive the Full Text Reading of all Ordinances**

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**Summary:** Waive the full text reading of all ordinances included in this agenda. Ordinances shall be introduced and adopted by title only.

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.B**

**Meeting Date:** August 4, 2020  
**Submitted to:** Honorable Mayor and Members of the City Council  
**Department:** City Manager's Office  
**Staff Contact:** Molly Brennan, Administrative Services Director  
<mailto:MBrennan@lemongrove.ca.gov>  
**Item Title:** City of Lemon Grove Payment Demands

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**Recommended Action: Ratify Demands.**

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.

**City of Lemon Grove Demands Summary**

Approved as Submitted:

Molly Brennan, Administrative Services Director  
For Council Meeting: 08/04/20

ACH/AP Checks 07/15/20-07/24/20

349,028.41

Payroll - 07/14/20

140,475.77

Total Demands

489,504.18

CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
ACH	Jun20	Home Depot Credit Services	07/15/2020	Home Depot Purchases - Jun'20	1,206.27	1,206.27
ACH	Refill 7/14/20	Pitney Bowes Global Financial Services LLC	07/15/2020	Postage Usage 7/14/20	250.00	250.00
ACH	Jul14 20	Employment Development Department	07/16/2020	State Taxes 7/14/20	9,698.34	9,698.34
ACH	Jul1-Jul14 20	Calpers Supplemental Income 457 Plan	07/16/2020	457 Plan 7/1/20-7/14/20	9,006.55	9,006.55
ACH	Jun20	WEX Bank	07/16/2020	Fuel - Fire Dept - Jun'20	83.24	83.24
ACH	1615460	US Bank- Corporate Trust Services	07/17/2020	2019B Tax Allocation Refunding Bonds	617,999.72	617,999.72
ACH	Jul14 20	US Treasury	07/21/2020	Federal Taxes 7/14/20	32,006.70	32,006.70
ACH	Jun20	San Diego County Sheriff's Department	07/22/2020	Law Enforcement Services - Jun'20	515,473.29	515,473.29
ACH	1615645	US Bank- Corporate Trust Services	07/24/2020	2019A Tax Allocation Refunding Bonds 2014 Tax Allocation Bonds	430,003.48 321,198.75	751,202.23
13161	FY2020	American Medical Response	07/15/2020	Emergency Medical Services - FY20	24,461.00	24,461.00
13162	L1072895UG	American Messaging	07/15/2020	Pager Replacement Program 7/1/20-7/31/20	50.11	50.11
13163	Fire- 14931956	AT&T	07/15/2020	Fire Backup Phone Line- 5/22/20-6/21/20	40.13	40.13
13164	Jul2020 Jul2020	BCC	07/15/2020	LTD Insurance - Jul'20 Life Insurance - Jul'20	713.05 632.70	1,345.75
13165	07/14/20	California State Disbursement Unit	07/15/2020	Wage Withholding Pay Period Ending 7/14/20	161.53	161.53
13166	1000286964	City of San Diego	07/15/2020	Contractual Agreement- 2 AEDs - 6/13/20-6/12/21	100.00	100.00
13167	2462 2480 2488	Clark Telecom & Electric Inc.	07/15/2020	Street Light Dig-Alert Markouts - Jun'20 Street Light Repairs - Jun'20 Street Light Knockdown Pole Removal/7938 Broadway - Jun'20	461.13 175.86 1,827.53	2,464.52
13168	3565	County of San Diego- Registrar of Voters	07/15/2020	CLG Prop S Sales Tax 3/3/20 Election - Final Invoice	453.00	453.00
13169	54864	Daley & Heft LLP	07/15/2020	Legal Svcs: GHC0025482- Svcs thru 6/30/20	1,084.90	1,084.90
13170	dsb20193458	Dig Safe Board	07/15/2020	State Fee/Regulatory Monthly Costs/Dig Alert 2019	57.13	57.13
13171	Folk	Folk, Irene	07/15/2020	Refund/Folk, Irene/Deposit - LBH- 9/26/20 & 9/27/20 COVID-19	200.00	200.00
13172	INV1018132	George Hills Company	07/15/2020	TPA Claims- Adjusting/Other Services - Jun 20	1,346.40	1,346.40
13173	9959	I.B. Trophies & Awards	07/15/2020	New Badges- Ortiz/Ledford/Wrisley/Medina/Maxfield	72.95	72.95
13174	Jul14 20	ICMA	07/15/2020	ICMA Deferred Compensation Pay Period Ending 7/14/20	780.77	780.77
13175	2120	Law Offices of James F. Holtz, APC	07/15/2020	Legal Svcs: GHC0026956	1,892.50	1,892.50
13176	May20 May20 May20 May20 May20 May20	Lounsbury Ferguson Altona & Peak LLP	07/15/2020	General 03529-00001 May'20 Code Enforcment 03529-00002 May'20 Cost-Share Agreemt 03529-00005 May'20 03529-00014 May'20 03529-00016 May'20 03529-00017 May'20 COVID-19	7,894.36 166.50 1,987.30 730.40 5,273.40 1,975.40	18,027.36
13177	165949	MJC Construction	07/15/2020	Emergency Storm Drain Repair - 6971 Broadway	47,300.00	47,300.00
13178	7115	North County EVS, Inc.	07/15/2020	E10 Service Call/Replace Coolant Sensor	279.72	279.72
13179	May20 Jun20	SDG&E	07/15/2020	Gas & Electric 4/23/20-5/22/20 Remaining Bal Gas & Electric 5/22/20-6/23/20	4,897.99 21,304.19	26,202.18
13180	80458 80459	Southwest Signal Service	07/15/2020	Traffic Signal Service Calls - Jun'20 Bi-Monthly Traffic Signal Maintenance - Jun'20	5,874.40 975.00	6,849.40
13181	Fd Distribution	St. John of the Cross	07/15/2020	Food Pantry Items - CDBG-CV Food Distribution	979.40	979.40
13182	620200389	Underground Service Alert of Southern Ca.	07/15/2020	79 New Ticket Charges - Jun'20	140.35	140.35
13183	1517	World Advancement of Technology for EMS &	07/15/2020	Annual Support & Maint/Patient Care Reporting- 7/1/20-6/30/21	4,200.00	4,200.00

13184	35319-IN 35466-IN	Aztec Landscaping Inc.	07/22/2020	Landscape Mgmt Svc - May'20 Landscape Mgmt Svc - Jun'20	9,183.41 9,183.41	18,366.82
13185	0000014771 0000014789	City of El Cajon	07/22/2020	HCFA Assessments - QTR 1 FY20/21 HFTA Assessments - QTR 1 FY20/21	92,038.67 6,056.00	98,094.67
13186	22116 22116	City of La Mesa	07/22/2020	Overtime Reimbursement - Sergeant 6/5/20 Overtime Reimbursement - Baum 6/12/20	1,310.41 1,478.17	2,788.58
13187	5106 6120 6121 6122 6123 6132	D- Max Engineering Inc.	07/22/2020	6859 Federal MMD Review 7/15/19-8/2/19 1993 Dain Dr Inspection 6/1/20-6/30/20 6800 Mallard Ct Inspection 6/1/20-6/30/20 Golden Doors Inspection 6/1/20-6/30/20 1963 Berry St Inspection 6/1/20-6/30/20 LG LHM Toyota Remodel SWQMP Review 11/1/19-6/30/20	502.50 233.33 555.10 104.33 435.65 33.50	1,864.41
13188	07052020560	DAR Contractors	07/22/2020	Animal Disposal- Jun'20	162.00	162.00
13189	Apr-Jun20	Division of the State Architect	07/22/2020	State CASP Fee (\$4)- 4/1/20-6/30/20	30.80	30.80
13190	Jul16 20	Gamester, Sean	07/22/2020	Reimb S-290 Class-Tuition/Mileage/Food/Lodging 6/7-6/26 Gamester	925.52	925.52
13191	Gomez	Gomez, Veronica	07/22/2020	Refund/Gomez, Veronica/Deposit - LBH-4/18/20 COVID-19 Refund/Gomez, Veronica/Rental - LBH-4/18/20 COVID-19	300.00 400.00	700.00
13192	21983	Grant & Kessler, APC	07/22/2020	Legal Svcs/ WIT & SWRAJ - thru 6/30/20	1,060.21	1,060.21
13193	SIN002033	Hinderliter De Llamas & Associates	07/22/2020	Sales Tax Audit Services - Qtr Q4 2019 Contract Services - Sales Tax - Qtr 2	421.76 1,375.65	1,797.41
13194	140771 140477 140478	Knott's Pest Control, Inc.	07/22/2020	On Call Pest Control - Berry St Park- Jul20 Monthly Bait Stations- Civic Ctr - Jul20 Monthly Bait Stations- Sheriff - Jul20	150.00 60.00 45.00	255.00
13195	INV31373	Logicopy	07/22/2020	Ricoh C3502 Copier Contract Charge- PW Yard - 7/720-8/6/20 Ricoh C3502 Copier Contract Usage Charge- PW Yard -4/7/20-7/6/20	51.58 73.03	124.61
13196	Jun20 Jun20 Jun20 Jun20 Jun20 Jun20	Lounsbury Ferguson Altona & Peak LLP	07/22/2020	General 03529-00001 Jun'20 Cost-Share Agreemt 03529-00005 Jun'20 03529-00014 Jun'20 03529-00015 Jun'20 03529-00016 Jun'20 03529-00017 Jun'20 COVID-19	13,393.79 10,491.20 415.00 1,267.00 4,181.30 199.20	29,947.49
13197	Madriaga	Madriaga, Christina	07/22/2020	Refund/Madriaga,Christina/Deposit - Courtyard- 8/15/20 COVID19	200.00	200.00
13198	4877617	Mallory Safety and Supply, LLC	07/22/2020	Coveralls	59.05	59.05
13199	7092	North County EVS, Inc.	07/22/2020	E10 Service Call/Replace DEF Head	714.01	714.01
13200	3837	Pacific IP	07/22/2020	Phone Service - Conf Rm Ext Installation - 6/25/20	296.44	296.44
13201	151900 152090	Pacific Sweeping	07/22/2020	Street Sweeping/Parking Lot - May'20 Street Sweeping/Parking Lot - Jun'20	6,428.55 6,428.55	12,857.10
13202	142054	Penske Ford	07/22/2020	LGPW#31-'14 Ford Escape- Tune Up/Spark Plugs/Transmission Fluid	534.35	534.35
13203	PD-45451 PD-45869	Plumbers Depot Inc.	07/22/2020	Sewer Camera - Tigertail Heavy Duty Hose with Rope Sewer Manhole Covers with Rollers	107.88 1,271.45	1,379.33
13204	Jul2020	Preferred Benefit Insurance Administrators	07/22/2020	Dental Insurance- PPO -Jul'20	3,634.40	3,634.40
13205	0382482	SCS Engineers	07/22/2020	Env Consulting Svc: LGA Realignment 6/1/20-6/30/20	2,320.00	2,320.00
13206	101334985-0001 101334985-0001 101392788-001 101396187-001	SiteOne Landscape Supply, LLC	07/22/2020	Herbicide/Roundup ProMax Straw Wattle Pole Pruner - PW/Tree Maintenance 50 lb Sandbags	181.54 276.90 226.51 462.69	1,147.64
13207	499539	South Coast Emergency Vehicle Services	07/22/2020	E10 Header/Def Tank	621.91	621.91
13208	2519 2594	Spring Valley Lawn Mower Shop	07/22/2020	Repair Line Trimmers - PW/Streets Mower Blades - PW/Streets	22.61 276.09	298.70
13209	8058902236	Staples Advantage	07/22/2020	Office Supplies & Copy Paper - City Hall	223.52	223.52
13210	102758461-0001 102796789-0001 102841253-0001 102985311-0001 103056463-0001	Sunbelt Rentals Inc.	07/22/2020	Propane Propane Propane Propane Propane	12.07 15.84 15.84 11.96 14.71	70.42
13211	Terry	Terry, Khaliha	07/22/2020	Refund/Terry, Khaliha/Deposit - LBH- 7/25/20 COVID-19 Refund/Terry, Khaliha/Rental - LBH- 7/25/20 COVID-19	300.00 1,150.00	1,450.00
13212	00096671 00096759 00096760 00096764 00096765 00097672	The East County Californian	07/22/2020	Ordinance #31 Sewer Charge Calculation 6/12/20 Notice of Public Hearing - PDP Mod 160-01M1 6/12/20 Notice of Public Hearing - PDP-190-0001 6/12/20 Notice of Public Hearing - PDP-200-0001 6/12/20 Notice of Public Hearing - VA1-900-0001 6/12/20 Notice of Public Hearing - PDP-180-0001 & TM TM0-0065 7/10/20	63.00 210.00 203.00 196.00 192.50 206.50	1,071.00
13213	Trushinski	Trushinski, Nico	07/22/2020	Refund/Trushinski, Nicole/Daycamp -Trushinski, Marg/Overpymt	95.00	95.00

13214	STMT 6/22/2020	US Bank Corporate Payment Systems	07/22/2020	Emergency Supplies/Cots/Sleeping Bags/XMRE Meals/Heaters-COVID19 Helmet Shield/Ledford & Ortiz Station Supplies/Fire Banner/Shutterstock Subscription - Census 2020 Grant Exp Supplies/Ergonomic Mice Supplies/Laptop Charger Membership/Intl Institute of Municipal Clerks/Chapel Postage Fuel/PW/Streets Fuel/PW/Sanitation Fuel PW/LGPW#31 '14 Ford Escape CDBG-CV Food Distribution Daycamp Supplies Car Wash - LGPW#24	518.56 138.98 17.23 745.11 80.79 16.15 210.00 26.35 472.27 119.96 79.00 6,324.21 806.37 22.99	9,577.97
13215	72628671 72632982 72635686 72640413 72640414 72644883 72648210 72648211 72649985	Vulcan Materials Company	07/22/2020	Asphalt/SS1H 4.5 Gallon Bucket Asphalt/SS1H 4.5 Gallon Bucket Asphalt/SS1H 4.5 Gallon Bucket Asphalt/SS1H 4.5 Gallon Bucket Asphalt Asphalt/SS1H 4.5 Gallon Bucket Asphalt/SS1H 4.5 Gallon Bucket Asphalt/SS1H 4.5 Gallon Bucket Asphalt	205.16 199.34 199.34 201.28 152.79 303.64 197.40 201.28 103.33	1,763.56
13216	161101 161715 161940	West Coast Arborists, Inc.	07/22/2020	TDA Tree Maintenance - 5/16/20-5/31/20 TDA Tree Maintenance - 6/1/20-6/15/20 TDA Tree Maintenance - 6/16/20-6/30/20	642.00 2,831.00 5,504.00	8,977.00
13217	21432087 21544652 21538807 4032964163 4049971223 4051156246 4051659662 4052353010 4052980581 4054239479 82027323 2259Wash- 6/12 7071MTV- 6/1 8235MTV- 6/10 2873Skyline- 6/19 City Hall- 6/1 CommCtrInt- 5/3 Fax-CH-6/20 Fire 6/1 Fire Alarm-5/28 PEG- 5/30 Rec-6/5 INV30988 3103974334 9855894428 9856554310 9856554856 9856554311	Wells Fargo	07/22/2020	Canon Financial Svcs - Canon Plotter 2 Yr Carepack 5/20/20-6/19/20 Canon Financial Svcs - Canon Plotter 2 Yr Carepack 6/20/20-7/19/20 Canon Financial Svcs - Canon Plotter Contract Charge 6/20/20-7/19/20 Canon Solutions - Canon Maintenance-Copier Usage 2/26/20-5/25/20 Cintas - Janitorial Supplies - Fire - 5/7/20 Cintas - Janitorial Supplies - 5/21/20 Cintas - Janitorial Supplies - 5/28/20 Cintas - Janitorial Supplies - 6/4/20 Cintas - Janitorial Supplies - 6/11/20 Cintas - Janitorial Supplies - 6/25/20 Corelogic - RealQuest Graphics Package - May'20 Cox - Calsense Modem Line:2259 Washington 6/11/20-7/10/20 Cox - Calsense Modem Line: 7071 Mt Vernon/Berry St Pk 6/1-31/20 Cox - Calsense Modem Line:8235 Mt Vernon/Berry St Pk 6/9/20-7/8/20 Cox - Phone/PW Yard/2873 Skyline- 6/19/20-7/18/20 Cox - Phone/City Hall 6/1/20-6/30/20 Cox - Internet/Comm Ctr- 5/30/20-6/29/20 Cox - City Manager Fax Line- 6/18/20-7/17/20 Cox - MainPhone/Fire 6/1/20-6/30/20 Cox - City Hall Fire Alarm 5/27/20-6/26/20 Cox - PEG Circuit Svc- 5/30/20-6/29/20 Cox - Phone/Rec Ctr/3131 School Ln- 6/4/20-7/3/20 Logicopy - Ricoh C3502 Copier Contract Charge - PW Yard - 6/7/20 Pitney Bowes - Postage Meter Rental 3/30/20-6/29/20 Verizon - Modems- Cardiac Monitors - 5/4/20-6/3/20 Verizon - City Phone Charges- 5/13/20-6/12/20 Verizon - Mobile Broadband Access- 5/13/20-6/12/20 Verizon - PW Tablets- 5/13/20-6/12/20	72.73 72.73 144.00 38.41 399.97 70.33 70.33 230.72 70.89 70.33 300.00 22.87 22.87 94.39 213.07 999.88 75.00 4.24 439.18 44.90 2,896.56 97.89 51.58 180.75 50.83 121.12 76.02 198.80	7,130.39
					349,028.41	349,028.41



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.C**

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** City Manager's Office

**Staff Contact:** Shelley Chapel, City Clerk

[Schapel@lemongrove.ca.gov](mailto:Schapel@lemongrove.ca.gov)

**Item Title:** **Approval of City Council Meeting Minutes**

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**Recommended Action: Approval of City Council Meeting Minutes.**

**Environmental Review:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Not subject to review Negative | <input type="checkbox"/> Declaration                    |
| <input type="checkbox"/> Categorical Exemption, Section            | <input type="checkbox"/> Mitigated Negative Declaration |

**Fiscal Impact:** None.

**Public Notification:** None.

**MINUTES OF REGULAR MEETING  
OF THE LEMON GROVE CITY COUNCIL  
VIRTUAL MEETING VIA ZOOM**

**TUESDAY, JULY 21, 2020**

*The City Council also sits as the Lemon Grove Housing Authority,  
Lemon Grove Sanitation District Board, Lemon Grove Roadway Lighting District Board,  
and Lemon Grove Successor Agency.*

Regular Meeting of the City Council of the City of Lemon Grove, California, took place virtually only pursuant to California Governor Executive Orders N-25-20, N-29-20 and N-35-20, and in the interest of public health and safety, we temporarily took actions to prevent and mitigate the spread and effects of the COVID-19 pandemic by holding City Council and other public meetings via virtual audio media only.

**Call To Order:**

Mayor Vasquez called the Regular Meeting to order at 6:02 p.m.

**Present:**

Mayor Racquel Vasquez, Mayor Pro Tem Jennifer Mendoza, Councilmember Yadira Altamirano, Councilmember David Arambula, and Councilmember Jerry Jones.

Absent: None.

**Staff Members Present:**

Lydia Romero, City Manager, Kristen Steinke, City Attorney, Mike James, Assistant City Manager/Public Works Director, Molly Brennan, Administrative Services Director, Noah Alvey, Community Development Manager, Joel Stranger, San Diego Sheriff's Lieutenant, Steve Swaney, Fire Chief, and Shelley Chapel, City Clerk.

**Pledge of Allegiance** was led by Councilmember Jones.

**Changes to the Agenda:**

City Clerk Chapel stated that on the agenda Item #3 was under the title of "Public Hearing" and is a staff report so it should be under the title of "Reports to Council" which was omitted in error.

**Public Comment was read into the Record by City Clerk, Chapel:** Adam Carney, Barbara Gordon, Kathleen Lippitt, Kelly McCormick, Terri-Ann Skelly, Judi Strang, and Peggy Walker.

**City Council Oral Comments and Reports on Meetings Attended at the Expense of the City**

**Mayor Pro Tem Mendoza** attended the following meetings and events:

- Food Distribution on Saturday mornings
- SANDAG Meeting Transportation Committee Meeting

**Mayor Vasquez** attended the following meetings and events:

- CAL OES Meeting
- Weekly COVID Meeting to Update Mayors - Meeting Hosted by San Diego County
- SANDAG Board of Directors Meeting
- Food Distribution on Saturday mornings

**City Manager’s Report:**

City Manager Romero provided an update on COVID restrictions. City has been conducting outreach to the business in the City to ask if they would be interested in conducting their business outside. The temporary permit can be obtained at City Hall at no cost. Governor Newsom did authorize businesses such as hairdressers, gyms, food service can conduct business outside if applicable. There is a food distribution paid for by CARE Act Grant for Lemon Grove residents.

**Consent Calendar:**

- 1.A Waive Full Text Reading of All Ordinances on the Agenda.
- 1.B Ratification of Payment of Demands
- 1.C Approved City Council Meeting Minutes for Virtual Regular Meeting of July 7, 2020
- 1.D Adopted Resolution No. 2020-3752, Second Extension of the Proclamation of an Existing Local Emergency (COVID-19)

**approve Consent Calendar Items 1.A-1.D.**

**Action: Motion by Mayor Vasquez seconded by Councilmember Arambula, to**

**Ayes: Vasquez, Mendoza, Altamirano, Arambula, Jones**

**Noes: None.**

**Public Hearing:**

- 2. Public Hearing to Consider Planned Development Permit Modification PDP-160-01M1 and Tentative Map Revision TM0-000-0063; A Request to Modify an Approved Planned Development and Subdivision for 13 Single-Family Homes at 1993 Dain Drive.

Mayor Vasquez introduced Noah Alvey, Community Development Manager, who gave the report and PowerPoint Presentation.

**Public Comment was read into the Record by City Clerk, Chapel:** Roberta Bulling and Anjanette and Joseph Sorensen

**Action: The public hearing was closed at 6:59 p.m. on a motion by Councilmember Altamirano, and second by Councilmember Arambula.**

**The motion passed by the following roll call vote:**

**Ayes: Vasquez, Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Action: It was moved by Councilmember Altamirano, and seconded by Councilmember Arambula to adopt Resolution No. 2020-3753, entitled, “A Resolution of the City Council of the City of Lemon Grove, California, Approving Revised Tentative Map TM0-000-0063 and Planned Development Permit Modification PDP-160-01M1, a Request to Modify Grading, Landscaping, Unit Types, and Accessory Structures for an Approved 13 Unit Single Family Residential Development at 1993 Dain Drive, Lemon Grove, California.”**

**The motion passed by the following roll call vote:**

**Ayes: Vasquez, Mendoza, Altamirano, Arambula, Jones**

**Noes: None**

**Reports to Council:**

3. CARES ACT – CRF Small Business Grant Program

Mayor Vasquez introduced Lydia Romero, City Manager who gave the report and PowerPoint Presentation.

*No Public Comment Received.*

**Action: No Action required. Discussion and provide feedback to staff.**

**Adjournment:**

There being no further business to come before the Council, the meeting was adjourned at 7:44 p.m. to a meeting to be held Tuesday, August 4, 2020, as a Virtual Meeting, for a Regular City Council Meeting.

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Shelley Chapel, MMC  
City Clerk



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.D**

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** City Manager's Office

**Staff Contact:** Shelley Chapel, City Clerk

[Schapel@lemongrove.ca.gov](mailto:Schapel@lemongrove.ca.gov)

**Item Title:** **Note and File Planning Commission Meeting Minutes**

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**Recommended Action: Note and file.**

**Environmental Review:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Not subject to review Negative | <input type="checkbox"/> Declaration                    |
| <input type="checkbox"/> Categorical Exemption, Section            | <input type="checkbox"/> Mitigated Negative Declaration |

**Fiscal Impact:** None.

**Public Notification:** None.

**MINUTES OF A MEETING OF  
THE LEMON GROVE VIRTUAL PLANNING COMMISSION  
MONDAY, JUNE 22, 2020**

**Call To Order:**

Chair Bailey called the Regular Meeting to order at 6:12 p.m.

**Present:** Chair Bailey, Commissioner Browne, Commissioner LeBaron, Commissioner Evans and Commissioner Smith.

Absent: None.

**Staff Members Present:**

City Manager, Lydia Romero, Assistant City Manager Mike James, Planning Commission Attorney Punam Prahalad, City Clerk/Commission Clerk Shelley Chapel, Noah Alvey, Community Development Manager, Arturo Ortuno, Assistant Planner and Mike Viglione, Associate Planner.

**Pledge of Allegiance:**

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

**Approval of Meeting Minutes**

1. April 27, 2020 Virtual Regular Meeting

**Action: Motion by Commissioner Evans, seconded by Vice Chair Browne to approve meeting minutes.**

**The motion passed by the following vote:**

**Ayes: Bailey, Browne, Evans, LeBaron, Smith**

**Abstain: None.**

**Changes to the Agenda:**

Community Development Manager Alvey reported that the applicant for Item #5 Variance No. VA1-900-0001 Freestanding Sign at 3205-75 Lemon Grove Avenue, would like to continue the item to a future meeting. Staff recommends to continue the meeting and the item will be addressed at that time on agenda.

**Public Comment:** There was no public comment submitted.

**Public Hearing:**

2. Public Hearing to Consider Planned Development Permit Modification PDP-160-01M1 and Tentative Map Revision TM0-000-0063; A Request to Modify an Approved Planned Development and Subdivision for 13 single family homes at 1993 Dain Drive.

Commissioner Evans disclosed that in 2016 she was a City employee and worked directly on this project review. Planning Commissioner Evans left the meeting and will return after the item has completed. Left meeting at 6:24 p.m.

Commissioner LeBaron walked the project site and spoke with neighbors surrounding the project area.

Noah Alvey, Community Development Manager introduced Mike Viglione, Associate Planner presented the staff report and PowerPoint Presentation.

Chair Bailey opened the Public Hearing at 6:27 p.m.

Public Comment was read into the Record by City Clerk, Chapel and Assistant City Manager, James: Anjanette Sorensen, Joe Sorensen, Melanie Lucero, Robert and Cheryl Villa, and Lynn Peterson.

Applicant Mr. Sameer and Representative Mr. Walsh were available for questions.

**Action: The public hearing was closed at 7.32 p.m. on a motion by Vice-Chair Browne and second by Commissioner Smith to adopt Resolution No. 2020-03, with conditional amendments requiring drainage structures to be maintained, the elimination of nuisance drainage conditions that are impacting surrounding properties, and recommending City Council conditionally approve Planned Development Permit Modification PDP-160-01M1 and Tentative Map Revision TM-000-0063 which modifies City Council Resolutions 2017-3499 and Resolution 2017-3500.**

**The motion passed by the following vote:**

**Ayes: Bailey, Browne, LeBaron, Smith**

**Noes: None**

**Abstained: Evans**

*Commissioner Evans rejoined the meeting at 7:34 p.m.*

3. Public Hearing to Consider Planned Development Permit PDP-190-0001; A Request to Authorize 17 Multifamily Dwelling Units, Including two (2) Very Low Income Units, at 7508 through 7512 Church Street in the Residential Medium Zone.

Noah Alvey, Community Development Manager introduced Mike Viglione, Associate Planner presented the staff report and PowerPoint Presentation.

Planning Commission Attorney Prahalad advised the Commissioners regarding parking on this project. This project is subject to the State Density Bonus Laws allows for units above the allowed density in the General Plan as long as the project provides for low and very-low affordable housing. The State Density Bonus Laws also allows for specific guaranteed incentives and one of those guarantees is that the maximum parking ratio is the 0.5 parking spaces per bedroom ratio. The Planning Commission does not have discretion in this area.

Chair Bailey opened the Public Hearing at 7:37 p.m.

City Clerk Chapel read a statement from Beri Varol (Applicant) into the record.

Public Comment was read into the Record by City Clerk, Chapel and Assistant City Manager, James: Brendan Bradley, Joshua Klein, Louis Galpher, and Melanie Lucero, Stephanie Klein.

**Action:** The public hearing was closed at 8:41 p.m. on a motion by Commissioner Smith and second by Commissioner Evans to adopt Resolution No. 2020-04 conditionally approving with amendments recommending on-street parking be allowed as determined by the City Engineer, requiring an additional street light, incorporating additional architectural features such as enhancements for windows, doors, wall planes, to improve compatibility with surrounding structures, and Planned Development Permit PDP-190-0001, a request to authorize 17 dwelling units, including two (2) very low income units, at 7508 through 7512 Church Street in Residential Medium (RM) Zone.

The motion passed by the following vote:

**Ayes: Bailey, Browne, Evans, Smith**

**Noes: LeBaron**

4. Public Hearing to Consider Planned Development Permit No. PDP-200-0001; A Request to Allow the Construction of a 2,364 Sq. Ft. Drive-Thru Restaurant on a Vacant Lot at the Northeast Corner of Lemon Grove Avenue and Central Avenue in the Commercial Zone.

Noah Alvey, Community Development Manager introduced Arturo Ortuño, Assistant Planner presented the staff report and PowerPoint Presentation.

Chair Bailey opened the Public Hearing at 9:16 p.m.

Public Comment was read into the Record by City Clerk, Chapel: Melanie Lucero

Gabriel Marks, Applicant was available for questions.

**Action:** The public hearing was closed at 9:56 p.m. on a motion by Commissioner Evans and second by Vice-Chair Browne to adopt Resolution No. 2020-05, with conditions approving with amendments to request Graffiti Resistant paint is used and an additional light fixture is added to the rear of the building. Planned Development Permit No. PDP-200-0001; A request to allow the construction of a 2,364 sq. ft. drive-thru restaurant on a vacant lot at the northeast corner of Lemon Grove Avenue and Central Avenue in the Commercial Zone.

The motion passed by the following vote:

**Ayes: Bailey, Browne, Evans, LeBaron, Smith**

**Noes: None**

5. Public Hearing to Consider Variance No. VA1-900-0001; A Request to Allow a Deviation from the Sign Ordinance to Construct a 25-foot High Freestanding Sign at an Existing Retail Commercial Center at 3205-75 Lemon Grove Avenue in the Commercial Zone.

Noah Alvey, Community Development Manager asked Chair Bailey if the Commissioners could vote to continue the item and approve re-noticing of the item when applicable.

**Action:** On a motion by Commissioner LeBaron and second by Commissioner Evans.

The motion passed by the following vote:

**Ayes: Bailey, Browne, Evans, LeBaron, Smith**

**Noes: None.**

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

Community Development Manager Alvey announced that on June 2, 2020, the City Council approved the reappointment of Commissioner Evans for a 4 year term.

Additionally at the June 2, 2020, City Council Meeting the City Council adopted the Climate Action Plan with four (4) changes.

The next meeting will be a Special Regular Meeting to be held on Monday, July 20, 2020 at 6:00 p.m. as a result of the Special Regular Meeting the Regular Meeting Scheduled for Monday, July 27, 2020 will be cancelled.

**Business from the Planning Commission:**

Commissioner LeBaron requested that the agenda packet be delivered to the Commissioners one full week prior to the meeting. Mr. Alvey stated the packets are distributed in accordance with State law and Public Hearing Noticing requirements. The staff will take this into consideration when putting the agenda packets together.

Commissioner Evans thanked the City Council for her four year reappointment as a Planning Commissioner.

Thanked the Planning Commissioners for eliminating the stipend as a result of budget reductions.

Mr. Alvey confirmed the City Council did approve to remove the Planning Commission stipend as a part of the Fiscal Year 20-21 Budget.

Motion to adjourn the meeting made by Commissioner Evans and second by Commissioner LeBaron, 5-0 approved.

**Adjournment:**

There being no further business to come before the Commission, the meeting was adjourned at 10:07 p.m. to a meeting to be held Monday, July 20, 2020, for a Special Meeting.

*Shelley Chapel*

Shelley Chapel, MMC  
Planning Commission Clerk



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No. 1.E**

**Meeting Date:** August 4, 2020

**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](mailto:Nalvey@lemongrove.ca.gov)

**Item Title:** Ninth Amendment to Option Agreement Between City of Lemon Grove and the San Diego Community Land Trust

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**Recommended Action:** Adopt a resolution amending the Option Agreement to provide a one-year time extension.

**Summary:**

In September 2014, the City and San Diego Community Land Trust (SDCLT) entered into a Purchase Option Agreement for the eventual sale of 8084 Lemon Grove Way which is Lemon Grove Housing Authority owned land. The Purchase Option Agreement requires SDCLT to complete milestones by specified dates to ensure that SDCLT progresses towards purchase of 8084 Lemon Grove Way. The final project milestone—securing building and site improvement permits and securing, as to form, the 99-year ground lease proposed to be used as the conveyance of Affordable Unit interests—was to be completed by May 19, 2016, and the Eighth Option Amendment extended this date to June 30, 2020. A further time extension will allow the SDCLT to work with San Diego Habitat for Humanity to build the project as approved by the City Council.

**Discussion:**

On September 22, 2014, the City and San Diego Community Land Trust (SDCLT) entered into a Purchase Option Agreement for the eventual sale of 8084 Lemon Grove Way which is owned by the Lemon Grove Housing Authority (City Council Resolution No. 2014-3284 dated September 16, 2014). A nine unit housing development is currently entitled on the subject property based on approvals in 2007 and amendments approved on March 1, 2016. The Purchase Option Agreement allows SDCLT to purchase the property for one dollar per unit in exchange for constructing the units and restricting them to moderate income households via their 99-year ground lease mechanism. The Purchase Option

Agreement requires SDCLT to achieve certain project milestones by specified dates to ensure project feasibility.

The first milestone—submission of a business plan—was to be achieved by December 2014. The business plan was submitted on December 1, 2014, and the City Council reviewed the business plan and provided feedback to SDCLT on January 6, 2015.

The second milestone—securing entitlements and construction financing—was to be achieved by September 2, 2015, and October 19, 2015, respectively. Minimal revisions to the approved Tentative Map (TM0052) and Planned Development Permit (PDP06-09) were proposed and amendments to the floor and elevation plans were approved by the City Council on March 1, 2016. Entitlements for both the tentative map and planned development permit are secured since there has been substantial progress towards the issuance of a final map, grading plan, improvement plan and building permits for the completion of the project. While the first three amendments extended the deadline to provide evidence of construction financing, the fourth amendment approved on October 17, 2017, revised the second milestone to allow SDCLT to secure financing a minimum of 10 days prior to exercising the option.

The third milestone—submission of building and site improvement applications—was to be achieved by April 4, 2016. This milestone required submission of development plans and technical studies required for a grading permit, building permit, landscape permit, and a final map. Appropriate plans and reports include building and site construction plans, grading plans, a landscape documentation package, an acoustical analysis, a Storm Water Quality Management Plan and a hydrology report, and potentially other necessary reports, studies, and plans in accordance with City Council Resolutions 2694 and 2695, which approved TM0052 and PDP06-09 respectively. In addition, a “Hold Harmless” agreement was required for each submittal. In February of 2016, SDCLT submitted the necessary permit applications achieving the third milestone.

The fourth milestone—securing building and site improvement permits and securing approval as to form of the 99-year ground lease proposed to be used as the conveyance of Affordable Unit interests—was originally to be achieved by May 19, 2016 but subsequent amendments to the Purchase Option Agreement extended the deadline to June 30, 2020. The fourth milestone requires that the permits applied for in the third milestone be issued and improvements secured either through a bond or cash deposit with appropriate fees paid prior to transfer of the Property.

City Council approved the Ground Lease as to form on October 17, 2017 and multiple building and improvement plan checks have occurred to date. The project Storm Water Quality Management Plan was finalized on March 28, 2019 and only minor Grading and Improvement Plan corrections remain. Staff anticipates that the resubmittal of the

Grading and Improvement Plans required for satisfaction of the fourth milestone will not require substantial work and that finalization of the building and engineering permits required by the fourth milestone can be completed within one year.

Accordingly, the proposed Ninth Amendment to the Option Agreement Between City of Lemon Grove and San Diego Community Land Trust extends the deadline for the fourth milestone to June 30, 2021 and extends the Option Term to September 22, 2021. A one-year extension will allow SDCLT to form a partnership with Habitat for Humanity and move forward with the project.

Should the City Council decide to take no action and/or decline to amend the Option Agreement, the Option Agreement will terminate due to nonfulfillment of the fourth milestone. As a consequence, the developer would need to renegotiate a new Option Agreement with the City should they continue to pursue the project. At that time, the City Council may choose to pursue other opportunities for the property if this Option Agreement in fact does terminate.

**Environmental Review:**

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

**Fiscal Impact:** None.

**Public Notification:** None.

**Staff Recommendation:** Adopt a resolution amending the Option Agreement to provide a one-year time extension.

**Attachments:**

**Attachment A** – Resolution Amending the Option Agreement

**Attachment B** – Letter from SDCLT



**RESOLUTION NO. 2020-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,  
CALIFORNIA, APPROVING THE NINTH AMENDMENT TO AN OPTION  
AGREEMENT WITH THE SAN DIEGO COMMUNITY LAND TRUST FOR THE  
PARCEL IDENTIFIED AS 8084 LEMON GROVE WAY (475-450-19-00)**

**WHEREAS**, on June 20, 2006, and June 19, 2007, the former Lemon Grove Community Development Agency and a developer entered into loan agreements for the development of nine townhome units at 8084 Lemon Grove Way; and

**WHEREAS**, said developer defaulted on the loan agreements, resulting in the parcel identified as 8084 Lemon Grove Way becoming property of the City of Lemon Grove; and

**WHEREAS**, in 2014, the San Diego Community Land Trust (SDCLT) provided a formal offer to purchase 8084 Lemon Grove Way from the City of Lemon Grove; and

**WHEREAS**, SDCLT's offer included a commitment to develop and construct a minimum of nine affordable housing units to be ground leased for a 99-year period to households earning from 80 percent to 120 percent of the San Diego Area Median Income at the time of sale or resale; and

**WHEREAS**, on June 17, 2014, the City Council directed City staff to negotiate purchase agreements with SDCLT, based on its offer; and

**WHEREAS**, on May 17, 2016, the City Council approved an amendment to the Option Agreement with SDCLT extending the expiration date of Option Agreement milestone 7.4 to October 19, 2016 and the option term to March 22, 2017 (both six month extensions) and including an Optionee requirement to execute an Affordable Housing Agreement and Regulatory Agreement and a Notice of Affordability Restrictions on Transfer of Property; and

**WHEREAS**, the City negotiated a second amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to April 19, 2017, and the option term to September 22, 2017 (both six month extensions); and

**WHEREAS**, the City negotiated a third amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to October 19, 2017, and the option term to March 22, 2018 (both six month extensions) and requiring milestone 7.2 – secure construction financing – to be completed by July 19, 2017; and

**WHEREAS**, the City negotiated a fourth amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to April 19, 2018, and the option term to September 22, 2018 (both six month extensions) requiring milestone 7.2 – secure construction financing – to be completed a minimum of 10 days prior to the execution of the option; and accepted the form of Ground Lease, Ground Lease Rider and Regulatory Agreement; and

**WHEREAS**, the City negotiated a fifth amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to October 19, 2018 and the option term to March 22, 2019 (both six month extensions); and

**WHEREAS**, the City negotiated a sixth amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to January 31, 2019; and

**WHEREAS**, the City negotiated a seventh amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to June 30, 2019 and the option term to September 22, 2019 and providing for the right to review and modify the accepted ground lease used as the conveyance of Affordable Unit interests; and

**WHEREAS**, the City negotiated an eight amendment to the Option Agreement with SDCLT further extending the expiration date of milestone 7.4 to June 30, 2020 and the option term to September 22, 2020; and

**WHEREAS**, the City has negotiated a ninth amendment to the Option Agreement with the San Diego Community Land Trust further extending the expiration date of milestone 7.4 to June 30, 2021 and the option term to September 22, 2021 (both one year extensions); and

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

1. Approves a Ninth Amendment to the Option Agreement (Exhibit A) between the City of Lemon Grove and the San Diego Community Land Trust; and
2. Authorizes the City Manager to execute said Amendment and related documents reasonably necessary for fulfilling the terms of the Option Agreement, as amended, subject to minor modifications.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Racquel Vasquez, Mayor**

**Attest:**

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**Shelley Chapel, MMC, City Clerk**

**Approved as to Form:**

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**Kristen Steinke, City Attorney**

**EXHIBIT A (PAGES 8 THROUGH 9)**  
**NINTH AMENDMENT TO OPTION AGREEMENT**

This Ninth Amendment to Option Agreement (“**Ninth Amendment**”) is entered into as of August \_\_, 2020, by and between and between THE CITY OF LEMON GROVE a public body (“**Optionor**”) and THE SAN DIEGO COMMUNITY LAND TRUST a California 501(c)(3) non-profit organization (“**Optionee**”),

RECITALS:

A. Optionor and Optionee entered into that certain Option Agreement dated September 22, 2014, relating to the Property commonly known as 8084 Lemon Grove Way, Lemon Grove, CA (APN 475-450-19-00), as amended by the First Amendment, dated March 18, 2016, as amended by the Second Amendment, dated October 5, 2016, as amended by the Third Amendment, dated April 17, 2017, as amended by the Fourth Amendment, dated October 18, 2017, as amended by the Fifth Amendment, dated April 18, 2018, as amended by the Sixth Amendment, dated October 18, 2018, as amended by the Seventh Amendment, dated January 17, 2019, and as amended by the Eighth Amendment, dated June 18, 2019 (together, the “Option Agreement”).

B. Optionor and Optionee desire to further amend the Option Agreement set forth herein. All initially capitalized terms not otherwise defined herein shall have the same meanings as set forth in the Option Agreement.

AGREEMENT:

NOW THEREFORE, and in consideration of the mutual agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Optionor and Optionee hereby agree as follows:

1. Extension of Option Term. Paragraph 4 of the Option Agreement is deleted in its entirety and replaced as follows:

“4. Option Term. The Option may be exercised upon the Effective Date and no later than September 22, 2021 (the “**Option Term**”), unless terminated earlier under the terms of Section 6. If the Option is not exercised in accordance with the provisions and conditions hereof during the Option Term, then the Option shall expire and the parties shall have no further obligations under this Agreement with the exception of any surviving indemnification obligations as provided in this Agreement.”

2. Extension of deadline for Permits and Optionor’s Approval. Subparagraph 7.4 of the Option Agreement is deleted in its entirety and replaced as follows:

“7.4 No later than June 30, 2021, Optionee shall have (i) completed all requirements necessary for Building and Site Improvement Permits (including building, street improvement, and grading plans shall be issued and the final map approved by City Council), with the exception of payment of fees for the foregoing permits and plans (“Permit Fees”). All outstanding Permit Fees shall be delivered to Escrow prior to the transfer of the Property to Optionor and shall be a Developer (Optionee) deliverable under section 2.6 of the revised Real Estate Purchase and

Sale Agreement (“PSA”), as attached to the Fourth Amendment as Fourth Amendment Exhibit A.”

3. Counterparts. This Ninth Amendment may be signed in multiple counterparts with the same force and effect as if all original signatures appeared on one copy; and in the event, this Ninth Amendment is signed in counterparts, each counterpart shall be deemed an original and all of the counterparts shall be deemed to be one Ninth Amendment.

4. Effect of Ninth Amendment. Except as amended hereby, the Option Agreement remains in full force and effect.

IN WITNESS WHEREOF, Optionor and Optionee have executed this Ninth Amendment as of the date set forth above.

**OPTIONOR:**

THE CITY OF LEMON GROVE,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to legal form:

By \_\_\_\_\_  
Kristen S. Steinke, City Attorney

**OPTIONEE:**

THE SAN DIEGO COMMUNITY LAND TRUST,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_





**Board of Directors**

June 24, 2020

Charles Davis  
*President*  
Damon Braden  
*Vice President*  
Sochiata Vutthy  
*Secretary*  
Tom Scott  
*CFO*  
Elaine Kennedy  
Lee Van Ham

Noah Alvey  
Community Development Manager  
City of Lemon Grove  
3232 Main St,  
Lemon Grove, CA 91945

RE Request to extend the option to purchase Northside Commons.

**Advisory Committee**

Malin Burnham, Chair  
Charles Black  
Gina Champion-Cain  
Robert Ito  
Vince Kasperick  
Tom Lemmon  
Arnulfo Manriquez  
David Mulvaney  
Sue Reynolds  
Debbie Ruane  
Barry Schultz  
Brian Trotier  
David Weiland

Dear Mr. Alvey,

The San Diego Community Land Trust, a 501(c)(3), (SDCLT) currently holds an option to purchase property at 8084 Lemon Grove way from the City for development of 9 single family attached 3 bedroom/2 bath ownership homes for moderate income working families in Lemon Grove. The option expires on June 30, 2020.

As we got close to completing the financing of the project in November 2018 it became clear that the cost to build the homes was going to be close to the maximum sales price that we could obtain for the project. The risk was not feasible for us to take. Since that time, we have entered into an agreement to transfer the option to San Diego Habitat for Humanity ("Habitat"). Habitat has agreed to build the project as designed and sell the homes to their typical low income clients and then transfer the land to the San Diego Community Land Trust to maintain permanent affordability through land leases with each owner.

**Interim Executive  
Director**  
Vacant

Habitat continues to make significant progress to bring the Northside Commons Project to fruition. Habitat met with respective project consultants, including the Architect and Civil Engineer, in order to prepare for plan check corrections and resubmittal. In addition, Habitat commenced bid solicitation invitations for site work and building trades.

In light of this progress, we respectfully request an extension to the June 30, 2020 deadline to complete final engineering and complete building permit approval process.

Sincerely,

Tom Scott  
Interim Executive Director & CFO

PO Box 263 • Lemon Grove • CA • 91946  
858-375-8947



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 1.F

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** Public Works Department

**Staff Contact:** Mike James, Assistant City Manager / Public Works Director

[mjames@lemongrove.ca.gov](mailto:mjames@lemongrove.ca.gov)

**Item Title:** **Contract Extension with Clark Telecom and Electric, Inc.**

---

**Recommended Action:** Adopt a resolution approving a one-year contract extension with Clark Telecom and Electric, Inc. for Street Light Maintenance and Repair (Contract No. 2018-23).

**Summary:** The City awarded a contract to Clark Telecom and Electric, Inc. for street light maintenance and repair. Based on the positive work experience during the past one year period, the Contract City Engineer concluded that Clark Telecom and Electric, Inc. performance warrants an extension through Fiscal Year 2020-2021 (FY 2020-21) at an agreed upon no unit cost increase.

**Discussion:** The City participated in a four city consortium with El Cajon, La Mesa and Santee to advertise the need for street light maintenance and repair services. Advertisements for street light maintenance, repairs, and related services were advertised by the City of El Cajon, the lead agency on March 22, 2018. The City of El Cajon received five (5) bids on the bid opening date of April 24, 2018 and Clark Telecom and Electric, Inc. was found to be the lowest responsive and responsible bidder.

On June 5, 2018, the City Council awarded a contract to Clark Telecom and Electric, Inc. for FY 2019-20. Included in the contract was an option to renew the contract for up to four (4), one (1) year terms with satisfactory performance.

The Contract City Engineer has concluded that Clark Telecom and Electric, Inc. has provided satisfactory performance during the past one year of service which warrants a one year contract extension through FY 2020-21. Both the City and Clark Telecom and Electric, Inc. have agreed that during FY 2020-21 there will be no increase in unit costs.

**Environmental Review:**

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

**Fiscal Impact:** The City of Lemon Grove’s portion of the four city contractual work, excluding emergency or related construction work, is estimated to equal \$37,917.00 in FY 2020-21. Funds were budgeted from account number 02-7750.

**Public Notification:** None.

**Staff Recommendation:** That the City Council adopts a resolution (Attachment A) approving a one-year contract extension with Clark Telecom and Electric, Inc. for Street Light Maintenance and Repair (Contract No. 2018-23).

**Attachment:**  
Attachment A – Resolution

**RESOLUTION NO. 2020 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, APPROVING A ONE-YEAR CONTRACT EXTENSION WITH CLARK TELECOM AND ELECTRIC, INC. FOR STREET LIGHT MAINTENANCE AND REPAIR (CONTRACT NO. 2018-23)**

**WHEREAS**, the cities of El Cajon, La Mesa, Lemon Grove, and Santee jointly solicited bids for Street Light Maintenance and Repair; and

**WHEREAS**, five bids were received for the Street Light Maintenance and Repair Contract (Contract No. 2018-23); and

**WHEREAS**, said bids were opened on April 24, 2018 and the responsive and responsible low bidder was Clark Telecom and Electric, Inc.; and

**WHEREAS**, the term of the contract begins in Fiscal Year 2019-2020 with four (4) additional one year options subject to City Council approval through Fiscal Year 2023-2024; and

**WHEREAS**, the City Council finds it in the public interest that a one year extension to the contract for said services be awarded through Fiscal Year 2020-2021.

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

1. Awards a contract in the base annual amount of thirty seven thousand nine hundred seventeen dollars and no cents (\$37,917.00) to Clark Telecom and Electric, Inc. and
2. Sets a \$20,000 annual contingency relating to any emergency repairs and construction services, and
3. Authorizes the City Manager or her designee to execute said contract documents.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

***Racquel Vasquez, Mayor***

***Attest:***

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***Shelley Chapel, MMC, City Clerk***

***Approved as to Form:***

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***Kristen Steinke, City Attorney***



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 1.G

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** Public Works Department

**Staff Contact:** Mike James, Assistant City Manager / Public Works Director

[mjames@lemongrove.ca.gov](mailto:mjames@lemongrove.ca.gov)

**Item Title:** **Contract Extension with Southwest Traffic Signal Service, Inc.**

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**Recommended Action:** Adopt a resolution approving a one-year contract extension with Southwest Traffic Signal Service, Inc. for Traffic Signal and Communications System Maintenance, Emergency Repairs, and Related Construction Services (Contract No. 2019-19).

**Summary:** The City awarded a contract to Southwest Traffic Signal Service, Inc. for traffic signal and communications system, maintenance, emergency repairs, and related construction services. Based on the positive work experience during the past one year period, the Contract City Engineer concluded that Southwest Traffic Signal Service, Inc. performance warrants an extension through Fiscal Year 2020-2021 (FY 2020-21) at an agreed upon no unit cost increase.

**Discussion:** The City participated in a four city consortium with El Cajon, La Mesa and Santee to advertise the need for traffic signal maintenance, emergency repairs, and related construction services. Advertisements for traffic signal maintenance, emergency repairs, and related construction services were advertised by the City of El Cajon, the lead agency on February 21, 2019. The City of El Cajon received three (3) bids on the bid opening date of March 21, 2019 and Southwest Traffic Signal Service, Inc. was found to be the lowest responsive and responsible bidder.

On May 21, 2019, the City Council awarded a contract to Southwest Traffic Signal Service, Inc. for FY 2019-20. Included in the contract was an option to renew the contract for up to four (4), one (1) year terms with satisfactory performance.

The Contract City Engineer has concluded that Southwest Traffic Signal Service, Inc. has provided satisfactory performance during the past one year of services which warrants a one year contract extension through FY 2020-21. Both the City and Southwest Traffic Signal Service, Inc. have agreed that during FY 2020-21 there will be no increase in unit costs.

**Environmental Review:**

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

**Fiscal Impact:** The City of Lemon Grove’s portion of the four city contractual work, excluding emergency or related construction work, is estimated to equal \$42,910.00 in FY 2020-21. Funds were budgeted from account number 02-7750.

**Public Notification:** None.

**Staff Recommendation:** That the City Council adopts a resolution (Attachment A) approving a one-year contract extension with Southwest Traffic Signal Service, Inc. for Traffic Signal and Communications System Maintenance, Emergency Repairs, and Related Construction Services Contract No. (2019-19).

**Attachment:**

Attachment A – Resolution

**RESOLUTION NO. 2020 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, APPROVING A ONE-YEAR CONTRACT EXTENSION WITH SOUTHWEST SIGNAL SERVICES, INC. FOR TRAFFIC SIGNAL AND COMMUNICATIONS SYSTEM MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES CONTRACT NO. (2019-19)**

**WHEREAS**, the cities of El Cajon, La Mesa, Lemon Grove, and Santee jointly solicited bids for a Traffic Signal and Communication System Maintenance, Emergency Repairs, and Related Construction Services contract; and

**WHEREAS**, three bids were received for the Traffic Signal and Communication System Maintenance, Emergency Repairs, and Related Construction Services Contract (Contract No. 2019-19); and

**WHEREAS**, said bids were opened on March 21, 2019 and the responsive and responsible low bidder was Southwest Traffic Signal Services, Inc.; and

**WHEREAS**, the term of the contract begins in Fiscal Year 2019-2020 with four (4) additional one year options subject to City Council approval through Fiscal Year 2023-2024; and

**WHEREAS**, the City Council finds it in the public interest that a one year extension to the contract for said services be awarded through Fiscal Year 2020-2021.

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

1. Awards a contract in the base annual amount of forty-two thousand nine hundred ten dollars and zero cents (\$42,910.00) to Southwest Traffic Signal Service, Inc., and
2. Sets a \$20,000 annual contingency relating to any emergency repairs and construction services, and
3. Authorizes the City Manager or her designee to execute said contract documents.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

***Racquel Vasquez, Mayor***

***Attest:***

---

***Shelley Chapel, MMC, City Clerk***

***Approved as to Form:***

---

***Kristen Steinke, City Attorney***



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

**Item No.** 1.H

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** Public Works Department

**Staff Contact:** Mike James, Assistant City Manager / Public Works Director

[mjames@lemongrove.ca.gov](mailto:mjames@lemongrove.ca.gov)

**Item Title:** **Accept the FY 2019-2020 Street Rehabilitation Project  
(Contract No. 2019-10) as Complete**

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**Recommended Action:** Adopt a resolution accepting the Fiscal Year 2019-2020 Street Rehabilitation Project (Contract No. 2019-10) as complete.

**Summary:** The City awarded the Fiscal Year 2019-2020 (FY 2019-20) Street Rehabilitation Project to American Asphalt South in December 2019. The project cost equaled \$1,010,686.18 and staff completed its final inspection of the improvements and determined that the work was completed per the contract specifications.

**Discussion:** On December 17, 2019, American Asphalt South was awarded the FY 2019-20 Street Rehabilitation Project (Contract No. 2019-10) with a total construct cost estimate of \$1,111,569.53 and a project budget not to exceed \$1,211,248.01. Since the project began, there were three change orders that were negotiated: 1) Change Order No.1 amended the milling quantity, asphalt tonnage, inspection and material testing work. 2) Change Order No. 2 increased in cost for evening work on a weekend. 3) Change Order No. 3 purchased and installed rumble stripes on Central Avenue. The final total project cost equaled \$1,010,686.18. On July 27, 2020, staff completed the final inspection of the improvements and determined the work was completed per the contract specifications.

Staff recommends that the City Council adopt a resolution (Attachment A) accepting the work as complete, authorize the City Manager or designee to file a Notice of Completion with the County of San Diego Records Office, and authorize staff to release the retention no sooner than thirty (30) days after the Notice of Completion has been filed.

**Environmental Review:**

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

**Fiscal Impact:** Gas Tax and TransNet funds were budgeted in the Fiscal Year 2019-2020 budget.

**Public Notification:** None.

**Staff Recommendation:** That the City Council adopt a resolution accepting the Fiscal Year 2019-2020 Street Rehabilitation Project (Contract No. 2019-10) as complete.

**Attachment:**

**Attachment A** – Resolution

**RESOLUTION NO. 2020 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,  
CALIFORNIA, ACCEPTING THE FISCAL YEAR 2019-2020 STREET  
REHABILITATION PROJECT (CONTRACT NO. 2019-10) AS COMPLETE**

**WHEREAS**, on December 17, 2019, the City Council awarded the Fiscal Year 2019-2020 Street Rehabilitation Project (Contract No. 2019-10) to American Asphalt South; and

**WHEREAS**, the contract bid amount was established at \$1,001,101.83 with a total project budget not to exceed \$1,211,248.01; and

**WHEREAS**, three change orders increased the original contract price of \$1,001,101.83 to \$1,010,686.18; and

**WHEREAS**, the final project cost of \$1,010,686.18 was allocated for this project from Gas Tax and TransNet funds; and

**WHEREAS**, on July 27, 2020, American Asphalt South completed the scope of work as defined by the original contract and change orders; and

**WHEREAS**, City staff inspected all of the improvements and determined that American Asphalt South fulfilled its contractual obligations.

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

1. Accepts the work for the Fiscal Year 2019-2020 Street Rehabilitation Project (Contract No. 2019-10) as complete; and
2. Authorizes the City Manager or designee to file a notice of completion with the County of San Diego; and
3. Authorizes city staff to release the retention no sooner than thirty (30) days after the notice of completion is filed.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

***Racquel Vasquez, Mayor***

***Attest:***

---

***Shelley Chapel, MMC, City Clerk***

***Approved as to Form:***

---

***Kristen Steinke, City Attorney***



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

### Item No. 2

**Meeting Date:** August 4, 2020

**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](mailto:Nalvey@lemongrove.ca.gov)

**Item Title:** **Public Hearing to Consider Planned Development Permit No. PDP-180-0001 and Tentative Map TMO-000-0065; A Request to Authorize the Construction of 70 Townhome Units at 8373 Broadway in the Residential Medium High (RMH) Zone.**

---

### Recommended Action:

- 1) Conduct the public hearing;
- 2) Receive public comment; and
- 3) Adopt a Resolution (**Attachment A**) approving Tentative Map (condominium) TMO-000-0065, authorizing the subdivision of a 2.88-acre parcel into 70 townhome units on an existing developed site at 8373 Broadway, Lemon Grove, California; and
- 4) Adopt a Resolution (**Attachment B**) approving Planned Development Permit No. PDP-180-0001; a request to authorize the construction of 70 townhome units on an existing developed site at 8373 Broadway, Lemon Grove, California.

### Summary:

On October 8, 2018, the applicant submitted an application for Planned Development Permit No. PDP-180-0001 and Tentative Map TMO-000-0065; a request to authorize the construction of 70 townhome units on an existing developed site at 8373 Broadway in the Residential Medium High (RMH) zone. The application was deemed complete on May 28, 2020. The project, as proposed and conditioned in the Resolutions (**Attachment A & B**), was found to comply with applicable General Plan policies and Municipal Code regulations.

**Background:**

On February 25, 2016, the applicant submitted a Pre-Application Review (PAR) for the same multi-family development at 8373 Broadway, Lemon Grove, California. Staff evaluated the project based on applicable city regulations, indicated possible concerns, identified required information, and noted probable environmental impacts and possible mitigation requirements. The initial request proposed 72 units rather than the current 70 units but the overall design stayed consistent as it relates to the number of detached buildings, layout and circulation. Concerns with off-street parking and open space requirements resulted in the reduction of the two (2) units.

A community outreach meeting was conducted by the applicant on January 28, 2017. A sign-in sheet of participants and comment cards were submitted with the formal Planned Development Permit application. The majority of the comment cards collected were in-favor of the proposed project, with the exception of one concerned resident to the south expressing privacy concerns, and recommended dense landscaping between the development and the single-family homes to the south.

On October 8, 2018, the applicant submitted the Planned Development Permit (PDP-180-0001) and Tentative Map (TMO-000-0065) application.

**Discussion:**

The proposed Planned Development Permit (PDP) application is a request to construct 70 townhome units on a 2.88 acre lot at 8373 Broadway in the Residential Medium High (RMH) zone. Multi-family dwellings are permitted in the RMH zone with an approval of a Conditional Use Permit (CUP). However, Section 17.28.030(B)(1) of the Lemon Grove Municipal Code (LGMC) requires a PDP for developments that includes five or more principal dwelling units, a major subdivision and/or a condominium map.

*Site and Project Description*

The property to be developed consists of a single parcel of approximately 125,453 square feet (2.88 acres). The site is bordered to the east by an existing self-storage facility, to the west by an existing multi-family development, to the north by State Route 94, and to the south by existing single-family homes within the unincorporated area of the County of San Diego. The site is currently developed for automobile repair activities and an existing single-family residential structure located at the northeast corner of the property. Existing structures, including auto repair shops and the residential structure, will be demolished for the development of the proposed project.

### *Tentative Map TMO-000-0065*

The project includes a subdivision for condominium purposes (for sale units). Standard conditions regarding improvements and services have been included in the Resolution of Approval. In addition, a Homeowner's Association is required in order to ensure on-going maintenance of the common areas of the project. The subdivision conditions are outlined in the Resolution of Approval (**Attachment A**).

### *Planned Development Permit PDP-180-0001*

The multi-family development will consist of twelve (12) detached three-story residential structures ranging from four (4) to seven (7) dwelling units per building. The development will be constructed in three phases with 25 units completed in the first phase, 20 units in the second phase and 25 units in the third phase. Proposed elevations will include enhanced architectural designs by using two elevation facades (Spanish and Craftsman) and five different material and color schemes. The site will be vertically symmetrical in building layout using five distinct building footprints. All units are designed with a two-car garage on the first floor, followed by kitchen and living room areas and private deck on the second floor and bedrooms on the third floor. A mixture of four distinct unit floor plan will be used for each building. Plan 1 will consist of 2-bedrooms and 2.5-bathrooms approximately 1,185 sq. ft., Plan 2 with 2-bedrooms and 2.5-bathrooms approximately 1,265 sq. ft., Plan 3 with 3-bedrooms and 2.5 bathrooms approximately 1,600 sq. ft., and Plan 4 with 3-bedrooms and 2.5 bathrooms approximately 1,750 sq. ft.

Other site improvements include an 880 sq. ft. tot lot, two (2) separate common green courtyards approximately 1,007 sq. ft. and 437 sq. ft., 18 vegetable planters, eight (8) BBQ areas with seating, three (3) bike rack stations, and private bike racks in each garage. In addition, the project is designed with enhanced pedestrian connectivity by providing sidewalks on both sides of the internal driveways and along the perimeter of the site.

### *General Plan Conformance*

The project is located in the Medium High Density Residential land use designation. The intended uses for this designation include duplexes, town houses, condominiums and apartments. The maximum density allowed in this land use designation is 29 dwelling units per acre. The density of the proposed project is 24 dwelling units per acre. The Municipal Code also specifies that multifamily dwellings must be consistent with specific programs in the general plan implementation manual. The project conforms to these programs as designed and conditioned. The proposed project is also consistent with General Plan Objective 2.0 which seeks "housing to meet the existing and future needs of Lemon Grove residents." And Policy 2.3 which seeks to "require that new condominium and apartment development provides quality housing opportunities that uplift the visual quality of the surrounding area."

## Development Standards

LGMC Section 17.16.040(E) outlines basic standards which are applicable to all land and structures in the RMH zoning district. The following table outlines the standards for the RMH zone and the project's conformance to those standards.

<b>Criteria</b>	<b>RMH Standards</b>	<b>Project (Exhibit A)</b>
Minimum and Maximum Density	Not less than one (1) dwelling unit per 3,000 sf = 42 units; and not more than one (1) dwelling unit per 1,500 sf = 83 units	Project consists of 70 units
Minimum Yards (Setbacks)	Front: 25 feet Side: 5 feet Rear: 20 feet	Front: 10 feet <i>(Proposed equivalent benefit)</i> Side: 5 feet Rear: 30 feet
Maximum Building Height	Main Building: 45 feet Accessory Structures: 15 feet	Main Building: 36 feet, 6 inches
Minimum Usable Open Space	500 sq. ft. per dwelling unit = 35,000 sq. ft.	33,520 sq. ft. <i>(Proposed equivalent benefit)</i>
	Common open space = 17,500 sq. ft. minimum	22,500 sq. ft.
	Private open space = 17,500 sq. ft. maximum	11,020 sq. ft.
Off-Street Parking	One (1) space per studio apartment; two (2) spaces for all other units, one of which must be covered = 140 spaces	Provided 140 off-street parking spaces – two-car garage for each dwelling unit
	Guest parking shall be provided at a rate of one (1) space per four (4) dwelling units = 17 spaces	Provided 18 uncovered guest parking

The proposed project site is in compliance with all development standards except for minimum front yard setback and minimum usable open space.

In accordance with LGMC Section 17.28.030(D), Planned Development Permit applications allow deviations from development standards as described in Chapter 17.16, Zoning Districts, and Chapter 17.24, District Regulations, where it can be found that the project provides equivalent benefits and/or achieves efficiencies in use, structures, transportation and/or utility systems. The proposed project requests the following deviations:

1. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required front yard setback. The RMH zone requires a minimum of 25 feet for the front yard setback. The project proposes front yard setback of 10 feet for two (2) of the twelve (12) detached buildings along the property frontage.
2. A waiver of Section 17.16.040(E)(6) (Minimum Usable Open Space) to allow a reduction in the amount of usable open space provided. The RMH zone requires 500 sq. ft. of usable open space per dwelling, resulting in a total of 35,000 sq. ft. of required usable open space. In addition, LGMC Section 17.24.070 requires at least 50% of the total required usable open space shall be devoted to common open space. The project proposes to provide a total of 33,520 sq. ft. of usable open space; 22,500 sq. ft. devoted to common space and 11,020 sq. ft. devoted to private space. The project is requesting a 4% (1,480 sq. ft.) reduction of the total open space requirement.

The proposed project includes the following equivalent benefits which include outdoor amenities, such as a children’s play area (tot lot), common courtyard space and BBQ areas. The project also provides enhanced pedestrian connectivity in the form of a continuous sidewalk along the perimeter of the site and connecting to the adjacent public sidewalk. Lastly, the project intends to exceed minimum resource conservation requirements for energy use. Staff recommends approval of the proposed Planned Development Permit deviations as designed based on the provided equivalent benefits in outdoor amenities, connectivity and energy conservation.

*Landscaping and Screening*

The Lemon Grove Water Efficient Landscape Regulations in Chapter 18.44 of the LGMC require discretionary applications to provide landscaping that conforms to both the Zoning Ordinance and the aforementioned landscape regulations. Landscaping requirements and the proposed conditions for the project are as follows:

<b>Criteria</b>	<b>Required</b>	<b>Provided</b>
Landscape Area	18,818 sq. ft. <i>(Min. 15% of lot size)</i>	19,195 sq. ft.
Planted Landscape	4,798 sq. ft. <i>(Min. 25% of planted materials)</i>	18,235 sq. ft.
On-Site Trees	19 trees <i>(One tree per 1,000 sq. ft. of landscape area)</i>	60 trees
Street Trees	9 trees <i>(One tree per 30 linear feet)</i>	9 trees

LGMC Section 17.24.050(B) requires all landscaping to be installed and maintained in accordance with a Landscape Plan, which will be prepared in substantial conformance with the Planned Development Permit prior to construction. A standard condition is included with the draft resolution to maintain landscaping in good condition at all times.

Due to privacy concerns expressed at the community outreach meeting on January 28, 2017, the project implemented tall screening vegetation and trees along the entire southern property line. In addition, the buildings along the south property line has a rear yard setback of 30 feet rather than the minimum 20 feet, which provides an adequate buffer between the new development and the single-family residences to the south of the project site.

### *Traffic*

A trip generation analysis, performed by Traffic and Transportation Engineering, was completed on May 31, 2019, to determine if a Traffic Impact Study (TIS) would be required for the proposed project. The project trip generation was calculated using SANDAG trip rates from the *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (SANDAG), April 2002*. The project is proposed with a density of 24.31 dwelling units per acre (70 units/2.88 acres = 24.31 du/ac). SANDAG defines this level of density for multi-family developments as “Apartment (or any multi-family units more than 20 du/ac)”. Using this category, the 70 condominium project is calculated to generate 420 daily trips (ADT); 34 AM peak hour trips and 38 PM peak hour trips.

The analysis concluded that the projected trips generated by the project will not require a Traffic Impact Study based on not exceeding ADT and peak hour trip thresholds established by SANTEC/ITE guidelines and Caltrans criteria. Furthermore, the proposed development will reduce the current ADT from the existing auto repair businesses by 317 ADTs.

In addition, a queuing analysis for the project driveway was completed on September 26, 2019, by Traffic and Transportation Engineering under the recommendation of the City of Lemon Grove Engineering’s Department. Calculations revealed that the intersection of the project driveway and Broadway are estimated to operate at Level of Service B during PM peak hour with a maximum queue length of one vehicle. The analysis concluded that the vehicle queues during the afternoon peak hour entering and exiting the site from Broadway are estimated to be minimal.

### *Noise Attenuation*

The Municipal Code requires that outdoor areas of residential projects, including patios and balconies, maintain exterior noise levels of 60 CNEL (Community Noise Equivalent Level) or less and requires interior noise levels to maintain noise levels of 45 CNEL or less.

The current and future noise environment primarily consists of traffic noise from State Route 94 and State Route 125 with some noise contribution from Broadway. The analysis concludes that worst-case traffic noise levels at proposed patios and balconies are shown to meet the 60 CNEL requirement with the currently proposed residential structures in place, except for proposed balconies of northernmost units directly facing the highway, and some northwest and northeast facing balconies. These locations shall be required to install a 4.5-foot high sound attenuation barrier in order to reduce noise impacts to below 60 CNEL. Furthermore, calculations show that, with the typical proposed exterior wall assembly and STC (Sound Transmission Class) 28 windows and glass doors in all spaces, noise levels of less than 45 CNEL are expected to be achieved with windows and doors closed. As most residences are expected to have noise levels that exceed 45 CNEL with windows opened, mechanical ventilation systems will be required in all habitable spaces.

### *Grading & Improvements*

According to a Phase 1 Environmental Site Assessment, performed by Construction Testing & Engineering, Inc., the site has been utilized for vehicle repair activities since at least 1970. As a result, the site has utilized and generated hazardous waste and petroleum products leading to violations cited to tenants by the City of Lemon Grove and the County of San Diego Department of Environmental Health. A Property Mitigation Plan (PMP) was completed on October 24, 2017, to provide guidance and recommendations for mitigation of petroleum hydrocarbon, cadmium, and lead impacted soil at the subject property. The project as conditioned will be required to implement property mitigation measures, as it relates to site soil mitigation, soil management and community health and safety plan, found in the completed PMP during grading activities.

### *Planning Commission Recommendation*

The Planning Commission conducted a public hearing on July 20, 2020, and recommended that the City Council approve the Tentative Map and Planned Development Permit with no changes to the project.

### **Conclusion:**

The City Council must make the following findings as stated in LGMC Section 17.28.030 in order to approve any Planned Development Permit application:

1. The development is not detrimental to the public interest, health, safety, or general welfare;
2. The development complies with applicable provisions of this title and/or deviations that comply with applicable provisions in subsection D;
3. The development is consistent with general plan policies and standards and other applicable plans or policies adopted by the city council;
4. The development density or intensity does not exceed general plan limitations; and



**Public Notification:**

The Notice of Public Hearing for this item was published in the East County Californian, posted to the City website, noticed at City Hall, and mailed to all property owners within 500 feet on July 24, 2020. Staff verified the presence of the public notice sign required by Municipal Code Section 17.28.020(F)(2) on July 7, 2020. The City of Lemon Grove received no comments in response to the Notice of Public Hearing. Staff will provide any comments received after publication of this report to the City Council at the public hearing.

**Staff Recommendation:**

- 1) Conduct the public hearing;
- 2) Receive public comment; and
- 3) Adopt a Resolution (**Attachment A**) approving Tentative Map (condominium) TMO-000-0065, authorizing the subdivision of a 2.88-acre parcel into 70 townhome units on an existing developed site at 8373 Broadway, Lemon Grove, California; and
- 4) Adopt a Resolution (**Attachment B**) approving Planned Development Permit No. PDP-180-0001; a request to authorize the construction of 70 townhome units on an existing developed site at 8373 Broadway, Lemon Grove, California.

**Attachments:**

**Attachment A – Resolution for TMO-000-0065**

**Attachment B – Resolution for PDP-180-0001**

**Attachment C – Vicinity Map**

**Attachment D – Planned Development Permit (PDP-180-0001) Application**

**Attachment E – Site Photographs (Existing Conditions)**

**Attachment F – Proposed Elevations**

**Attachment G – Exhibit A, Project Plans**



**RESOLUTION NO. 2020-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, APPROVING TENTATIVE MAP (CONDOMINIUM) TMO-000-0065; AUTHORIZING THE SUBDIVISION OF A 2.88-ACRE PARCEL INTO 70 TOWNHOME UNITS ON AN EXISTING DEVELOPED SITE AT 8373 BROADWAY, LEMON GROVE, CALIFORNIA.**

*WHEREAS, on October 8, 2018 Anthony Cassolato, on behalf of the property owner (Meade Property Investment, LLC), filed Planned Development Permit No. PDP-180-0001 and Tentative Map TMO-000-0065; authorizing the subdivision of a 2.88-acre parcel into 70 townhome units at 8373 Broadway, Lemon Grove, California (APN:499-220-58-00) in the Residential Medium High (RMH) zone; and*

*WHEREAS, the City Council is also considering Planned Development Permit No. PDP-180-0001 associated with this Tentative Subdivision (condominium) Map (TMO-000-0065); and*

*WHEREAS, on July 20, 2020, a public hearing was duly noticed and held by the Planning Commission and the Planning Commission recommended that the City Council approve Planned Development Permit No. PDP-180-0001 and Tentative Map TMO-000-0065 with no changes to the proposed project; and*

*WHEREAS, Notice of the Public Hearing was given in compliance with Lemon Grove Section 17.28.020(F). On July 24, 2020, the Notice of Public Hearing for PDP-180-0001 and TMO-000-0065 was published in the East County Californian, posted to the City website, posted at City Hall, and mailed to all property owners within 500 feet of the subject property; and*

*WHEREAS, in accordance with Executive Orders N-25-20, N-29-20 and N-35-20 paragraph 3, executed by the Governor of California on March 17, 2020, and as a response to mitigating the spread of Coronavirus known as COVID-19, the public hearing will be conducted virtually – audio only; and*

*WHEREAS, on August 4, 2020, City Council held a duly noticed virtual public hearing to consider Tentative Map TMO-000-0065; and*

*WHEREAS, the City has found the proposed Tentative Map and Planned Development Permit to be categorically exempt from the environmental review*

requirements of the California Environmental Quality Act Guidelines (Section 15332, In-Fill Development Projects); and

**WHEREAS**, the City Council has considered said Tentative Map and recommendations of the Community Development Department, City Engineer, and the Heartland Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the improvements thereof will conform to all ordinances, plans rules, standards and improvement and design standards of the City of Lemon Grove; and

**WHEREAS**, the City Council finds that the tentative map complies with the findings of fact required to approve this project pursuant to Development Code Section 16.16.400 as follows:

1. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property has no environmentally protected resources; and
2. The proposed Tentative Subdivision Map (TMO-000-0065) is consistent with the Residential Medium High land use designation density (minimum of one (1) dwelling units per 3,000 square feet); and
3. The site is physically suitable for the proposed density of development because public utilities will be available to serve the proposed density; and
4. The design of the subdivision or the type of improvements will not cause serious public health problems because public services (e.g., sewer, water, gas, and electricity) will be provided to the subdivision; and
5. The design of the subdivision or type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision as defined under Section 66474 of the Government Code, State of California; and
6. The City Council finds that the subdivision conforms fully to the requirements of the Subdivision Ordinance and the Municipal Code and that the subdivision is consistent with the purpose and spirit of the Subdivision Map Act and Subdivision Ordinance; and

7. *The design and improvements of the proposed subdivision map complies with the requirements of the State Subdivision Map Act and the Subdivision Ordinance; and*

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

**SECTION 1.** *Approve Tentative Map TMO-000-0065 in conjunction with Planned Development Permit No. PDP-180-0001 and the grading, landscape, and architectural plans received on March 23, 2020 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the subdivision of a 2.88-acre parcel into 70 townhome units on an existing developed lot at 8373 Broadway, Lemon Grove, California. Except as amended, the approval of this project shall be subject to the following conditions:*

**NO PARCEL SHOWN ON THIS APPROVED TENTATIVE SUBDIVISION MAP SHALL BE LEASED, SOLD, CONVEYED, OR TRANSFERRED, UNLESS AND UNTIL A SUBDIVISION MAP APPROVED BY THE CITY ENGINEER HAS BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER.**

- A. *Within five days of approval, the sub divider/applicant shall comply with the following:*
  1. *Submit the appropriate payment for the CEQA filing fee and County Clerk Processing Fee (Categorical Exemption).*
  2. *Pay all outstanding fees for City permits related to this project.*
- B. *Prior to the recordation of the final map:*
  1. *Obtain approval of all required discretionary permits Planned Development Permit No. PDP-180-0001.*
  2. *The applicant shall execute a covenant agreeing not to oppose the formation of future utility undergrounding districts that may affect this property.*
  3. *Pay \$85 for the preparation and recordation of each document as required for the subject permit.*
  4. *A secured agreement to construct the public improvements shall be required prior to either recordation of the final map or building permitting. A cost estimate for work proposed within the public right of way shall be submitted with the plans.*

- Subsequent to approval of the cost estimate, the City will prepare the improvement agreement for signature by the owner. A security equal to the approved cost estimates shall be posted with the public improvement agreement.*
- 5. In order to provide permanent access for sanitation maintenance vehicles, a permanent easement for right of entry must be granted to the Lemon Grove Sanitation District for both the upper and lower portion of the lot. This right of entry easement must be shown on the final map.*
  - 6. The design and area of all lots and the design of the final map shall be in substantial conformance to that shown on the approved tentative map to the satisfaction of the Community Development Manager.*
  - 7. The subdivider shall submit a title report for the property no more than 60 days in advance of the recordation of the Final Condominium Map to the City Engineer for review. The final map shall identify any easements indicated within the Title Report.*
  - 8. A Homeowner's Association (HOA) shall be created to manage the Covenants, Conditions and Restrictions (CC&Rs). Said CC&Rs shall be submitted to the City for review and shall be written to the satisfaction of the Community Development Manager and the City Engineer. The CC&Rs shall include the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved for this project to the satisfaction of the Water Quality Program Coordinator, City Engineer and Community Development Manager and all other HOA requirements and shall be recorded concurrent with the final map and shall include but not limited to:
    - i. Best Management Practices (BMP's) and a Private Driveway and Drainage Maintenance Agreement. The maintenance and the preservation of the drainage facilities shall be included in the CC&Rs. The Developer, Current and Future Property Owners shall adhere to the recommendations of the Water Quality Documents and CC&Rs approved for this project.*
    - ii. The HOA shall provide on-going maintenance of landscaping and irrigation of planting areas, parkways, and open space areas. The CC&Rs shall show private on-grade open space areas (near individual units) and designate unit responsibilities for maintenance.**

- iii. *Immediate removal of graffiti is required.*
  - iv. *All garage doors shall be automatic roll-up type doors and equipped with remote control devices.*
  - v. *All landscaping and other exterior site improvements on-site shall be well maintained at all times in substantially the same condition as approved in accordance with the approved site and landscape plans.*
  - vi. *Requirements to maintain the drainage facilities and any access easements (where they occur) on the property.*
  - vii. *Identify and implement the BMP's identified in the Standard Urban Stormwater Mitigation Plan (SUSMP) prepared for this project and state that the Developer, Current and Future Property Owners shall comply with the recommendations of the SUSMP prepared for this project to the satisfaction of the Water Quality Program Coordinator and the City Engineer.*
  - viii. *Funding of the long term maintenance of the all facilities required by the Water Quality documents shall be included in the annual HOA budget.*
  - ix. *A long-term operation and maintenance program (OMP) will be a requirement and the responsibility of the Homeowners' Association (HOA) to maintain. Funding for the program is required to be accounted for in the annual budget of the HOA.*
  - x. *Routine maintenance of all mechanical ventilation, heating and cooling equipment is required to ensure adequate air quality is achieved because of the proximity to SR94.*
9. *The Declaration of Conditions, Covenants, and Restrictions (CC&Rs) shall clearly establish the responsibilities of the home owners with regard to the continuing maintenance and preservation of the buildings, driveways, private street and drainage facilities (where they occur), slopes, landscaping and irrigation. Said Conditions, Covenants and Restrictions shall specifically limit the number of dwelling units to 70 units to be built on the site, shall give the City the right but not the duty to enter the premises to do maintenance and levy assessments if the home owners fail or refuse to maintain said facilities, and shall prohibit amendments to the CC&Rs without express written consent of the City.*

10. *The sub divider shall provide the City Engineer with two reproducible Mylar copies of the final map for recordation.*
- C. *Prior to Issuance of a Grading and/or Public Improvement Permit, and/or during Grading Activities, the Applicant shall comply with the following:*
1. *Per Municipal Code Section 12.10.050 a minimum 102-foot right-of-way is required on Broadway and requires a 51-foot minimum centerline to property line dimension. Based on a review of the Assessor's Map a 14-foot dedication is required on Broadway.*
    - i. *Prior to dedication, provide a preliminary title report dated within the last 180 days. This document will be used to prepare the Street Dedication (agreement). Once the City prepares the agreement, it will then need to be signed and notarized by the property owner, and returned to the City for recordation.*
    - ii. *Please provide the preliminary title report and Promissory Note (if necessary) to Rebecca Morris, (619) 825-3800. Please allow approximately 30 calendar days for the preparation of the agreement. The signed agreement is required prior to the issuance of building or engineering permits.*
    - iii. *Grading, Improvement, and Building Permit Plans should show the proposed dedication by indicating the existing property line, proposed property line and the area in labeled "To Be Dedicated".*
    - iv. *Pay \$120 for the preparation and recordation of each document as well as \$275 for the City's contract surveyor as required for the subject permit.*
  2. *Per Lemon Grove Municipal Code Section 12.10.060, up to one half of the public street ultimate right-of-way abutting the subject property shall be improved with public street improvements for the entire length of the subject property abutting the public street so as to meet the current city adopted standards. This will require the submittal of improvement plans and associated documents to the Engineering Division for review, approval and issuance of an Improvement Permit. Should the existing street improvements meet current standards, be in a condition satisfactory to the City Engineer, the City Engineer may waive this requirement, or portions thereof. Public street improvements are defined in the Lemon Grove*

*Municipal Code Section 12.10.020 as “curbs, gutters, sidewalks, driveways, paving, base material, alleys, street lights, traffic signals, signing, striping, storm drainage facilities, sewer and water facilities, the relocation and/or undergrounding of overhead utilities, fire hydrants, street trees, street landscaping and all necessary appurtenances” as applicable to the project.”*

3. *The property owner(s) shall furnish all of the following to the engineering division upon applying for a permit to construct public street improvements:
  - i. *A street improvement plan prepared by a civil engineer registered in the state of California;*
  - ii. *An erosion control plan prepared by a civil engineer or landscape architect registered in the state of California;*
  - iii. *A landscape and irrigation plan prepared by a landscape architect registered in the state of California, if planting is required;*
  - iv. *Engineering review fees for the construction permit as described in Section 12.10.070.**
4. *Submit an application for the following Public Improvements. Required improvements identified by the City of Lemon Grove Engineering Department (per 12.10.060) as of 5/6/2020 include:
  - i. *Sidewalk, curb, gutter, and landscape parkway Improvements consistent with the City of Lemon Grove General Plan. New sidewalk shall meet current standards and accessibility requirements.*
  - ii. *Pavement rehabilitation for ½ street width as determined by the City Engineer at the time of public improvement plan approval.*
  - iii. *AC Grind & Overlay (3’ minimum width) or as determined by the City Engineer at the time of public improvement plan approval.**
5. *Per LGMC 12.10.080, when public street improvements are required in accordance with Section 12.10.060, the property owner(s) shall be required to underground or relocate all existing utility distribution facilities, including telecommunication lines, along the frontage of the subject property as required by the city engineer. The property owner(s) shall make the necessary arrangements with each of the serving utilities, including licensed telecommunication operators for the installation or relocation of such facilities.*

6. *Construction of private stairwells, walls and handrails within the right-of-way has been accepted as an encroachment by the City of Lemon Grove, and will require an EMRA. Exterior Stairwells Handrails must meet the requirements of CBC section 1115.A.6. Demonstrate that handrail or handrail extensions at top and bottom of stair flights do not extend within the public sidewalk, or any onsite sidewalk or path of travel.*
7. *An Encroachment, Maintenance, and Removal Agreement (EMRA) will be required prior to the Improvement Permit issuance. The EMRA will mandate the responsibility of the property owner to maintain any proposed private improvements, stairwells, walls, walkways, handrails, railings, utilities, and landscape and irrigation within the public right-of-way, and removals as required by the City.*
8. *Proposed storm drain through the site shall be private, a Hold Harmless Agreement will be required to indemnify the City from potential damage due to northerly drainage flows.*
9. *Underground Storm trap Units shall be located out of a 1:1 Influence zone of all Buildings. Deepen building footings as required.*
10. *A letter of permission shall be required for all temporary construction areas, grading and any permanent construction, (i.e. concrete fill between private walls) shall be required prior to approval of the grading and improvement permit.*
11. *Prior to the issuance of a permit, a Covenant Not-to-Oppose for the formation of a future street improvement district shall be required.*
12. *All existing survey monuments shall be shown on the grading and public improvement plans. Prior to permit issuance, the Applicant, or Permittee shall retain the service of a professional Land Surveyor, L.S., or Civil Engineer authorized to practice Land Surveying who will be responsible for monument preservation and shall provide a corner record or record of survey to the County Surveyor as required by the Land Surveyors Act, if applicable (Section 8771 of the Business and Professions Code of the State of California).*
13. *All existing and proposed easements, public and private shall be shown on the grading and public improvement plans.*

14. *Maintain and show on the Grading and Public Improvement plans all “Sight zones”. Sight Zones are triangular areas formed by a line drawn between points twenty feet from the intersecting property lines of a corner lot’s street sides, within which no building may be built, nor may any fence, wall or other obstruction exceeding three and one-half feet in height. Sight Zones will be in conformance with the current Highway Design Manual and will must be approved by the city council at the time of development approval. A 10-foot Sight Zone triangle(s) shall also be maintained at the site driveway entrance (beginning behind the property line).*
15. *Provide Sewer Calculations/study. For a new development, the projected peak wet weather flow from the proposed system will be added to the field measured maximum flow in the downstream sewer to determine if the projected  $dn/D < 0.5$  (50% full). If this criterion is not met, a comprehensive sewer study of the area shall be prepared. The downstream system shall be studied to the point in the system where the projected peak wet weather flow from the proposed new development is less than 10% of the total flow. All sewers to this point are required to carry the total flow per the depth criterion described in the above paragraph. The existing system to be studied shall not be less than two pipe reaches (i.e. manhole to manhole) from the point of discharge of the new development into the existing system.*
16. *Submit an application to the Lemon Grove Sanitation District for the addition of sewer discharge to the public sewer system.*
17. *Sewer system shall be designated and maintained as private, not public. A sewer maintenance agreement shall be submitted for the future repair and rehabilitation of the proposed private sewer connection. The City will provide the template for the agreement.*
18. *On-site drainage system shall be designated and maintained as private. A Storm Water Facilities Maintenance Agreement (SWFMA) shall be submitted for the future repair, rehabilitation of the proposed private drainage and storm water treatment facilities. The City will provide the template for the agreement.*
19. *Coordinate with the City of Lemon Grove and adjacent property owner any public or private drainage easements, temporary construction easements and/or*

- permissions as needed to construct drainage outlets, headwalls, energy dissipation, and perimeter walls.*
- 20. Submit an application to be included into the Lemon Grove Lighting District. The property owner will be assessed annually.*
- 21. Per Lemon Grove Municipal Code (LGMC) Section 18.08.070, obtain a grading permit. Grading plans shall be prepared and submitted with the grading permit application in accordance with the City engineering standards and the requirements of the city engineer. All grading plans shall be signed by a registered civil engineer and by the soil engineer.*
- 22. No grading permit shall be issued for grading unless the applicant shall first post a security with the City comprised of a cash deposit or a combination of cash deposit and corporate surety bond of a surety authorized to do business in the state.*
- 23. All grading permit fees and deposits shall be paid and all actions necessary preceding issuance of the grading permit shall be completed.*
- 24. All grading shall be in conformance with Geotechnical recommendations, and Lemon Grove Municipal Code (LGMC) Chapter 18.08 Excavation and Grading, Article III Design Standards.*
- 25. A building permit will be required for retaining walls of greater than 3.0'*
- 26. Safety fencing shall be required at the top of retaining walls, and slopes and shall be shown on all Grading Plans where appropriate.*
- 27. GEOTECHNICAL*
- i. All recommendations from a Geotechnical Engineer's investigations, reports, letters and addendums shall be adhered to.*
  - ii. A list of all applicable reports shall be listed under a Grading & Geotechnical Specifications notes on the title sheet of the Grading plans, and shall be signed by a licensed Geotechnical, or Soil's Engineer.*
  - iii. Pavement sections are required. Recommendations shall include section thicknesses, compaction efforts, etc. and be able to withstand the 75,000 pound load of a fire engine. Recommendations made by the Geotechnical Engineer shall be implemented in the Improvement Plans and installed at the expense of the applicant/owner.*

- iv. *Recommendations regarding the design of pervious/permeable pavements are required.*
- v. *Specifications for subsurface drainage (at pervious pavements, walls, etc.) are required as applicable.*
- vi. *If proposing to fully, or partially infiltrate, recommendations regarding the project site's ability to infiltrate is required.*

**28. TRAFFIC**

- i. *Submit for Traffic Control Permit for work affecting traffic within the right-of-way on Broadway. Regional Standard drawings may be submitted as permitted by the City Engineer.*
  - ii. *Submit a Truck Hauling route with diagram showing streets for truck hauling anticipated with export, and import of materials to and from the project site.*
29. *Separately submit, and obtain current approval from the Helix Water District. A signature/date within a signature block on the final Grading and Public Improvement Plan will be required.*
30. *Obtain approval from the Heartland Fire & Rescue. A signature/date within a signature block on the final Grading and Public Improvement Plan will be required.*
31. *Provide a copy of a Will Serve letter from each serving agency.*
32. *Comply with the requirements of Lemon Grove Municipal Code (LGMC) Chapter 13.32, Construction and Demolition Debris Diversion Deposit Program.*
33. *Per the City of Lemon Grove Plan Grading Plan Submittal Checklist: Applicants for all Grading and Improvement projects are required to submit and an Erosion control Plan, and minimum BMP Requirement notes AND:*
- i. *WPCP  $\geq$  5,000 SF*
  - ii. *SWPPP  $>$  1 acre*
34. *Prior to a grading permit, pending comments from D-Max Engineering comment letter, dated April 3, 2020, shall be addressed.*
- D. *The protection of the public interest requires that the sub divider, contractors, builders, lot or parcel owners, and other person, firms and corporations concerned with the development of said subdivision conform to the following standards, and all*

*permits required by the City of Lemon Grove will be issued pursuant to such standards:*

- 1. All domestic water supplied for this subdivision shall come from the Helix Water District.*
  - 2. All buildings constructed in this subdivision shall be connected to the public sewer system of the Lemon Grove Sanitation District.*
  - 3. Future construction on the site shall comply with applicable provisions of the California Building Code.*
  - 4. Sewer and water lines shall not be laid in the same trench in any part of this subdivision.*
  - 5. Proper drainage shall be maintained throughout this subdivision as to prevent ponding and/or storage of surface water and shall be in compliance with the National Pollutant Discharge Elimination System (NPDES) permit to the satisfaction of the City Engineer.*
- E. This approval of this tentative map will expire two years from the date of approval. The final map or maps conforming to this conditionally approved tentative map shall be filed with the City Council in time so that said Council may approve the map before this approval expires unless prior to that date the Planning Commission or City Council subsequently grants a one-year time extension for obtaining such approval of said final map or maps as provided by the City Subdivision Ordinance.*
- F. The sub divider shall indemnify, protect, defend, and hold harmless, the City and any agency thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, or agents to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project, City shall promptly notify the applicant/sub divider of any claim, action, or proceeding brought within this time period, and City shall further cooperate fully. If the City fails to promptly notify the applicant/sub divider of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant/sub divider shall not thereafter be responsible to indemnify, defense,*

*protect or hold harmless the City, any agency or instrumentality thereof, or any of its officers, employees, or agents.*

***PASSED AND ADOPTED*** on August 4, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2020-\_\_\_\_\_, passed by the following vote:

***AYES:***

***NOES:***

***ABSENT:***

***ABSTAIN:***

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***Racquel Vasquez, Mayor***

***Attest:***

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***Shelley Chapel, MMC  
City Clerk***



**RESOLUTION NO. 2020-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, APPROVING PLANNED DEVELOPMENT PERMIT NO. PDP-180-0001; A REQUEST TO AUTHORIZE THE CONSTRUCTION OF 70 TOWNHOME UNITS ON AN EXISTING DEVELOPED SITE AT 8373 BROADWAY, LEMON GROVE, CALIFORNIA.**

***WHEREAS**, on October 8, 2018 Anthony Cassolato, on behalf of the property owner (Meade Property Investment, LLC), filed Planned Development Permit No. PDP-180-0001 and Tentative Map TMO-000-0065; a request to authorize the construction of 70 townhome units on an existing developed site at 8373 Broadway, Lemon Grove, California (APN:499-220-58-00) in the Residential Medium High (RMH) zone; and*

***WHEREAS**, the City Council is also considering Tentative Map TMO-000-0065 associated with this Planned Development Permit No. PDP-180-0001; and*

***WHEREAS**, on July 20, 2020, a public hearing was duly noticed and held by the Planning Commission and the Planning Commission recommended that the City Council approve Planned Development Permit No. PDP-180-0001 and Tentative Map TMO-000-0065 with no changes to the proposed project; and*

***WHEREAS**, Notice of the Public Hearing was given in compliance with Lemon Grove Section 17.28.020(F). On July 24, 2020, the Notice of Public Hearing for PDP-180-0001 and TMO-000-0065 was published in the East County Californian, posted to the City website, posted at City Hall, and mailed to all property owners within 500 feet of the subject property; and*

***WHEREAS**, in accordance with Executive Orders N-25-20, N-29-20 and N-35-20 paragraph 3, executed by the Governor of California on March 17, 2020, and as a response to mitigating the spread of Coronavirus known as COVID-19, the public hearing will be conducted virtually – audio only; and*

***WHEREAS**, on August 4, 2020, City Council held a duly noticed virtual public hearing to consider Tentative Map TMO-000-0065; and*

***WHEREAS**, the City has found the proposed Tentative Map and Planned Development Permit to be categorically exempt from the environmental review*

requirements of the California Environmental Quality Act Guidelines (Section 15332, In-Fill Development Projects); and

**WHEREAS**, the City Council has considered said Planned Development Permit (PDP-180-0001) and recommendations of the Community Development Department, City Engineer, and the Heartland Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the improvements thereof will conform to all ordinances, plans rules, standards and improvement and design standards of the City of Lemon Grove; and

**WHEREAS**, the City Council has determined that the following deviations, waivers, or modifications as permitted by the Planned Development Permit regulations (Section 17.28.030D) are adequately offset by outdoor amenities, pedestrian connectivity, and resource conservation. Outdoor amenities include a children's play area, common courtyard space and BBQ areas:

1. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required front yard setback. The RMH zone requires a minimum of 25 feet for the front yard setback. The project proposes front yard setback of 10 feet for two (2) of the twelve (12) detached buildings along the property frontage.
2. A waiver of Section 17.16.040(E)(6) (Minimum Usable Open Space) to allow a reduction in the amount of usable open space provided. The RMH zone requires 500 sq. ft. of usable open space per dwelling unit, resulting in a total of 35,000 sq. ft. of required usable open space. In addition, LGMC Section 17.24.070 requires at least 50% of the total required usable open space shall be devoted to common open space. The project proposes to provide a total of 33,520 sq. ft. of usable open space; 22,500 sq. ft. devoted to common space and 11,020 sq. ft. devoted to private space. The project is requesting a 4% (1,480 sq. ft.) reduction of the total usable open space requirement.

**WHEREAS**, the City Council finds that the Planned Development Permit complies with the findings of fact required to approve this project pursuant to Development Code Section 17.28.030(C) as follows:

1. *The development is not detrimental to the public interest, health, safety, or general welfare;*

*The proposed use is categorically exempt from environmental impacts and no impacts are anticipated. The City Council finds that the design of the proposed project complies or will be made to comply with all the applicable requirements of the City Zoning Ordinance relating to public safety and no such detriment should occur.*

2. *The development complies with applicable provisions of this title and/or deviations that comply with applicable provisions in subsection D;*

*The City Council finds that the proposed project complies with, or conditions have been included for this project to require it comply with the Zoning Ordinance relating to maximum density, building height, and landscaping and waivers or modifications to the minimum front yard setback and minimum usable open space are offsets by the provision of outdoor amenities, pedestrian connectivity and resource conservation features for residents of the subdivision.*

3. *The development is consistent with general plan policies and standards and other applicable plans or policies adopted by the City Council;*

*The City Council finds that the proposed development, as conditioned, will harmonize with the land uses in the area of the subject property and is consistent with the applicable objectives of the Lemon Grove General Plan.*

4. *The development density or intensity does not exceed general plan limitations;*

*The City Council finds that the planned development of 70 townhome units at a density of 24 dwelling units per acre, is consistent with the Lemon Grove General Plan which limits density at 29 dwellings per acre.*

5. *Existing infrastructure such as utilities, transportation systems, and communication networks adequately serve the development or will be upgraded to efficiently accommodate the additional burdens imposed;*

*The City Council finds that appropriate public services (e.g., sewer, water, gas, and electricity) exist to the subject property and that improvements proposed for the project allow for safe circulation of pedestrian, bicyclists, and motor vehicles and improve the general welfare of the community.*

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Lemon Grove, California approves Planned Development Permit No. PDP-180-0001 subject to the following requirements:

**SECTION 1.** *Waive or modify the following Design Standards in accordance with LGMC Section 16.12.280:*

- 1. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow the proposed condominium lots to have a reduced minimum front yard setback as specified in the Development Code.*
- 2. A waiver of Section 17.16.040(E)(6) (Minimum Usable Open Space) to allow a reduction of usable open space as specified in the Development Code.*

**SECTION 2.** *Approve Planned Development Permit No. PDP-180-0001 in conjunction with Tentative Map TMO-000-0065 and the grading, landscape, and architectural plans received on March 23, 2020 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the development of a 2.88-acre developed parcel into 70 townhome units at 8373 Broadway, Lemon Grove, California. Except as amended, the approval of this project shall be subject to the following conditions:*

*A. Prior to the issuance of the building permit for the construction of the facility authorized by this Planned Development Permit the applicant shall comply with the following:*

- 1. Submit construction plans that show all physical elements of the proposed project consistent with Exhibit A dated March 23, 2020 except as noted herein.*
- 2. The project plans shall show compliance with the applicable provisions of the California Building Code.*
- 3. Submit for the approval of the Community Development Manager a detailed landscape and irrigation plan for the entire project. Provide reference sheets for*

*the grading and landscape erosion control plans (label these sheets “Reference Only”). Said landscape plan shall comply with the requirements of Section 17.24.050(B) of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan. The landscape plan shall be incorporated into the Conditions, Covenants and Restrictions (CC&Rs) and landscaping and irrigation shall be maintained by the Homeowner’s Association (HOA). The plans shall show:*

- i. Plantings are drought tolerant materials and water conserving irrigation.*
  - ii. Surface improvements including but not limited to the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments.*
  - iii. Show all safety railings and construction details for retaining walls.*
- 4. The building plans for the proposed condominium units shall include one copy of the sample exterior building materials and colors to the satisfaction of the Community Development Manager.*
  - 5. Obtain sewer permits and pay capacity fees for 70 units.*
  - 6. Provide a Certification letter signed by the Civil Engineer reporting that the site is graded in conformance with the approved grading plan, as modified or amended by any construction changes approved by the City Engineer, and which specifically states the following items were performed under his or her supervision, and are shown correctly on the as-graded drawings:*
    - i. Staking of line and grade for all engineered drainage devices and retaining walls (rough and final grading);*
    - ii. Staking of property corners for proper building and slope location (rough grading);*
    - iii. Location of permanent walls or structure on property corners or property lines;*
    - iv. Location and slope ratio of all manufactured slopes;*
    - v. Construction of earthen berms and positive building pad drainage.*

7. *Soil's Engineer of record shall prepare and submit a final soils engineering report prepared by the soil's engineer, as required per LGMC 18.08.83; Section A.2.*
  8. *All new dry utility distribution facilities within the boundaries of the proposed project shall be placed underground. If not completed, provide evidence of coordination and/or service requests for all dry utility agencies.*
  9. *Onsite private sewer shall be in compliance with the California Plumbing Code, Chapter 7, Sanitary Drainage, and conform to the requirements of the Standard Specifications for Public Works Construction (2018), and the San Diego Area Regional Standard Drawings.*
  10. *On the Precise Grading Plan/Plot Plan, demonstrate that the accessible path of travel (POT) to any accessible unit, shown on the Site Plan by surveyed methods meets the requirements for accessibility. Show slopes and/or elevations.*
- B. Prior to the obtaining occupancy and/or final inspection for the facility authorized by this Planned Development Permit the applicant shall comply with the following:*
1. *Request final inspection approval from appropriate City Departments. The payment of the Parkland Dedication fee shall be paid for each dwelling unit prior to requesting a final inspection.*
  2. *All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.*
  3. *Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.*
  4. *All access roadways and driveways shall maintain a minimum vertical clearance of 13'-6" to the satisfaction of the Fire Marshal.*
  5. *All physical elements of the project, including public street improvements, and all other improvements shown on the approved Grading, improvements, Landscape and Building related plans shall be located substantially where they are shown and shall be constructed in accordance with the approved City Codes and adopted Standards.*
  6. *Pay all associated Sewer Fees.*

C. Upon certification by the Community Development Manager for occupancy or establishment of use allowed by the Planned Development Permit of this project, the following shall apply:

1. Comply with all of the Conditions of Section A of this resolution and the requirements of TMO-000-0065, as applicable.
2. All landscaping shall be well maintained and adequately watered at all times. The landscaping located on the subject property shall be maintained in a healthy and growing condition at all times. All on-site & off-site landscaped areas shall be planted and irrigated by a permanent irrigation system.
3. The proposed facility shall fully comply with the requirements of the Fire Code to the satisfaction of the Fire Chief.
4. The project shall maintain water quality requirements as outlined in the Water Quality Documents.
5. The project shall comply with all applicable provisions of the California Building Code.
6. All screening fences, walls and landscaping on the subject property shall be maintained in good condition at all times.
7. All graffiti shall be removed or painted over with a paint that closely matches the color of the exterior of the building within 48 hours of the discovery of the graffiti.
8. All dumpsters, recycling and refuse containers shall be maintained at all times.
9. All structures on the subject property shall comply with all of the appropriate requirements of the Uniform Building Code, Mechanical Code, National Electric Code and Fire Code to the satisfaction of the City of Lemon Grove Building Official and Fire Chief.
10. All aspects of the project shown on the approved plans dated March 23, 2020 shall be maintained in substantially the same condition as indicated and shall be constructed in accordance with all appropriate City of Lemon Grove Codes and Ordinances
11. The terms and conditions of this Planned Development Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors,

*administrators, successors, and assigns of each of them, including Municipal Corporation, public agencies, and districts.*

- D. This Planned Development Permit expires two years from the effective date (or such longer period as may be approved by the Planning Commission or the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of this Planned Development Permit have been met prior to said expiration date.*
- E. This Planned Development Permit authorizes the construction of the project as an apartment complex and does not require or compel the recordation of the map.*

***PASSED AND ADOPTED*** on August 4, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. 2020-\_\_\_\_\_, passed by the following vote:

***AYES:***

***NOES:***

***ABSENT:***

***ABSTAIN:***

---

***Racquel Vasquez, Mayor***

***Attest:***

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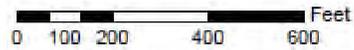
***Shelley Chapel, MMC***  
***City Clerk***

**PDP-180-0001 &  
TM0-000-0065**



**Legend**

-  8373 Broadway
-  Parcels
-  Lemon Grove Boundary
-  Roads







# PLANNING PERMIT APPLICATION

Development Services Department / Planning Division  
 3232 Main Street, Lemon Grove, CA 91945  
 Phone: 619-825-3805 Fax: 619-825-3818  
 www.lemongrove.ca.gov

**APPLICATION REQUEST- SELECT ALL THAT APPLY - (SUBJECT TO OTHER PERMIT REQUIREMENTS)**

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning Clearance (ZC)                          | <input type="checkbox"/> Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> Pre-Application (PA)                           | <input type="checkbox"/> Certificate of Compliance (CC)               |
| <input type="checkbox"/> Minor Use Permit (MUP)                         | <input type="checkbox"/> Zoning Amendment (ZA)                        |
| <input type="checkbox"/> Conditional Use Permit (CUP)                   | <input type="checkbox"/> Specific Plan Amendment (SPA)                |
| <input checked="" type="checkbox"/> Planned Development Permit (PDP)    | <input type="checkbox"/> General Plan Amendment (GPA)                 |
| <input type="checkbox"/> Minor Modification (MM)                        | <input type="checkbox"/> Modification of _____                        |
| <input type="checkbox"/> Variance (VA)                                  | <input type="checkbox"/> Time Extension for _____                     |
| <input type="checkbox"/> Boundary Adjustment/Lot Merger (BA)            | <input type="checkbox"/> Appeal of _____                              |
| <input checked="" type="checkbox"/> Tentative Map (TM) - 5 or more lots | <input type="checkbox"/> Substantial Conformance Review of _____      |
| <input type="checkbox"/> Other  |   |

APPLICANT: ANTHONY CASSOLATO PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

PROPERTY OWNER: MEADE PROPERTY INVESTMENT LLC PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

CONTACT PERSON: ANTHONY CASSOLATO PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

\*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME: THE TERRACES  
 PROJECT ADDRESS: 8373 BROADWAY LEMON GROVE CA 91945  
 ASSESSOR PARCEL #: 499-220-58-00 SITE ACREAGE: 2.88

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:  
Proposing 70 UNIT CONDOMINIUM PROJECT.

CITY OF LEMON GROVE

OCT 08 2018

DEVELOPMENT SERVICES





West Entrance from Broadway



Existing Single-Family Residence



Existing Self-Storage Facility to the East



Existing Multi-Family Development to the West



North Elevation of Buildings Facing Broadway



South Elevation of Tot Lot



South Elevation of Rear Courtyard Entrance



North Elevation of Front Courtyard Entrance

**EXHIBIT A – PROJECT PLANS**

**Not Attached**

**Enclosed in City Council packet or available at City Hall for Review**



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

### Item No. 3

**Meeting Date:** August 4, 2020

**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](mailto:Nalvey@lemongrove.ca.gov)

**Item Title:** **Authorization for Placement of Property Lien on 1655 Taft St.**

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### Recommended Action:

- 1) Conduct the Public Hearing;
- 2) Receive Public Comment; and
- 3) Adopt the Resolution (**Attachment A**) approving the placement of a property tax lien on 1655 Taft St.

**Summary:** The City of Lemon Grove Municipal Code (LGMC) Section 1.24.030 provides the authority to issue administrative citations for violations of the LGMC. Chapter 1.24 of the LGMC provides for escalating fines and late payment penalties for noncompliance and eventually, property liens. The purpose of a lien is to recover the civil fines and late payment and interest penalties after a person fails to pay fines. The County of San Diego Tax Assessor requires liens be filed no later than August 10th every year in order to complete the tax rolls. Staff is recommending that the City Council approve the placement of a property lien on 1655 Taft St. for code enforcement fines of \$60,800.

f

**Discussion:** On November 19, 2018, Code Enforcement Officer Paolo Romero ("Officer Romero") conducted an inspection at 1655 Taft St. and observed the storage of commercial vehicles in a residential area, in violation of the Lemon Grove Municipal Code ("LGMC"). The same day, the City issued an Administrative Warning Citation ("Warning") for storing commercial vehicles with a gross vehicle weight of 10,000 pounds or greater in a residential zone, in violation of LGMC section 10.28.170. The Warning demanded the removal of all commercial vehicles stored at the Property on or before December 3, 2018.

After failing to correct the violation, an Administrative Citation ("First Citation") was issued, dated December 20, 2018. During a follow-up inspection on January 10, 2019, Officer Romero observed that commercial vehicles were still being stored at the Property in violation of the LGMC. Later that afternoon, a Second Administrative Citation ("Second Citation") was issued for your failure to take corrective actions to comply with the LGMC. On January 24, 2019, the City issued a Third Administrative Citation after yet another inspection revealed that commercial vehicles continued to be stored at the Property.

After the Third Administrative Citation was issued, the City conducted seven (7) additional inspections of the Property in 2019, and each inspection confirmed that the commercial vehicles remained on the Property. As a result, the City issued seven (7) additional Administrative Citations dated February 21, 2019, April 10, 2019, May 2, 2019, June 4, 2019, June 20, 2019, July 8, 2019, and July 22, 2019, respectively.

Officer Romero conducted another inspection on February 12, 2020 and observed that the commercial vehicles were still being stored at the Property. On February 27, 2020, the City issued another Administrative Citation for violation of LGMC section 10. 28. 170. After another inspection revealed that the violation had not been corrected, on March 16, 2020, the City issued a final Administrative Citation with a correction date of March 30, 2020.

On April 13, 2020 a Final Notice of Outstanding Violations was sent by the City Attorney's Office and no response was received. On May 4, 2020, the City began issuing daily fines in the amount of \$1,000. Total fines as of June 19, 2020, forty-five days prior to the August 4, 2020 hearing per Government Code 54988, totaled \$60,800. California Government Code section 54988 and LGMC section 1.24.130 authorize the City to place a property lien on 1655 Taft St. to collect the unpaid fines.

Staff is recommending that the City Council adopt a resolution approving the placement of a property lien on 1655 Taft St. for code enforcement fines of \$60,800. If the resolution is approved, the City may receive up to \$60,800 in recovered fines as part of the future sale of the property.

**Environmental Review:**

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

**Fiscal Impact:** If the lien is approved, the City may receive up to \$60,800 in recovered fines as a part of the future sale of the property.

**Public Notification:** Notification was posted at 1655 Taft St. and a copy of the notice was sent by certified mail, enclosed in a sealed envelope, with postage fully prepaid on July 23, 2020.

**Staff Recommendation:**

- 1) Conduct the public hearing;
- 2) Receive Public Comment; and
- 3) Adopt the Resolution (Attachment A) approving the placement of a property tax lien on 1655 Taft St.

**Attachment:**

**Attachment A – Draft Resolution**

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,  
CALIFORNIA, APPROVING THE REPORT FOR THE PLACEMENT OF A  
PROPERTY LIEN AND ASSESSING THE COST OF FINES AND ANY COSTS  
ASSOCIATED WITH FINE RECOVERY AND EFFORTS TO ABATE THE  
VIOLATION AT 1655 TAFT STREET PURSUANT TO THE CITY OF LEMON  
GROVE MUNICIPAL CODE CHAPTER 1.24**

*WHEREAS, the Code Enforcement Division of the Community Development Department works in partnership with residents and businesses of Lemon Grove to promote and maintain a safe and desirable living and working environment; and*

*WHEREAS, the City of Lemon Grove Municipal Code Section 1.24.030 provides the authority to issue administrative citations for violations of the City municipal code; and*

*WHEREAS, the purpose of the municipal code section is to encourage compliance with community standards by applying a monetary penalty for continuing violations; and*

*WHEREAS, the City follows the procedures in the Lemon Grove Municipal Code for issuing citations and fines; and*

*WHEREAS, staff issues fines and citations for storage of commercial vehicles in residential areas in the City of Lemon Grove; and*

*WHEREAS, staff initiated this code enforcement case on November 19, 2018, after receiving complaints from residents and neighboring businesses. The subsequent inspection of the property confirmed the storing commercial vehicles with a gross vehicle weight of 10,000 pounds or greater in a residential zone, in violation of LGMC section 10.28.170; and*

*WHEREAS, the property owner of 1655 Taft Street has failed to comply with LGMC section 10.28.170; and*

*WHEREAS, as a result of the property owner's failure to comply with LGMC section 10.28.170, the City has issued the property owner of 1655 Taft St. a total of \$60,800 in fines through June 19, 2020; and*

**WHEREAS**, California Government Code section 54988 and LGMC section 1.24.130 authorize the City to place a property lien on a property that is the subject of code enforcement activity to collect any unpaid fee, cost or charge; and

**WHEREAS**, the City Council has reviewed the written report of said property lien proceedings and account of the cost thereof, as filed in the office of the City Clerk; and

**WHEREAS**, said report and account were duly set for hearing by the City Council for August 4, 2020, and notice of hearing was posted on the property and mailed to the property owner on July 23, 2020, and the City Council heard said matter on said date; and

**WHEREAS**, it is found and determined by the City Council that the report and account are true and correct and should be approved; and

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

1. Directs that the cost of code enforcement fines shall be hereby assessed as liens upon the property located at 1655 Taft Street (APN: 576-452-09-00) as shown on the most recent available property assessment roll of the County of San Diego; and
2. Directs the City Clerk to send a certified copy of this resolution to the Tax Assessor's Office of the County of San Diego.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Racquel Vasquez, Mayor**

**Attest:**

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**Shelley Chapel, MMC, City Clerk**

**Approved as to Form:**

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**Kristen Steinke, City Attorney**



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

### Item No. 4

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** Finance Department

**Staff Contact:** Molly Brennan, Administrative Services Director

mbrennan@lemongrove.ca.gov

**Item Title:** Alarm Permit Enforcement

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**Recommended Action:** Receive and review Alarm Permit Enforcement Plan.

### Summary:

City staff in the Finance Department will begin enforcing false alarm penalty fees, as identified in Municipal Code Chapter 8.32, beginning in September to reduce the frequency of false alarm events.

### Discussion:

Recently the Sheriff's Department approached staff with concerns over the amount of deputy time being spent on responding to false alarms rather than responding to true calls for public safety services. When an alarm call is received, it is treated as an emergency and requires two deputies to immediately respond. In the six-month period of January through June 2020, the Sheriff's responded to 225 false alarm events around the City, with 80% of those false alarms at commercial properties.

Lemon Grove Municipal Code (Code) Chapter 8.32 defines the regulations of security alarm systems in the City. An alarm permit from the City is required for operation of a security alarm system at the one-time cost of \$75. More than two false alarms in a six-month period is considered a public nuisance and penalty fees are levied to incentivize the owner of the alarm system to make repairs. The City has not levied the false alarm penalty fees since 2009. The penalty fees are:

- Third false alarm: \$50
- Fourth false alarm: \$100
- Fifth false alarm: \$150
- Each additional false alarm in a six-month period: \$200

To reduce the number of false alarms, City staff will begin enforcing Code Chapter 8.32 in September, including notifications of each false alarm to property owners and charging penalty fees to those that have more than two false alarms in a six-month period. The City's Office Aide within the Finance Department will be assigned this task.

Beginning the week of August 10, staff will send out the first notification letter of enforcement (Attachment A). This letter will be sent to all current alarm permit holders to notify them that the penalty fees will be enforced beginning in September. Report Attachments B and C respectively are examples of the warning letter and penalty letter that will be sent as enforcement following multiple false alarm occurrences.

**Environmental Review:**

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

**Fiscal Impact:** While a small amount of revenue will be generated by the penalty fees in the short-term, the goal of enforcement is to reduce repeat false alarms, and as a result will have little impact on revenue over the long-term.

**Public Notification:** None.

**Staff Recommendation:** Receive and review Alarm Permit Enforcement Plan.

**Attachments:**

- Attachment A – Enforcement Notification Letter**
- Attachment B – False Alarm Warning Letter**
- Attachment C – False Alarm Penalty Letter**



# CITY OF LEMON GROVE

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August 10, 2020

Property Owner Name  
Property Street Address  
Lemon Grove, CA 91945

Dear Alarm Permit Holder,

You are receiving this notice as a result in the rise of false alarms being responded to by the Sheriff's Department across the City. Repeatedly responding to false alarms reduces the Sheriff's ability to respond to critical calls for public safety services. Therefore, beginning in September 2020 the false alarms will be monitored more closely by the City and action will be taken to enforce the penalty fees for properties with excessive false alarms.

Please be informed that the Lemon Grove Municipal Code Section 8.32.120 – Maintaining a Public Nuisance Alarm, allows a maximum of (2) false alarms in any six month period without penalty. The following penalty assessments shall be assessed for each false alarm in excess of two in any six-month period:

Third false alarm: \$50

Fourth false alarm: \$100

Fifth false alarm: \$150

Each additional false alarm: \$200

(Ord. 382 § 7, 2009; Ord. 71 § 2, 1981)

If you have any questions please feel free to contact us at 619-825-3800.

Thank you,

Allen Coleman  
Office Aide



# CITY OF LEMON GROVE

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August 4, 2020

Property Owner Name  
Property Street Address  
Lemon Grove, CA 91945

Dear Property Owner:

Please be informed that the Lemon Grove Municipal Code Section 8.32.120 – Maintaining a Public Nuisance Alarm, allows a maximum of (2) false alarms in any six-month period without penalty. According to our records, Sheriff’s Deputies responded to two false alarms at {Property Street Address Here} on the dates listed below:

- 1) September 4, 2020 at 12:30 a.m.
- 2) September 8, 2020 at 1:20 a.m.

Please correct the cause of the false alarms. If a third false alarm occurs within the six-month period, you will be charged a penalty fee. If you have any questions feel free to contact me at 619-825-3800.

Thank you,

Allen Coleman  
Office Aide



# CITY OF LEMON GROVE

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August 4, 2020

Property Owner Name  
Property Street Address  
Lemon Grove, CA 91945

Dear Property Owner:

Please be informed that you are currently in violation of the Lemon Grove Municipal Code Section 8.32.120 – Maintaining a Public Nuisance Alarm. You have exceeded the maximum of (2) false alarms in any six month period. According to our records, Sheriff's Deputies responded to (3) false alarms at {Property Street Address Here} on the dates listed below:

- 1) September 4, 2020 at 12:30 a.m.
- 2) September 8, 2020 at 1:20 a.m.
- 3) October 17, 2020 at 8:05 p.m.

The fine for three false alarms within a six-month period is **\$50.00**, due now and delinquent if not paid within 14 days of the date of this notice. You must correct the cause of the false alarms to keep from incurring penalties for additional false alarms. If you have any questions feel free to contact me at 619-825-3800.

Thank you,

Allen Coleman  
Office Aide

### **Payment Options**

In-person: cash, check, credit, or debit cards are accepted at City Hall Monday-Thursday 7am-6pm

By mail: send a check made out to the City of Lemon Grove with a note in the memo field that says false alarm and the property street address

On the phone: credit or debit card payments are accepted by calling 619-825-3800 Monday-Thursday 7am-6pm



# CITY OF LEMON GROVE

## CITY COUNCIL STAFF REPORT

### Item No. 5

**Meeting Date:** August 4, 2020

**Submitted to:** Honorable Mayor and Members of the City Council

**Department:** Public Works Department

**Staff Contact:** Mike James, Assistant City Manager / Public Works Director

[mjames@lemongrove.ca.gov](mailto:mjames@lemongrove.ca.gov)

**Item Title:** **Funding Request for a Drainage Project at 2441 McKnight Drive and Mt. Vernon Avenue**

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**Recommended Action:** Adopt a resolution approving a funding request for a drainage project at 2441 McKnight Drive and Mt. Vernon Avenue.

**Summary:** Staff investigated a complaint from the property owners of 2441 McKnight Drive regarding water ponding on the street and flooding their front, side and back yard. After performing a site inspection and researching existing City records, staff concluded that a portion of the flooding resides in a City owned drainage easement. Staff initiated further investigation with field survey and preliminary engineering design to create three options to eliminate the flooding issue on McKnight Drive. Staff recommends that the City Council allocated \$464,808 from the General Fund Reserve account to fund Alternative 3.

**Discussion:** In Winter 2019, staff received a street flooding complaint from the property owners of the residence located at 2441 McKnight Drive. Staff performed a site visit and walked the property with the property owners to learn more about their specific concerns. Staff informed the property owners that additional information will have to be researched to determine who is responsible to manage the drainage on their private property.

When staff receives any drainage concern it will typically perform a site inspection, research applicable maps, plans and drainage documents and come to a determination of ownership and eventual responsibility. In this instance, staff discovered information listed on Sheet 1 of Map No. 2339 (Attachment C) that stated in part, “that the Board of Supervisors has approved this map; has accepted on behalf of the public, McKnight Drive, portions of Massachusetts Avenue and Mount Vernon Street and drainage easement as dedicated on this map.”

With the decision of ownership confirmed as the City's drainage easement, the next step for City staff was to determine how it can best resolve the flooding issue at that specific location as well as mitigating any long term, downstream impacts to other property owners. At that point, the City's contract City Engineer performed survey and designed three alternatives for consideration (Attachment D-F). Each of the alternatives are listed in greater detail below:

1. Alternative 1: Collects flow within the parcels via inlets and reinforced concrete pipe. Then discharges the flow at the back of concrete wall partially down the concrete driveway.
  - a. *Pro*: The least expensive option and will collect flows at known drainage paths.
  - b. *Con*: Requires overland runoff across vacant lots and will require two additional easements.
  - c. *Preliminary Construction Cost (with 20% contingency)*: ~\$300,000
2. Alternative 2: Collects flow within the parcels via inlets and reinforced concrete pipe. Then discharges the flow at the culvert within the City's right-of-way.
  - a. *Pro*: Flow is no longer discharged to the parcel.
  - b. *Con*: More storm drain infrastructure is required and the storm drain from the concrete wall to the eventual outfall could be deep and more expensive. Two additional easements will be required.
  - c. *Preliminary Construction Cost (with 20% contingency)*: ~\$550,000
3. Alternative 3: Collects flow within the street via inlets and reinforced concrete pipe. Then discharges the flow at the culvert within the City's right-of-way.
  - a. *Pro*: No easements are anticipated. Limits the City's liability by containing all stormwater to City's right-of-way.
  - b. *Con*: May require a berm and driveway improvements to keep stormwater within the roadway and to direct stormwater to inlets.
  - c. *Preliminary Construction Cost (with 20% contingency)*: ~\$450,000

The fourth alternative that is also available, however, staff is not recommending it, is to do nothing at this time and evaluate the project at a future date. This option is not a viable option in staff's opinion because of the existing liability from inaction or postponement of action could increase the total value of a claim against the City for private property damages from a future flooding event.

Of the three remaining alternatives, staff's normal practice is to recommend the least expensive construction cost estimate. However, in this instance, additional consideration was warranted to include:

- What are the long term maintenance costs that the City will have pay?

- How does the City access private property to maintenance drainage infrastructure?
- What is the impact to the City’s general liability from owning a drainage facility in private property?
- Is there a potential cost to purchase at least two additional drainage easements with Alternatives 1 and 2?

Based on all of the information available at the time of this report, staff is recommending that the City Council select Alternative 3, which will move the flow of water into the City’s right-of-way and allow the vacation of the drainage easement at 2441 McKnight Drive. While not the least expensive alternative, staff believes this option will provide a permanent solution that will be easily accessible, provide ample drainage from McKnight Drive, and avoid any future private property access concerns to maintain the City’s drainage infrastructure.

Considering the final construction cost estimate for Alternative 3 is estimated to at least equal \$450,000, staff would like to also include additional costs to complete final design of the project and construction of the project. Staff recommends the following project budget:

<b>Description</b>	<b>Amount</b>
As Needed Survey	\$3,000
Drainage Design, Plans and Reports	\$9,000
Construction Costs	\$377,340
Construction Inspection	\$10,000
<b>Subtotal</b>	<b>\$387,340</b>
Contingency – 20%	\$77,468
<b>GRAND TOTAL</b>	<b>\$464,808</b>

If this project funding request is approved, staff will follow the schedule listed below:

- August 2020            Advertise a request for construction bids,
- September 2020      Receive response(s) to the request,
- October 2020        Recommend contract award to the City Council,
- November 2020      Begin construction,
- February 2021       Complete construction and close out the project, and
- March 2021            Accept the project as complete.



**RESOLUTION NO. 2020 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, APPROVING A FUNDING REQUEST FOR A DRAINAGE REPAIR PROJECT AT 2441 MCKNIGHT DRIVE AND MT. VERNON AVENUE, LEMON GROVE, CA 91945**

**WHEREAS**, the City of Lemon Grove was notified of a flooding, drainage concern that required a field inspection and map, plans and document review;

**WHEREAS**, staff concluded that a portion of the flooded area was from a drainage easement that is the City's responsibility to maintain;

**WHEREAS**, various alternatives were designed with the preferred solution keeping the flow of water within the City's right-of-way;

**WHEREAS**, the drainage project is estimated to cost \$464,408. There are no funds programmed in the Fiscal year 2020-2021 Consolidated Budget and one-time funding request not to exceed \$464,808 from the General Fund Reserve account is necessary to fund the project costs;

**WHEREAS**, the City Council finds that this project is necessary to complete this project in order to maintain the safety of the public.

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

1. Approves the funding request for the drainage project at 2441 McKnight Drive and Mt. Vernon Avenue;
2. Allocates \$464,408 from the City's Reserve General Fund account for this project; and
3. Directs the City Manager or designee to manage all project documentation.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2020, the City Council of the City of Lemon Grove, California, adopted Resolution No. \_\_\_\_\_, passed by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

***Racquel Vasquez, Mayor***

***Attest:***

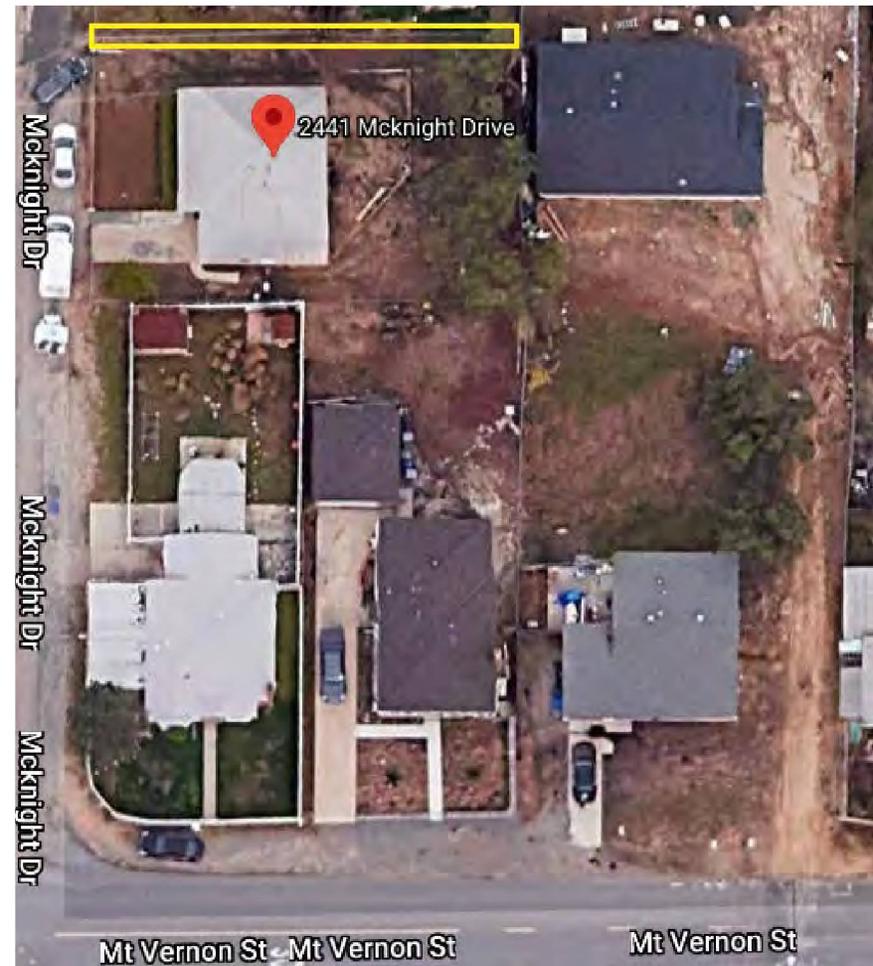
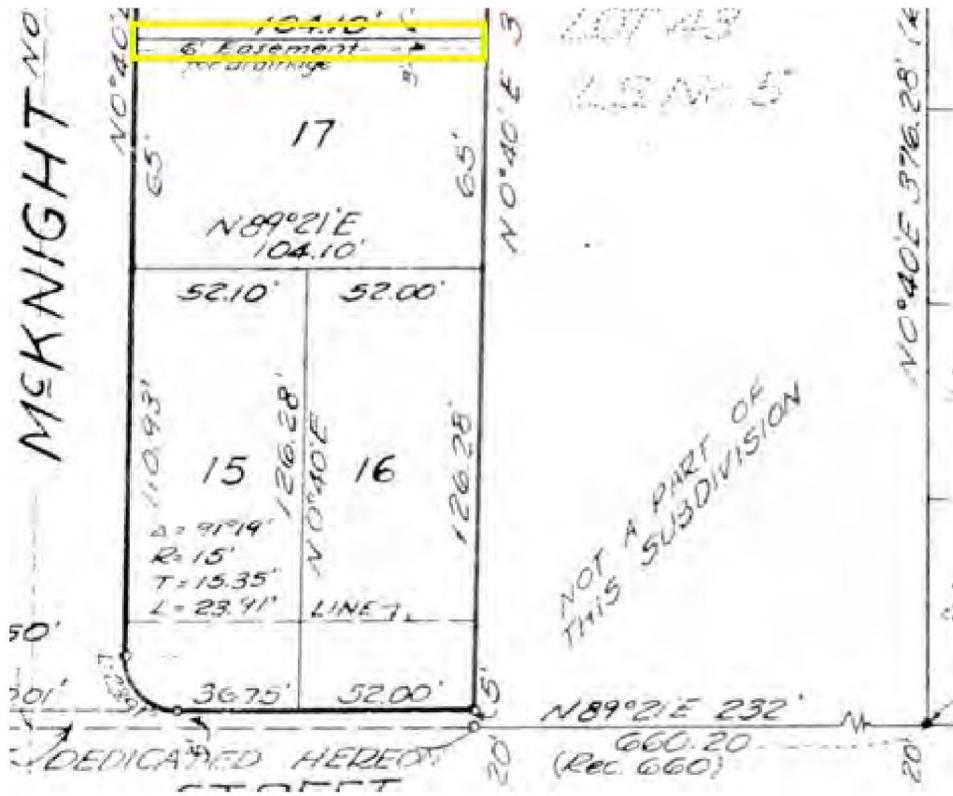
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***Shelley Chapel, MMC, City Clerk***

***Approved as to Form:***

---

***Kristen Steinke, City Attorney***



# MAP No 2339

SHEET 1 OF 2 SHEETS

## CASTEEL KNOLL

BEING A SUBDIVISION OF

All that portion of the West Half of Lot 43 of Subdivision No. 3 of Lot 12, Clark's Map of San Diego, in the County of San Diego, State of California, according to Licensed Surveyor's Map thereof No. 5, filed in the office of the County Recorder March 23, 1892, described as follows:

Beginning of the Southwest corner of said Lot 43 being at the Northeast corner of Mt Vernon Street and Massachusetts Avenue; thence North 0°40'55" East along the West line of said Lot, 376.20 feet to the Northwest corner of a parcel of land conveyed to William G. Manson by Deed dated February 17, 1926, and recorded in Book 1180, page 99 of Deeds; thence North 89°21' East along the North line of said land, being parallel with the South line of said Lot 43, a distance of 428.14 feet to a point 232 feet Westerly from the Northeast corner of the aforesaid land; thence South 0°40' West, parallel with the East line of said land, being also the East line of said West Half of Lot 43, a distance of 376.20 feet to the South line of said Lot; thence South 89°21' West along said South line, 428.20 feet to the point of beginning.

We hereby certify that we are the only parties having any record title interest in the land subdivided by this map, except the La Mesa, Lemon Grove and Spring Valley Drainage District, holders of easements of record for water, electric, gas, telephone and other works, the names of which are shown on this map, and we consent to the preparation and recordation of this map. We hereby dedicate to the public for use as streets McKnight Drive, portions of Massachusetts Avenue, and Mount Vernon Street and drainage easements shown on this map.

On this 8th day of June 1946, before me

*Ruth Schulte*  
Notary Public in and for said County, personally appeared, George W. Gairner and *Edith L. Gairner* known to me to be the persons whose names are subscribed to the above certificate and acknowledged to me that they executed the same.

My Commission Expires Oct. 4, 1948

Order No. 108689

The Southern Title & Trust Company, a Corporation, hereby certifies that according to the official records of the County of San Diego, George W. Gairner & Edith L. Gairner, husband and wife, were on the 8th day of June, 1946, at 8 o'clock A.M. all the parties having any record title interest in the land subdivided by this map, except the La Mesa, Lemon Grove and Spring Valley Drainage District, holders of easements of record for water, electric, gas, telephone and other works, the names of which are shown on this map, and we consent to the preparation and recordation of this map. We hereby dedicate to the public for use as streets McKnight Drive, portions of Massachusetts Avenue, and Mount Vernon Street and drainage easements shown on this map.

Southern Title & Trust Company  
By *Charles D. Johnson*

I, J.B. McLees, Clerk of the Board of Supervisors of San Diego County, certify that said Board of Supervisors has approved this map, has accepted on behalf of the public, McKnight Drive, portions of Massachusetts Avenue and Mount Vernon Street and drainage easements as indicated on this map.

J.B. McLEES, Clerk of the Board of Supervisors  
By *M. MacLeod*, Deputy

I, J.B. McLees, Clerk of the Board of Supervisors hereby certify that the provisions of Chapter 2, Article 4 of the Business and Professions Code have been complied with regarding deposits for taxes on the property within this subdivision.

J.B. McLees, Clerk of the Board of Supervisors  
By *M. MacLeod*, Deputy

I, E.L. Freeland, a registered civil engineer, certify that the survey of this subdivision was made by me or under my direction between May 7, 1946 and May 24, 1946, and said survey is true and complete as shown; that the monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Date 6/4/46  
*E.L. Freeland*  
E.L. FREELAND REGISTERED CIVIL ENGINEER No. 32

I, Marie H. Stevenson, County Surveyor, certify that I have examined this map; that the subdivision is substantially the same as it appeared on the tentative map and any approved alterations thereto; that all the provisions of the Subdivision Map Act and County Ordinance No. 366 (New Series), have been complied with, and that I am satisfied that this map is technically correct.

Marie H. Stevenson  
County Surveyor  
By *Thomas A. Melars*

Approved as to form  
By *Thomas A. Melars*  
District Attorney and County Council  
Deputy

I hereby approve the name "CASTEEL KNOLL" for the subdivision shown on the annexed map  
Dated July 23, 1946  
Roger N. Howe, Recorder of San Diego County  
By *H.P. Schneider*, Deputy

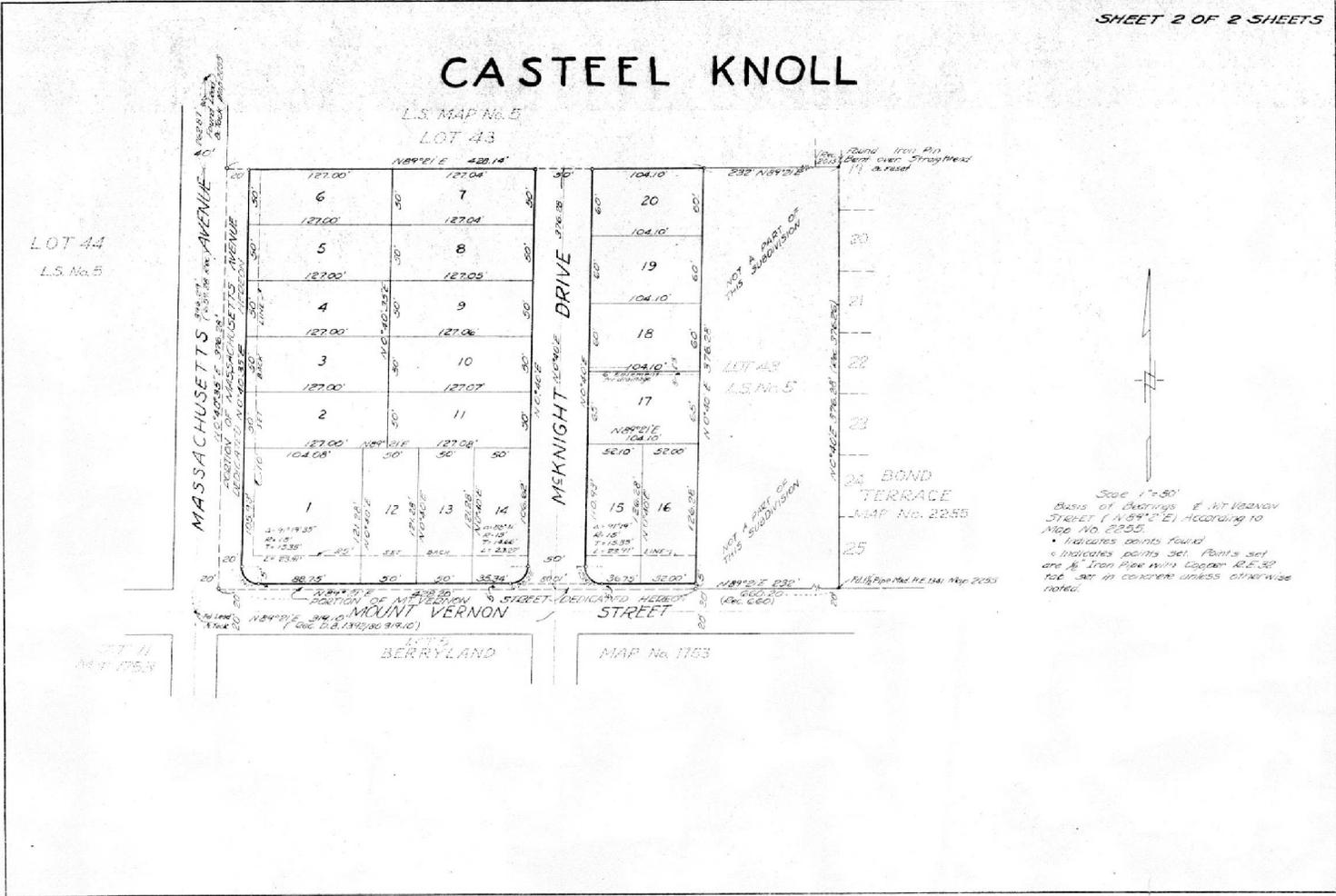
I, Roger N. Howe, Recorder of the County of San Diego, hereby certify that I have this 1 day of AUGUST, 1946, accepted this map for recordation.  
By *Roger N. Howe*  
Recorder  
By *H.P. Schneider*, Deputy

File No. 2339 - Fee \$500  
Filed at the request of E.L. Freeland at 4 minutes past 11 o'clock A.M. this 1 day of AUGUST 1946  
Records of San Diego County  
By *Roger N. Howe*  
County Recorder  
By *H.P. Schneider*, Deputy

2339

CASTEEL KNOLL

L.S. MAP No. 5  
LOT 43



2339



PROJECT NO. J-17546



5620 FRIARS ROAD  
 SAN DIEGO, CA 92110  
 619.291.0707  
 (FAX) 619.291.4165

**CITY OF LEMON GROVE**  
**2441 MCKNIGHT DRIVE DRAINAGE IMPROVEMENTS**

DATE:	06/08/2020
DRAWN BY:	OJL
CHECKED BY:	EAC
SCALE:	1"=30'
SHEET	1 OF 1

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PROJECT NO. J-17546



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