

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

April 4, 2017

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

City Councilmembers Present:

Mayor Racquel Vasquez, Councilmember David Arambula, Councilmember Jerry Jones, Mayor Pro Tem Jennifer Mendoza, and Councilmember Matt Mendoza

City Council Members Absent:

None.

City Staff Present:

Lydia Romero, City Manager, Lt. Scott Amos, Sheriff's Department; David De Vries, Development Services Director; Daryn Drum, Division Fire Chief; Tim Gabrielson, City Engineer; Mike James, Assistant City Manager/Public Works Director; and James P. Lough, City Attorney, and Corinne Russell.

Changes to the Agenda

There were no changes to the agenda.

Public Comment

Eric Lund, San Diego East County Chamber, provided the City Council with a summary of the Homeless Task Force activities.

Lani Stacks commented on the treatment of animals at Lemon Grove Pet Store, the public comment portion of the City Council meetings, a response during the previous City Council meeting, and applied the penalty of perjury clause that her statements are true.

John L. Wood commented on vehicle drivers, speeding, traffic on Central Avenue, the use of sidewalks as bicycle lanes. He requested an update on the benefit package that is provided to the Executive Director of MTS.

Brenda Leverette commented on the amount of thrift stores in Lemon Grove, asked for communication to citizen's regarding their concerns, and issues with the Senior Center rentals.

1. **Consent Calendar**
 - A. **Approval of City Council Minutes**
March 21, 2017 Regular Meeting
 - B. **Ratification of Payment Demands**
 - C. **Waive Full Text Reading of All Ordinances and Resolutions on the Agenda**
 - D. **Rejection of Claim**
 - E. **Rejection of Claim**
 - F. **Rejection of Claim**
 - G. **Acceptance of the FY 2016-17 CIP Concrete Repair and Upgrade Program, Various Locations, Project (Contract No. 2017-06)**
 - H. **Third Amendment to Option Agreement between City of Lemon Grove and the San Diego Community Land Trust for 8084 Lemon Grove Way**
 - I. **Oppose Assembly Bill 805 (Gonzalez Fletcher)**

Action: Motion by Councilmember Jones, seconded Mayor Pro Tem J. Mendoza, to approve the Consent Calendar passed, by the following vote:

Mike Richards commented on Consent Calendar item 1.H and expressed concern related to the time extension.

Lydia Romero explained that the San Diego Community Land Trust is having difficulty meeting the new storm water requirements and Helix Water District issues.

Ayes: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza

Resolution No. 2017-3496: Resolution of the Lemon Grove City Council Accepting the FY 2016-17 CIP Concrete Repair and Upgrade Program, Various Locations, Project (Contract No. 2017-06) as Complete

Resolution No. 2017-3497: 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)

Resolution No. 2017-3498: Resolution of the City Council of the City of Lemon Grove, California Opposing Assembly Bill 805 (Gonzalez Fletcher)

2. **Public Hearing to Consider Planned Development Permit PDP-160-0001 and Tentative Map TM0-000-0063 to Authorize a 13 Unit Single-Family Residential Subdivision with a Private and Public Park on 3.67-Acres at 1993 Dain Drive**

Michael Viglione stated that this item a request for a Tentative Subdivision Map and associated Planned Development Permit. These entitlements propose the construction of 13 Single Family residences, a private park and a public park.

The project site is accessed via private driveway from Dain Drive south of its intersection with Ildica Street. The existing Single-Family home sits at the end of this driveway on a hilltop near the geographic center of the site. The property gradually slopes downward in all directions from this high point and then slopes more steeply near the property boundaries along Dain Drive and Ildica Street. Dain Drive is improved on both sides with curb, gutter, and sidewalk and underground utilities. Ildica Street is similarly improved though the sidewalk improvements end on the south side of the street opposite Camino De Las Palmas.

Thirteen Single Family Residences with various options are proposed. These homes front along a proposed private street which takes access from Dain Drive in the location of the current driveway. Rolled curb, gutter and sidewalk are provided on both sides of the private street. An HOA landscape easement with street lights and street trees is included behind these sidewalks.

The proposed private street includes appropriate fire access and turnaround and on-street parking. With the inclusion of two-car garages and two-car driveways for each residence, the project exceeds of parking requirements.

A common landscaped private park that includes, among other things, a barbeque, swimming pool and shade structure is also provided. A permanent basketball hoop and striped court are also integrated into the emergency access turnaround. These open space areas will be restricted to residents and guests only. Retaining walls are proposed near the north end of the site, near the southeast corner and near the site entrance. Six foot high wooden sound walls are provided around and between the Single Family Residences while a partially clear six foot high sound wall is provided around the private park. Three biofiltration basins and a large street tree well are included to address storm water.

The developer also proposes to construct a public park along Ildica Street opposite Camino De Las Palmas to serve the surrounding community in lieu of paying parkland fees. Among its amenities are a play structure, shade structure and site furnishings. The City will maintain this park after construction. Landscaping in excess of code requirements, is provided on 23% of the site which results in the provision of 90 new trees. This total includes a citrus tree for each residence and 13 street trees along Dain Drive. Nine existing mature trees will also be retained on site. A bicycle rack is provided in the common area and bicycle racks will be required in each garage. The location of the site also provides for expansive views to the north and south. In exchange for these features the developer is requesting deviations to the lot frontage, open space, front yard setback and public street requirements.

Two different floor plans for the Single Family Residences are available, both of which are two-stories. Floor Plan One provides 2,565 square feet of living area, including four bedrooms, four bathrooms, and a 456 square foot two-car garage. Floor Plan Two provides 2,952 square feet of living area with four bedrooms plus a loft area, three and a half bathrooms, and a 474 square foot two-car garage. There are a total of eight different color and materials options for these two floor plans.

The Initial Environmental Study prepared for this project identified potential impacts to Cultural Resources, Geology and Soils, Noise and Mandatory Findings of Significance. These impacts are mitigated to below a level of significance. No significant impacts to traffic are proposed.

Mr. Vigilone recommended that the City Council conduct the public hearing and adopt the resolutions that certify the Mitigated Negative Declaration of Environmental Impact and conditionally approve the project.

Mayor Vasquez opened the public hearing.

Public Speaker(s)

Sameer Qasim, project applicant, provided an overview of the project and was available to answer questions.

Sami Jihad commented on the quality of the proposed housing project and will enhance the neighborhood.

Kiyoko Swayne expressed concern with noise and grading processes that might include explosions.

Jeff Pfizenmayer stated that his residence is directly across the street from the proposed project and he expressed concern with possible impacts such as headlights at the entrance of the project on Dain Drive into his residence.

Aiga Poumele asked about the back entrance and if there would be another entrance to the project other than on Dain Drive.

Bill Mowery expressed concern for ingress and egress along with the condition of Dain Drive.

John L. Wood commented on the fence height requirements in the City and noted that the project fence height.

Brenda Leverette asked questions related to the project's proposed park and its maintenance.

Larry Walsh, Walsh Engineering, answered the questions from the public and reported that there will be no explosions at the site, an entrance on Ildica Street was not an option due to various issues, there will not be a back entrance to the project, the landscape will be enhanced and trees will be added, and the fence height is 6 foot not 8 foot in height.

Tim Gabrielson noted that regards to the project entrance all site distances met engineering standards and they could evaluate an internal stop sign.

David De Vries explained that there is a park inside the project area and they will be responsible for its maintenance. There is another park planned and accessed off Ildica Street. This proposed park is vacant City's property and will be available to all residents to use. . He added it was viewed as an opportunity to provide a public park to the neighborhood. The proposed project density is under what is allowed in the City's code.

Mayor Vasquez closed the public hearing (no vote was taken to close the public hearing.)

Reginald Wallace expressed concern due to methods used to eliminate the boulders on the proposed project area, sewer main line issues, and possible drainage impacts.

Bill Mowery recommended that the entrance be removed from Dain Street and moved another area for the access road.

Jeff Pfizenmayer expressed concerns with impact with vehicle headlights and for children that play in the street.

Mark Swayne expressed concerns with possible impacts for the proposed park on the City's property.

David De Vries provided an overview of the amenities for the proposed parks. He added that the City's sewer system is sufficient to manage the additional sewer usage, and there are three drainage basins proposed to manage possible storm water run-off.

Action: Motion by Councilmember Jones, seconded by Councilmember Arambula, to close the public hearing passed, by the following vote:

Ayes: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza

Action: Motion by Mayor Pro Tem J. Mendoza, seconded by Councilmember Jones, to adopt the resolution approving Tentative Map and certifying Mitigated Negative Declaration ND17-01 passed, by the following vote:

Ayes: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza

Resolution No. 2017-3499: Resolution of the Lemon Grove City Council Approving Tentative Map TM0-000-0063 Authorizing the Subdivision of a 3.67 Acre Parcel into Thirteen Residential Lots, One Common Lot for a Private Street, and One Common Lot for a Private Park on a Site Developed with One Single-Family Residence at 1993 Dain Drive, Lemon Grove, California.

Action: Motion by Councilmember Jones, second by Councilmember Arambula, to adopt the resolution approving Planned Development Permit PDP-160-0001 passed, by the following vote:

Ayes: Vasquez, Arambula, Jones, J. Mendoza, M. Mendoza

Resolution No. 2017-3500: Resolution of the Lemon Grove City Council Approving Planned Development Permit PDP-160-0001 Authorizing the Development of a Thirteen Unit Single-Family Residential Project with a Private Street and Park and Off-Site Public Park On a 3.67-Acre Developed Residential Site at 1993 Dain Drive, Lemon Grove, California

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

Councilmember Jones had no reports.

Councilmember Arambula had no reports.

Councilmember M. Mendoza had no reports.

Mayor Pro Tem J. Mendoza attended the Cesar Chavez Service Clubs' breakfast, and attended the water education for Latino Leaders, League of California Cities meeting, and Lemon Grove Lyons Club pancake breakfast Little League fundraising event.

Mayor Vasquez attended the regional Taekwondo tournament event and reported on a recent LAFCO meetings.

City Manager and Department Director Reports

David De Vries reported on the quarterly City community clean-up event will be held on April 22, from 9:00 a.m. to 11:30 a.m.

Lydia Romero stated that she will be providing legislative updates to the City Council on upcoming agendas on the Consent Calendar.

Closed Session

Conference with Legal Counsel – Anticipated Litigation Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:
One Case

Closed Session Report: No reportable action was taken.

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 8:06 p.m.

Susan Garcia
Susan Garcia, City Clerk