

**MINUTES OF A MEETING OF
THE LEMON GROVE CITY COUNCIL**

October 4, 2016

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

Members present: Mayor Mary Sessom, Mayor Pro Tem George Gastil, Councilmember Jerry Jones, Councilmember Jennifer Mendoza, and Councilmember Racquel Vasquez.

Members absent: None.

City Staff present: Lydia Romero, City Manager, Eric Craig, Associate Planner; David De Vries, Development Services Director; Greg Mc Alpine, Interim Fire Chief; Tim Gabrielson, City Engineer; James P. Lough, City Attorney; Mike James, Public Works Director; Lt. May, Sheriff's Department; and Gilbert Rojas, Interim Finance Director.

Presentations

New employee Introductions: Kecia Carrasco, Associate Accountant, Reggie Lawson, Park Ranger, and Francisco Rodriguez, Sanitation Tech I.

Lt. May introduced San Diego County Sheriff Department/Lemon Grove traffic Sergeant Jorge Dueno.

Public Comment

John Wood commented on the flag at the Toyota dealership and large trucks parked on Federal Boulevard.

Helen Ofield spoke in opposition to Measure V for medical marijuana dispensaries that will be voted on at the November 8, 2016, election. Due to the East County Chamber of Commerce Board's endorsement of Measure V, she requested the City cancel membership immediately.

Isle Hanning spoke in opposition to Measure V for medical marijuana dispensaries that will be voted on at the November 8, 2016, election.

Stephen Browne spoke in opposition to Measure V for medical marijuana dispensaries that will be voted on at the November 8, 2016, election.

Roger Ogden spoke in opposition to the City's Welcoming Communities resolution.

Ivy Westmoreland spoke in opposition to Measure V for medical marijuana dispensaries that will be voted on at the November 8, 2016, election.

Ernie (no last name given) spoke in opposition to the City's Welcoming Communities resolution.

John Moore spoke in opposition to the City's Welcoming Communities resolution.

Edie Andrade spoke in opposition to the City's Welcoming Communities resolution.

Reverend Wayne Riggs commented on immigration, the United States military, and spoke in support of the City's Welcoming Communities resolution.

Ofelia Cortes spoke in support of the City's Welcoming Communities resolution.

Ginger Jacobs, San Diego Immigrants' Rights Consortium, spoke in support of the City's Welcoming Communities resolution.

Erin Grassi spoke in support of the City's Welcoming Communities resolution.

1. Consent Calendar

A. Approval of City Council Minutes

September 20, 2016 Regular Meeting

B. Ratification of Payment Demands

C. Waive Full Text Reading of All Ordinances and Resolutions on the Agenda

D. Award a Contract for the FY 2016-2017 Sewer Capital Improvements Project: Sewer Upsizing, Replacement and Maintenance

E. Second Amendment to Option Agreement between City of Lemon Grove and the San Diego Community Land Trust for 8084 Lemon Grove Way

Action: Motion by Councilmember Jones, seconded by Councilmember Mendoza, to approve the Consent Calendar passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016-283: Resolution of the Lemon Grove Sanitation District Board of Directors Awarding a Contract for the FY 2016-2017 Sewer Capital Improvement Project: Upsizing, Replacement, and Maintenance (Contract 2016-24)

Resolution No. 2016-3467: Resolution of the City Council of the City of Lemon Grove, California Approving an Amendment to an Option Agreement with the San Diego Community Land Trust for the Parcel Identified as 8084 Lemon Grove Way (APN) 475-450-19-00

2. Public Hearing to Consider Planned Development Permit PDP150-0003, Tentative Map TM0-000-0062, General Plan Amendment GPA-150-0003, and Zoning Amendment ZA1-500-0004 Authorizing a 24-Lot Subdivision and Construction of 20 Dwelling Units on 2.064 Acres at the Southwest Corner of Palm Street and Camino De Las Palmas

Eric Craig, reported that the property is a vacant 89,887 square foot (2.064 acre) parcel, which is a former Caltrans right-of-way that remained after construction of State Route (SR) 125. The proposed project is a request to 1) amend the General Plan Land Use Designation from Transportation to Medium Density Residential (up to 14 dwelling units per acre), 2) amend the Zoning District from Residential Low and Residential Low/Medium to Residential Medium, 3) approve a Tentative Subdivision Map to authorize a 24-lot subdivision, including 20 residential lots, one private street lot, and three common area lots, and 4) approve an associated Planned Development Permit for the site improvements. This staff report provides a description of the existing site, the proposed project and the conformance to the regulatory framework.

The project proposes 14 single-family units and three twin-homes (six attached units) for a total of 20 dwelling units.

It is designed to provide a common area park and two detached single-family residences located along the Palm Street cul-de-sac compatible with the single-family homes to the south along Camino De Las Palmas. Twelve additional detached single-family residences are located along the perimeter of the project site on top of the hill along Palm Street and Camino De Las Palmas. The remaining six dwelling units are composed of three twin-homes, which are grouped together in the center or interior of the site not visible from the public right-of-way. The subdivision proposes 20 residential lots ranging in size from 1,330 square feet to 11,237 square feet and four additional lots that include a lot for the private street, two lots providing a separate active and passive common area park, and a common private parking lot. The two common area parks have a combined area of 8,287 square feet that includes a 1,525 square foot turf area surrounded by a walking path on Lot B; and a 2,020 square foot active use area with a play structure, bench, barbecue grill, shade canopy, and picnic table on Lot D. Total net area of the development (excluding the private street) is 1.752 acres. The maximum density for the proposed Medium Residential land use designation is 14 dwelling units per acre, or a maximum of 24 dwelling units. The proposed density is 11.4 dwelling units per acre, 20 total dwelling units.

The proposed private street will take access from the cul-de-sac portion of Palm Street at two locations. The private street provides sidewalks on both sides with rolled curb and gutters. Required guest parking will be provided by a combination of on-street parallel parking (two spaces) and off-street parking areas (four spaces including one ADA-compliant space). Other improvements for the project include a project monument sign on the cul-de-sac portion of Palm Street, hardscape, landscaping and irrigation, lighting, a detention basin at the southeast corner of the site, a six-foot high sound wall behind the proposed units on Lots 1 through 7 and the common area park (Lot B), and stairs and a walkway that provide access from the project to Palm Street to the north.

The State has established Regional Housing Needs Allocation (RHNA) targets for each city in order to ensure adequate housing stock. RHNA targets create a threshold for cities in order to obtain grant and transportation funding. This project works towards the City's goals of meeting its RHNA allotment for market-rate housing or affordable to above-moderate income households. The project also meets housing policies of the Housing Element as it relates to promoting a mix of housing types and encouraging a balanced mix of housing.

The existing General Plan land use designation is Transportation, which provides for transportation facilities and associated rights-of-way. The proposed project includes a General Plan Amendment to re-designate the site from Transportation to Medium Density Residential (up to 14 dwelling units per acre). The General Plan Special Treatment Area overlay acknowledged that a future general plan amendment would be required after Caltrans sold excess right-of-way subsequent to construction of SR-125, and anticipated the same designation as adjacent properties. The residential properties directly across the Palm Street cul-de-sac to the south of the project are designated Low/Medium Density Residential (up to 7 du/ac). The properties across Palm Street to the north have a Transportation land use designation and further north and northwest have a Low Density Residential designation (up to 4 du/ac). The site is conducive to a higher density due to its location, which is on a high trafficked collector street, it is directly adjacent to a school on the west, and it is within a quarter mile of a bus stop which is located at Sweetwater Road and Troy Street. There is vacant Caltrans right-of-way across Camino De Las Palmas to the east and across Palm Street to the north.

The property is currently zoned Residential Low (up to 4 du/ac) and Residential Low-Medium (up to 7 du/ac). The project proposes a Zoning Amendment to Residential Medium (up to 14 du/ac).

The Lemon Grove Municipal Code allows applicants to request deviations from development standards through the Planned Development Permit process where it can be found that the project provides equivalent benefits and/or achieves efficiencies in use, structures, transportation and/or utility systems.

The applicant proposes a pedestrian-oriented infill development with a mix of housing types, large setbacks from Palm Street and Camino De Las Palmas, bicycle racks for each residence and sited throughout the development, two enhanced common area parks that provide recreational areas for the project, enhanced landscaping throughout the site, and residences that exceed energy efficiency standards. In order to accomplish this project design, the applicant requests various deviations from the Zoning and Subdivision Codes, including deviations to the building envelope, setbacks, lot size and dimensions, building height, and public street requirements.

Mr. Craig noted that some of the proposed building separations are under four feet and recommended removing condition B. 7 "A minimum four foot separation shall be provided between buildings and building posts and proposed retaining walls, freestanding walls and fences" from the resolution to approve the tentative map.

Mayor Sessom opened the public hearing.

Public Speaker(s)

Chris Dahrling, project applicant, provided an overview of the project and the revisions to the original proposal. Mark Brencick and Roger Basinger were available to answer questions.

Andy Lupenko expressed concerns with the project such as noise, traffic and density.

Donald Beyer provided the City Council with a photo of the area and expressed concerns with the project such as parking issues, traffic, height of the proposed residences, and density.

Action: Motion by Councilmember Jones, seconded by Councilmember Vasquez, to close the public hearing and adopt the resolution passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016-3468: Resolution of the City Council of the City of Lemon Grove, California Approving General Plan Amendment GPA-150-003 Amending the General Plan Land Use Designation from Transportation to Medium Density Residential for a Property Located at the Southwest Corner of Palm Street and Camino De Las Palmas, Lemon Grove, California

Action: Motion by Councilmember Jones, seconded by Councilmember Vasquez, to introduce Ordinance No. 440 for first reading by title, passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Ordinance No. 440: An Ordinance of the City Council of the City of Lemon Grove, California Approving Zoning Amendment ZA1-500-0004 Amending the Zoning District from Residential Low (RI) and Residential Low/Medium (RI/M) to Residential Medium (RM) for Property Located At The Southwest Corner Of Palm Street And Camino De Las Palmas, Lemon Grove, California

Action: Motion by Councilmember Jones, seconded by Mayor Pro Tem Gastil, to adopt the resolution with amendment passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016-3469: Resolution of the Lemon Grove City Council Approving Tentative Subdivision Map TM0-000-062 (Planned Development) Authorizing the Subdivision of a 2.064 Acre Parcel Into Twenty Residential Lots, One Common Lot for a Private Street, One Common

Lot for Parking, and Two Common Lots for Open Space on An Undeveloped Site at the Southwest Corner of Palm Street and Camino De Las Palmas, Lemon Grove, California]

Action: Motion by Councilmember Jones, seconded by Councilmember Vasquez, to close the public hearing and adopt the resolution passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016-3470: Resolution of the Lemon Grove City Council Approving Planned Development Permit PDP-150-0003 Authorizing the Development of a Twenty Unit Planned Development on a 2.064 Acre Undeveloped Site at the Southwest Corner of Palm Street and Camino De Las Palmas, Lemon Grove, California

3. Revised General Fund Reserve Policy

Gilbert Rojas reported that on June 5, 2012, the City Council adopted Resolution No. 3111 that approved a General Reserve Policy. This policy was to ensure that the City maintained an appropriate reserve fund. The reserve was set at a goal of 25% of General Fund operating expenditures. However in recent years one time purchases have routinely been budgeted from the reserve fund.

During FY 16-17 budget adoption staff recommended that the reserve policy be updated to allow for the reserve fund to be used only for an economic emergency or a catastrophic event. One time expenditures will be budgeted each year in the non-departmental fund.

The revised policy will only allow transfers from the Reserve Fund by City Council resolution that address repayment of the funds (if under the 25% threshold). The policy revision will assist the City Council and the public in identifying the reserve funds.

Public Speaker(s)

There were no requests from the public to speak.

Action: Motion by Councilmember Mendoza, seconded by Councilmember Vasquez, to adopt the resolution passed, by the following vote:

Ayes: Sessom, Gastil, Jones, Mendoza, Vasquez

Resolution No. 2016 – 3471: Resolution of the City Council of the City of Lemon Grove, California] Approving the Revised General Fund Reserve Policy

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

Councilmember Jones attended recent SANDAG meetings and provided a report from the East County Chamber of Commerce legislative committee meeting where Measure V was discussed.

Councilmember Mendoza attended the Mexican Consulate Independence Day celebration, St. John of the Cross Fall Festival, and the 2nd Annual Lemon Grove Community Picnic.

Councilmember Vasquez attended the 2nd Annual Lemon Grove Community Picnic and reported on a recent LAFCO meeting.

Mayor Pro Tem Gastil East County Economic Development Council and 2nd Annual Lemon Grove Community Picnic.

City Manager and Department Director Reports

Gilbert Rojas stated that preliminary report for the General Fund net income is \$1,200,000, but is subject to revision during the City Audit. Also, the gas tax fund has a deficit of \$36, 000.

Chief McAlpine reported on that the Annual Fire Department's Open House and Pancake breakfast will be held on October 8, 2016.

Lt. May reported that the Sheriff's Department will be participating in the Walk to School Day.

Mayor Pro Tem added that he attended Grossmont High School's dedication for the Student Services and Arts building.

Adjournment

There being no further business to come before the City Council, Housing Authority, Sanitation District Board, Lemon Grove Roadway Lighting District Board, and the Lemon Grove Successor Agency the meeting was adjourned at 7:50 p.m.

Susan Garcia

Susan Garcia, City Clerk