

City of Lemon Grove
City Council Regular Meeting Agenda
Tuesday, February 16, 2016, 6:00 p.m.
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA

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.)

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. Items that are pulled will be considered at the end of the agenda.)

A. Approval of Meeting Minutes

February 2, 2016 – Regular Meeting

Members present: Gastil, Jones, Mendoza, and Vasquez

Members absent: Sessom

B. City of Lemon Grove Payment Demands

Reference: Gilbert Rojas, Interim Finance Director

Recommendation: Ratify Demands

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

Reference: Jim P. Lough, City Attorney

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

2. Public Hearing

A. General Plan Update Public Outreach Summary and Draft Considerations

The City Council will conduct a public hearing and provide feedback to staff and consultants regarding the General Plan Update

Reference: Dave DeVries, Interim Development Services Director

Recommendation: Conduct Public Hearing and provide feedback

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

Department Director Reports (Non-Action Items)

Adjournment

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

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

February 2, 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: George Gastil, Mayor Pro Tem; Jerry Jones, Councilmember; Jennifer Mendoza, Councilmember; and Racquel Vasquez, Councilmember.

Members Absent: Mary Sessom, Mayor

City Staff present: Lydia Romero, City Manager; Dave DeVries, Interim Development Services Director; Daryn Drum, Division Fire Chief; Mike James, Public Works Director; Michael Wapner, Deputy City Attorney; Lt. May, Sheriff's Department; and Laureen Ryan Ojeda, Administrative Analyst/Deputy City Clerk.

Presentation: Thank You City Sponsors, Mike James presented
Update on San Diego Forward, Charles "Muggs" Stolls presented

Public Comment

Mike Richards thanked the current Interim Director of Development Services for conducting a planning workshop January 30th. He also commented that trees did not fall during the last storm although many palm fronds fell.

Steven Brown commented about the recent opening of the medical marijuana dispensary on Broadway and asked if this business received permits to build walls. He also commented on the unsavory clientele.

April Flake commented that she had concerns regarding pipes, drainage and circulation in the Valencia project which is adjacent to her property.

John L. Wood commented on the SRTS presentation at the previous council meeting and also that the Sheriff is still not doing enough about the parking problems on Central Avenue.

1. Consent Calendar

A. Approval of City Council Minutes

January 19, 2015 Regular Meeting

B. Ratification of Payment Demands

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

D. State Homeland Security Grant (SHSG)

E. authorized Representative to the CSAC Excess Insurance Authority

F. The Lemon Grove BMP Design Manual

Public Comment: Michael McSweeney, public policy advisor with the Builders Industry Association (BIA) commented that he could provide assistance with three items in the BMP Design Manual that need to be addressed once the manual is passed.

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

Ayes: Gastil, Jones, Mendoza, Vasquez
Absent: Sessom

Resolution No. 2015-3386: Resolution of the City Council of the City of Lemon Grove, California accepting Fiscal Year 2015 State Homeland Security Grant Funds.

Resolution No. 2015-3387: Resolution of the City Council of the City of Lemon Grove, California authorizing the City Manager or Designee to act as the City's authorized representative to the California State Association of Counties – Excess Insurance Authority.

Resolution No. 2015-3388: Resolution of the City Council of the City of Lemon Grove, California

2. Ordinances for Second Reading

A. Ordinance 438 – Zoning Amendment ZA1-500-0003 amending the Municipal Code to implement programs within the 2010-2020 Housing Element

On January 19, 2016, the City Council introduced Ordinance No. 438. The state requires the Municipal Code to be updated to implement several programs within the Housing Element. Proposed amendments of Ordinance No. 438 include: adopting a condominium conversion ordinance; offering density bonuses and incentives consistent with state law; amending the definitions of "family" and "household" to allow transitional and supportive housing consistent with state law; adding "accessibility improvements" in the Minor Modification (ministerial variance) process; amending the definition of "senior housing" and "day care" consistent with state law; allowing family day care facilities in zones that allow single-family homes; and adding affordable housing as an equivalent benefit as part of the Planned Development Permit process. The project is a city initiated project. If adopted, the Ordinance becomes effective on March 3, 2016.

Action: Motion by Councilmember Jones, seconded by Councilmember Mendoza to conduct second reading and adopt Ordinance 438, passed by the following vote:

Ayes: Gastil, Jones, Mendoza, Vasquez
Absent: Sessom

Ordinance No. 438: An Ordinance of the City Council of the City of Lemon Grove, California, amending Title 17, Zoning, and Chapter 18.24, Community Policies and Programs within the 2010-2020 Housing Element.

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

Councilmember Jones attended the Legislative Committee for the Chamber of Commerce and he was moved from the Planning Committee to the Transportation Committee at SANDAG.

Councilmember Mendoza attended the following: lunch and tour of the Moores Cancer Center; THRIVE Lemon Grove meeting; Girl Scout presentation on Savannah Smiles; the El Cajon Citizen of the Year awards ceremony; and, she is being recruited for the National Relay for Life.

Councilmember Vasquez attended the following: City/County Reinvestment Task Force meeting; League of California Cities Housing and Community Development meeting in Sacramento; Healthy Eating/Active Living Zone meeting with Kaiser and the City; and the Local Agency Formation Commission meeting.

Mayor Pro Tem Gastil attended the following: League of California Cities Latino Caucus gathering; Catholic School Week Proclamation at St. John of the Cross School; East County Economic Development monthly meeting; and, the MTS January meeting.

City Manager and Department Directors Report

Mike James reported that during the last storm events, with rain and extreme winds, few trees fell and there were no major incidents; the preparations the City made and helping the residents to get prepared contributed to the successful navigation of the storm events .

Dave DeVries reported two Community Workshops for the General Plan Update were held. The first was held Thursday January 21st from 7-9pm and the second was held Saturday January 23rd from 9-11am

Lydia Romero reported that there were previously 7 medical marijuana dispensaries and currently there are 5, two closed their doors on Monday.

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 7:05 p.m.

Laureen Ryan Ojeda

Laureen Ryan Ojeda, Deputy City Clerk

City of Lemon Grove Demands Summary

Approved as Submitted:

Gilbert Rojas, Interim Finance Director

For Council Meeting: 02/16/16

ACH/AP Checks 01/21/16-02/04/16

816,425.74

Payroll - 2/2/16

111,983.84

Total Demands

928,409.58

Check No	Vendor No	Vendor Name	Check Date	Vendor Name	Check Amount	Check Amount
CHECK NO	INVOICE NO	VENDOR NAME	CHECK DATE	Description	INVOICE AMOUNT	CHECK AMOUNT
ACH	Jan19 16	Employment Development Department	01/21/2016	State Taxes 1/19/16	10,578.85	10,578.85
ACH	Jan16	Aflac	01/22/2016	Aflac Insurance - Jan'16	578.16	578.16
ACH	Feb16	Aflac	01/22/2016	Aflac Insurance - Feb'16	743.86	743.86
ACH	2007	US Bank	01/22/2016	2007 Tax Allocation Bond	279,900.81	279,900.81
ACH	2010	US Bank	01/22/2016	2010 Tax Allocation Bond	149,798.17	149,798.17
ACH	2014	US Bank	01/22/2016	2014 Tax Allocation Bond	107,804.37	107,804.37
ACH	012216	Pitney Bowes Global Financial Services LLC	01/25/2016	Postage Usage 1/22/16	250.00	250.00
ACH	Jan19 16	US Treasury	01/26/2016	Federal Taxes 1/19/16	38,725.40	38,725.40
ACH	Jan6-Jan19	Calpers Supplemental Income 457 Plan	01/26/2016	Calpers 457 Plan 1/6/16-1/19/16	4,813.90	4,813.90
ACH	43674436	WEX Wright Express Fleet Services	01/27/2016	Fuel - Fire Dept - Dec'15	1,161.52	1,161.52
ACH	Feb16	Pers Health	02/02/2016	Pers Health Insurance - Feb'16	54,308.48	54,308.48
ACH	Jan16	Dharma Merchant Services	02/02/2016	Merchant Fees - Jan'16	420.56	420.56
ACH	Jan16	Power Pay Biz	02/02/2016	Online Credit Card Processing - Jan'16	52.78	52.78
ACH	Jan16	Authorize.Net	02/02/2016	Merchant Fees In-Store & Online - Jan'16	41.77	41.77
ACH	Jan16	Bluefin Payment Systems	02/02/2016	Merchant Statement Fee - Jan'16	9.95	9.95
ACH	020216	Pitney Bowes Global Financial Services LLC	02/03/2016	Postage Usage 2/2/16	250.00	250.00
ACH	Feb2 16	Employment Development Department	02/04/2016	State Taxes 2/2/16	5,478.96	5,478.96
5101	01/04/16	Appliances and Air Conditioning Repair	01/27/2016	Dishwasher Repair - Fire Stn	159.52	159.52
5102	5656086876 5656123179	AutoZone, Inc.	01/27/2016	Motor Oil for Chipper LGPW#19 & LGPW#20 Veh Repairs	12.36 19.96	32.32
5103	4447970	Bearcom	01/27/2016	Portable Radio Repair	571.69	571.69
5104	654384-9 659911-9 662479-9 663192-9 666550-9 667488-9 668284-9	BJ's Rentals	01/27/2016	Bonfire- Light Tower Rentals Boom Rental- Holiday Banners/Decors Removal Lift Scissor Rental Prc pane Prc pane Prc pane Prc pane	754.52 300.00 170.00 17.01 25.70 26.46 26.46	1,320.15
5105	Jan/Feb 16	California Dental Network Inc	01/27/2016	Dental Insurance - Jan'16, Feb'16	619.96	619.96
5106	0000013504 FRS00000001	City of El Cajon	01/27/2016	Overtime Reimbursement- Diaz 12/11/15 Overtime Reimbursement- Kinoshita 12/20/15	1,094.96 977.34	2,072.30
5107	18168 18169	City of La Mesa	01/27/2016	HHW Service: 09/19/15 HHW Service: 10/17/15	872.50 1,391.50	2,264.00
5108	2016	City of Tustin	01/27/2016	Online Salary Survey & Benefits- 1/1/16-12/31/16	1,500.00	1,500.00
5109	SB2016-06	County of San Diego- Treasurer/OES	01/27/2016	2,000 Sandbags	320.00	320.00
5110	1/7/2016	Cox Communications	01/27/2016	Calsense Modem Line: 7071 Mt Vernon- 1/6/16-2/5/16	19.99	19.99
5111	12859	Custom Auto Wrap Inc	01/27/2016	E-Waste Banner Date Change	67.80	67.80

5112	2016CWEA	CWEA	01/27/2016	CWEA Membership- Adams/Wilkens- 3/31/16-3/31/17	162.00	162.00
5113	0115162305	Domestic Linen- California Inc	01/27/2016	Shop Towels & Safety Mats 1/15/16	88.75	88.75
5114	1/19-21/16	Esgil Corporation	01/27/2016	75% Building Fees- 1/19/16-1/21/16	6,297.62	6,297.62
5115	216365	Evans Tire & Service Center	01/27/2016	LGPW#19 Veh Repair - '99 Ford F350	467.45	467.45
5116	84055	Fire Etc	01/27/2016	Swift Water Gear Bags	161.84	161.84
5117	00034427	Hudson Safe-T- Lite Rentals	01/27/2016	No Parking with Notice to Vacate Signs	216.00	216.00
5118	9391344-00 9424152-00	Hydro-Scape Products, Inc.	01/27/2016	4 Calsense Retro Fit Local Radios, 4 Calsense Radio Antenna PVC Pipes	8,676.06 64.82	8,740.88
5119	6827	I.B. Trophies & Awards	01/27/2016	Engraved Wood Plaque	54.00	54.00
5120	158383	League of California Cities	01/27/2016	League Membership Dues for 2016	10,114.00	10,114.00
5121	1571 1571	League of California Cities, SD Division	01/27/2016	2016 League Membership Dues- SD County Division 2016 League Luncheon Meetings- SD County Division	600.00 600.00	1,200.00
5122	2122197	Mantek	01/27/2016	Spill Absorbent	355.08	355.08
5123	00703334_SNV	Municipal Emergency Services Inc	01/27/2016	Fire Hoses	2,237.03	2,237.03
5124	WO-25316-1 WO-25322-1	Office Advantage, Inc.	01/27/2016	Office Supplies- City Hall Paper/ Office Supplies	135.04 398.68	533.72
5125	1766	Pacific IP	01/27/2016	Remote Programming of x3801 - 12/29/15	50.00	50.00
5126	18151	Quality Towing & Recovery	01/27/2016	Towing Service 8/12/15	375.00	375.00
5127	30704159 30704161 30704989 30705415	RCP Block & Brick, Inc.	01/27/2016	Concrete Sand Concrete Sand Flood Control Bags Flood Control Bags	142.88 119.07 222.75 405.00	889.70
5128	FSA#1-2016	Ryan-Ojeda, Lauren	01/27/2016	FSA Reimbursement #1- Ryan-Ojeda	270.00	270.00
5129	Jan15 16 CalID	San Diego County Sheriff's Department	01/27/2016	Cal-ID Program Costs - 1/1/16-6/30/16	3,165.00	3,165.00
5130	LG01062016	SD Sports Medicine and Family Health Ctr	01/27/2016	Pre-Employment Physical- 1/6/16	867.45	867.45
5131	1800031448	San Diego Unified Port District	01/27/2016	Cost Sharing- SD Bay WOIP 9/30/15	570.00	570.00
5132	01/16/16	Schroeder, John	01/27/2016	Reimb: S-234 Ignition Operations Class- Schroeder	152.98	152.98
5133	1/21/2016 1/21/2016	SDG&E	01/27/2016	3225 Olive- 12/21/15-1/21/16 3500 1/2 Main- 12/21/15-1/21/16	93.43 43.57	137.00
5134	Shenault	Shenault, Traci	01/27/2016	Refund/ Shenault,Traci/ Deposit-CommCtr 01-16-16	200.00	200.00
5135	4660050106431	Smart & Final	01/27/2016	Day Camp Supplies	13.29	13.29
5136	6880	Spring Valley Lawn Mower Shop	01/27/2016	Spark Plug	5.35	5.35
5137	755441 756126 759257	Superior Ready Mix Concrete LP	01/27/2016	Recycled Class II Recycled Class II Asphalt	337.87 341.00 649.74	1,328.61
5138	STMT 12/22/15	US Bank Corporate Payment Systems	01/27/2016	MSW Uniforms PW Long Range Spray Gun Diaphragm Pump City Hall Kitchen Supplies City Mgr Dept Meeting-Full Conference- Feb3-5,2016 Romero Light Bulbs Air Filters Spark Plug Microphone For Radio Computer for Patient Care Report E10/Power Supply For MDC Cable for EOC Computer Exhaust Removal Supplies PARMA SD Meeting - Russel/James 12/16/15 Bonfire Supplies Vehicle Smog LGPW# 22 & 28 Day Camp Wristbands Day Camp Activities/Games Supplies Day Camp - Basketball Game Utility Trailer	10.76 72.58 559.69 172.79 650.00 5.37 129.39 27.34 99.24 220.61 172.99 32.39 891.87 40.00 988.34 80.00 21.45 95.37 89.85 381.48	4,767.91

			Office Supplies	62.63	
			Return - Door Hinges	-36.23	
5139	70993210 70993211 70998511 71009887 71009888 71009889	Vulcan Materials	01/27/2016 Asphalt Asphalt Asphalt Asphalt Asphalt Asphalt	149.41 223.21 110.89 95.21 37.80 129.31	745.83
5140	Washington	Washington, Antonia	01/27/2016 Refund/ Washington, Antonia/Deposit- Rec Ctr 01-16-16	200.00	200.00
5141	ShroyerVsCLG	Clerk of the Court	02/02/2016 Small Claims Continuation Request - Shroyer vs CLG	10.00	10.00
5142	5034	911 Restoration of San Diego	02/03/2016 Midigate Water Damage at Sheriff Station - 1st Phase	7,160.13	7,160.13
5143	0163	A Aaron Lock & Key	02/03/2016 Community Center Keys	19.42	19.42
5144	C0298	A-Pot Rentals	02/03/2016 Po-table Restroom Rental- 1/9/16-2/8/16	132.20	132.20
5145	1890830	American Fence Company Inc	02/03/2016 Temp Fence Rental- North Ave & Olive 1/7/16-2/16/16	105.00	105.00
5146	L1072895QB	American Messaging	02/03/2016 Pager Replacement Program- 2/1/16-2/29/16	46.32	46.32
5147	2/22/2016	AT&T	02/03/2016 AT&T High Speed Internet Max Flux 1/23/16-2/22/16	130.00	130.00
5148	6587	Bob Murray & Associates	02/03/2016 Airfare - City Manager Recruitment	556.00	556.00
5149	82036537	Boundtree Medical LLC	02/03/2016 Medical Supplies	38.99	38.99
5150	152-41	Circulate San Diego	02/03/2016 Caltrans Safe Routes to School- 12/1/15-12/31/15	5,071.92	5,071.92
5151	AR136312	City of Chula Vista	02/03/2016 Animal Control Services- Dec15	16,440.15	16,440.15
5152	1/5/2016	Cox Communications	02/03/2016 Phone/Rec Ctr/ 3131 School Ln- 1/4/16-2/3/16	97.73	97.73
5153	3066 3067	D- Max Engineering Inc	02/03/2016 Stcrmwtr/Golden Doors Appeal Hearing Stcrmwtr/Valencia Appeal Hearing	270.00 270.00	540.00
5154	0129162305	Domestic Linen- California Inc	02/03/2016 Shop Towels & Safety Mats 1/29/16	88.75	88.75
5155	1/25-28/16	Esgil Corporation	02/03/2016 75% Building Fees- 1/25/16-1/28/16	49,865.72	49,865.72
5156	24031	Excell Security, Inc.	02/03/2016 Senior Center Security Guard - 1/23/16	504.00	504.00
5157	76494	Fire Watch	02/03/2016 Five Year Cert Testing - Wet Standpipe System	485.00	485.00
5158	Uni-12/2/15	Govea, Garrett	02/03/2016 Uniform Allowance- Govea, Garrett 12/2/15	208.43	208.43
5159	Uni-1/28/16	Hales, Suzanna	02/03/2016 Uniform Allowance- Hales, Suzanna 1/28/16	248.40	248.40
5160	Herrera	Herrera, Isabel	02/03/2016 Refund/Herrera, Isabel/Deposit- LBH 1-23-16	400.00	400.00
5161	383913	Isotech Pest Management	02/03/2016 Bed Bugs Inspection with K9 - City Hall, Sheriff Stn, Fire Dept	1,050.00	1,050.00
5162	Jorge	Jorge, Carmen	02/03/2016 Refund/ Jorge, Carmen/ Deposit-CommCtr 1-23-16	206.00	206.00
5163	8064809/12/87	LandCare	02/03/2016 Landscape Maintenance- Jan16	9,479.00	9,479.00
5164	201610	Lemon Grove Car Wash	02/03/2016 Full Service Car Wash - Ford Ranger 1/12/16	8.00	8.00
5165	WO-25597-1	Office Advantage, Inc.	02/03/2016 Wireless Presenter, Stapler	62.82	62.82
5166	1765	Pacific IP	02/03/2016 Spare Phones- City Hall	376.96	376.96
5167	6716	RapidScale Inc.	02/03/2016 Virtual Hosting 1/31/16	2,048.07	2,048.07
5168	San Altos	San Altos Lemon Grove LLC	02/03/2016 Refund/ San Altos Lemon Grove/ Recycling- Phase 4 Refund/ San Altos Lemon Grove/ Recycling- Phase 5	5,500.00 5,000.00	10,500.00
5169	ND15-04	San Diego County Clerk	02/03/2016 Processing Fee - ND15-04/City Proj ZA1-500-0003	50.00	50.00
5170	595472	Savmart Pharmaceutical Service	02/03/2016 Pain Medicine	40.35	40.35
5171	Dec15 Jan16 Feb16	Sun Life Financial	02/03/2016 Life Insurance Premium - Dec'15 Life Insurance Premium - Jan'16 Life Insurance Premium - Feb'16	117.99 115.92 115.92	349.83
5172	9758782118 9758782118 9758782771 9759178153	Verizon Wireless	02/03/2016 Phone Charges - Sanitation- 12/13/15-01/12/16 PW Tablets - 12/13/15-01/12/16 Mobile Broadband Access- 12/13/15-01/12/16 MDC Engine Tablets- 12/21/15-01/20/16	109.45 113.04 76.02 190.05	488.56

5173	90865	Vinyard Doors, Inc.	02/03/2016 Door Repair - Fire Stn	396.00	396.00
5174	75744679	Waxie Sanitary Supply	02/03/2016 Cleaning Supplies	604.23	604.23
5175	Reissue2/4/16	Russell, Corinne	02/04/2016 Payroll Re-issue - ACH Rejected/Russell 1/20/16-2/2/16	386.00	386.00
				816,425.74	816,425.74

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 1.C
Dept. City Attorney

Item Title: Waive Full Text Reading of All Ordinances on the Agenda

Staff Contact: James P. Lough, City Attorney

Recommendation:

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
☐ Categorical Exemption, Section | ☐ Negative Declaration
☐ Mitigated Negative Declaration |
|--|--|

Public Information:

- | | | |
|--|--|---|
| ☒ None
☐ Notice published in local newspaper | ☐ Newsletter article
☐ Neighborhood meeting | ☐ Notice to property owners within 300 ft. |
|--|--|---|

Attachments:

None

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 2.A
Mtg. Date February 16, 2016
Dept. Development Services

Item Title: **General Plan Update Public Outreach Summary and Draft Considerations**

Staff Contact: **David De Vries, Acting Development Services Director**

Recommendation:

- 1) Conduct the public hearing; and
- 2) Provide feedback to staff and consultants regarding the General Plan Update.

Item Summary:

City staff in coordination with Cal Poly San Luis Obispo's (SLO) Design Studio, CityPlace Planning and Circulate San Diego is in the process of updating the City's General Plan. The first step was community outreach and extensive public outreach has been completed.

The staff report (**Attachment A**) provides an overview of the general plan update efforts, process and timeline including next steps for the Update. Summaries of the SLO Design Studio public outreach (**Attachment B**) and the two community workshops are provided (**Attachment C and D**). The summaries include ideas to consider from the SLO Design Studio and the consultants.

Fiscal Impact:

No fiscal impact.

Environmental Review:

- | | |
|---|---|
| ☒ Not subject to review | ☐ Negative Declaration |
| ☐ Categorical Exemption, Section 15301 | ☐ Mitigated Negative Declaration |

Public Information:

- | | | |
|--|---|---|
| ☒ None | ☐ Newsletter article | ☐ Notice to property owners within 300 ft. |
| ☐ Notice published in local newspaper | ☐ Neighborhood meeting | |

Attachments:

- | | |
|--|---|
| A. Staff Report | D. Circulate San Diego Summary (Workshop 2) |
| B. Cal Poly San Louis Obispo Summary | E. Workshop Public Outreach Memorandum |
| C. CityPlace Planning Summary (Workshop 1) | |

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 2.A

Mtg. Date February 16, 2016

Item Title: **General Plan Update Public Outreach Summary and Draft Considerations**

Staff Contact: David De Vries, Acting Development Services Director

Discussion:

The City Council recently identified an update to the Lemon Grove General Plan as a priority goal in FY15-16. The City Council contracted with the Cal Poly San Luis Obispo (SLO) Master in City & Regional Planning (MCRP) Design Studio on August 4, 2015 to provide public outreach, analyze the existing General Plan, prepare a community profile, and draft a general plan update. Subsequently, the City Council formed a 14 member adhoc focus group to advise city staff and the SLO Design Studio on its efforts with the general plan outreach and assisted with identifying issues and opportunities. In January 2016, in order to build on the efforts of the SLO Design Studio, city staff contracted with CityPlace Planning and Circulate San Diego to lead community workshops related to the general plan and assist in the review of the SLO Design Studio's draft general plan. CityPlace Planning prepared the city's 2014 Health & Wellness Element and the city of Vista's general plan which was adopted in 2012. Circulate San Diego (previously Walk San Diego) is known as regional advisors on street design, complete streets, and circulation.

The city's general plan was adopted in 1996. Subsequently, the city has adopted the 2001 Broadway Commercial Project Specific Plan, the 2005 Downtown Village Specific Plan, the 2006 Bikeways Master Plan, the 2010-2020 Housing Element, and the 2014 Health & Wellness Element. A general plan serves as the blueprint for the city's future and provides a vision for the community. There are seven mandatory elements and the state has guidelines and mandates related to the adoption of general plans. The following provides further detail on the timeline for the adoption of the updated general plan:

- September to December 2015 – Community outreach conducted by (SLO) Design Studio (**completed**)
- October 2015 to June 2016 – Coordination with general plan focus group members
- Thursday January 21, 2016 at 7pm – Community Workshop 1 on community design and economic development by CityPlace Planning (**completed**)
- Saturday January 30, 2016 at 9am – Community Workshop 2 on street development and circulation by Circulate San Diego (**completed**)
- Tuesday February 16, 2016 at regularly scheduled City Council meeting – Public hearing overview of community outreach and review of draft considerations.
- March 2016 – Request for Qualifications (RFQ) for consultants to prepare EIR. Contract awarded.
- February to June 2016 – General plan update drafted by SLO Design Studio in coordination with city staff, CityPlace Planning, and Circulate San Diego. Additional contract work will be required after the SLO Design Studio team provides there final deliverables.

Attachment A

- June 2016 – Public hearing to review draft to City Council. Public Noticing commences.
- July 2016 – Public hearing to review revised final draft to Council. CEQA and State Clearinghouse noticing process commences.
- October 2016 – City Council adopts general plan update and certifies final EIR.

It is worth noting that Rick Engineering Company has been contracted to prepare an expanded Downtown Village Specific Plan and will include traffic and land use analysis of the expanded downtown area. The preparation of the background report and technical analysis has commenced and public outreach is expected to begin in March 2016. Staff intends to make the expanded Downtown Village Specific Plan area into a Special Treatment Area for the draft general plan (placeholder) which will be replaced with the new Specific Plan with an expected adoption date in mid to late 2017.

Council is asked to review the attached summaries and draft considerations provided by the SLO Design Studio and the consultants and provide related feedback.

To jump start the draft of the update, the entire SLO Design Studio team led by Professor Kelly Main, Claudia Tedford, Principal with CityPlace Planning, and Brian Gaze, Director of Programs with Circulate San Diego have provided their attached summaries of their community outreach efforts and draft ideas for your consideration and are here to present their findings. Representatives from the focus group will also provide presentations related to their efforts with city staff and the SLO Design Studio and ideas to consider. Outreach was extensive and estimates show that over 1,000 community members were reached as a result of the outreach program which has resulted in over 450 completed community surveys. City staff would like to extend its great appreciation to the efforts of the SLO Design Studio, Focus Group members, the consultants, members of the community, staff and the City Council.

Public Information:

Notifications were sent via listserve, newflash, and updates were posted on social media and the general plan update webpage. Focus group members and community workshop attendees were also notified.

Conclusion:

Review the outreach summaries and draft considerations provided by the SLO Design Studio and consultants, conduct the public hearing and provide feedback.

IMAGINE LEMON GROVE

GENERAL PLAN UPDATE



The planning team (14 Masters students led by Professor Kelly Main) from Cal Poly San Luis Obispo has visited Lemon Grove on three occasions to conduct field analyses, meet with the General Plan Focus Group, and get to know the community members while learning about their ideas for improving Lemon Grove.

The planning team reached out to the community, soliciting feedback from hundreds of residents, business owners and City staff, and community members and gathering input about what makes Lemon Grove a great place to live and work, as well as what issues residents think should be addressed to make the community even better. The planning team also received input through an online survey, available at imaginelemongrove.com. Interested persons were also asked to take the survey at the community bonfire, a local grocery store, several focus group meetings, Helix High School, and the two public community workshops. Over 450 surveys were completed. The community outreach process was significant and designed to produce a General Plan Update that is inspired and owned by the people of Lemon Grove.

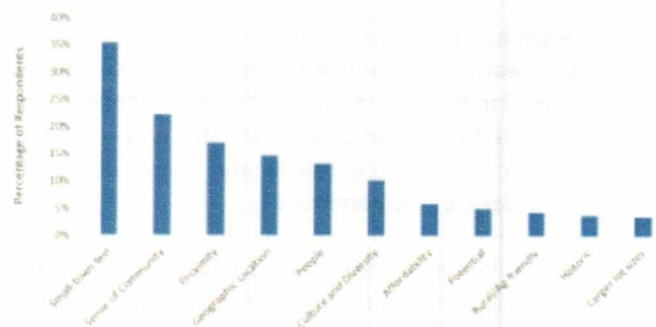
The survey results, some of which are shown to the right, will help guide the goals and ideas we craft for the Draft General Plan. The goals and ideas for the Draft General Plan have been organized into three major themes:

1. Community Culture + Identity
2. Downtown Improvements
3. Infrastructure + Design

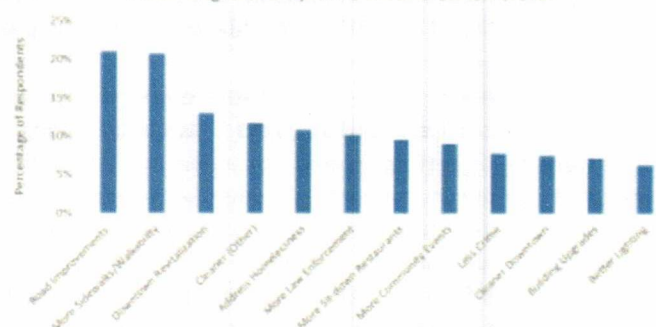
These themes encapsulate some of the most frequently heard concepts from the community.



What do you like about Lemon Grove?



What changes would you like to see in Lemon Grove?



Community Outreach: The planning team made three trips to Lemon Grove for community outreach events and activities. Events and activities included:

- Two meetings with the Lemon Grove General Plan Focus Group,
- A booth at the Holiday Bonfire that included in-person interviews/surveys, mapping activities, and voting on priority issues,
- An online survey,
- The General Plan Update website,
- In-person interviews/surveys, mapping activities, and voting on priority issues at a local grocery store,
- Surveys at local businesses,
- A luncheon with local business owners,
- A focus group meeting at St. John of the Cross,
- A survey and mapping activities with Helix H.S. students,
- Voting at local restaurants on priority actions to include in the Draft General Plan.

Attachment B

COMMUNITY CULTURE + IDENTITY



Based on ideas and comments received during outreach, the unique small town identity and rich history of the community proved to be points of pride, while accessibility and the perception of crime were significant concerns.

The **small town and rural identity** of Lemon Grove is one of the many popular features of the community - residents frequently noted appreciation for Lemon Grove's "small-town feel," sense of community, large lot sizes and rural identity. Lemon Grove residents appreciate their central location near urban areas and the affordability of the community.

The **culture and history** of Lemon Grove are part of what has attracted many residents to the community and creates civic pride. Preservation of significant structures, creation of great public spaces, and promotion of public art can further develop the unique identity of Lemon Grove while respecting the past.

Residents of Lemon Grove have also expressed interest in increased **access to alternative ways – walking, biking and public transit – of getting around**. An active, healthy, and well-connected community requires a robust active transportation network and supporting programs that encourage alternative modes of transportation - including community bike rides, senior shuttles, information on using transit, bike-to-work days, and other community events. Benefits of these events, community education, and programs can also contribute to improving air quality, reducing traffic, and decreasing emissions.

Enhancements to perceptions of safety and the identity of Lemon Grove are possible in part through increasing activity and economic development in the community, and by supporting volunteerism. Upgrades to building facades, beautification of downtown, increased law enforcement presence, and more community events can be achieved through strengthening partnerships with residents, businesses, and community organizations. Special districts like an Art District could contribute to the culture of creativity in the community and inspire the growth of businesses.



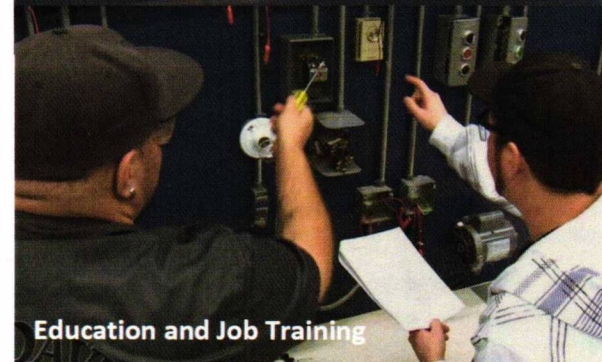
More Community Events



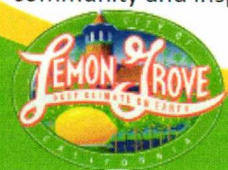
Public Art



More Police Presence



Education and Job Training



DOWNTOWN IMPROVEMENTS



Residents and business owners in Lemon Grove identified a number of improvements that could be made to the downtown area - making the area more attractive, increasing the use of downtown, improving the sense of safety, and supporting local businesses.

Land use changes, such as allowing for breweries, offices, bowling alleys, and theatres, have been suggested in anticipation of future population growth and a desire for more activities and businesses in the downtown. Incorporating mid-density (3 to 5 story), mixed-use development into the downtown area can play an important role in creating a more walkable, vibrant, and active downtown.

Streetscape improvements such as more lighting, incorporating street trees and vegetation into the streetscape, adding street furniture (benches and tables), and creating more public spaces can attract a greater diversity of visitors to downtown. Streetscape improvements can help improve comfort and safety for visitors as well as improve the aesthetics of downtown.

Building improvements to downtown businesses will improve the identity of the city, attracting a wider variety of businesses to locate in the downtown area. A cohesive and dynamic architectural style among downtown businesses will enhance the City's already unique identity, as well as facilitate wayfinding throughout the downtown area.

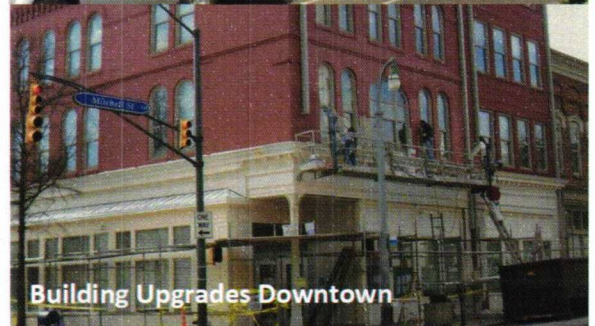
Public space is an important component in creating an inviting and comfortable downtown and facilitating community interaction and a welcoming atmosphere. Many residents suggested more public space and community events in the downtown area. Improvements to public space in the downtown can help support community events and activities, and provide for a unique opportunity to highlight the rich local history and culture of Lemon Grove.



Outdoor Dining Downtown



More Street Trees



Building Upgrades Downtown



Parklets & Streetside Activities



Attachment B

INFRASTRUCTURE + DESIGN



Throughout Lemon Grove, improvements to infrastructure and design have been identified by the community, City staff, and through site analysis. Upgrades to streets and sidewalks, aesthetic improvements, and economic development projects have all been recommended as components of community-wide infrastructure and design improvements.

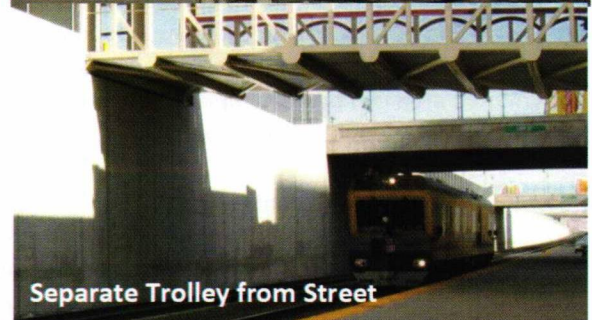
Improvements to streets were frequently requested by community members, who noted issues with street maintenance, drainage, and a lack of sidewalks and crosswalks. Improving mobility in Lemon Grove requires connected and accessible streets, sidewalks, bike lanes, and transit to provide families, older adults, children, and people with disabilities choices for how they get to work, school, and other daily activities. Street improvements also provide an opportunity to calm traffic, manage storm water, and support active transportation - all improving local environmental quality. Rural trails could be considered to retain the community identity. A multi-use trail and concrete path system separated from vehicle lanes could be created throughout the City to provide safe connections to parks, schools, transit, and commercial centers.

Aesthetic improvements can be incorporated into infrastructure projects, enhancing Lemon Grove's public spaces and sense of community. Upgrades to building façades, landscaping, and pedestrian areas, such as street furniture and wayfinding signage, are some improvements that will add vitality and appeal to public areas. Maintenance and upkeep is another strategy to add interest and sense of place to community spaces, and one that requires less time and resources than major upgrades.

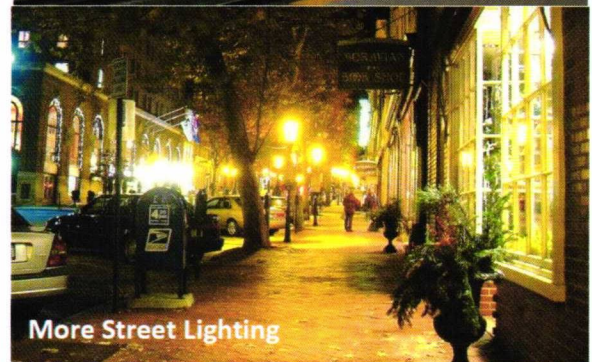
Economic development can also be supported through infrastructure and design projects, improved access to technology and shared workspaces for businesses and entrepreneurs, and additional educational and job skills training opportunities for the workforce. Improving streets, providing additional neighborhood parks/parklets, and creating a safe vibrant downtown may greatly improve economic vitality.



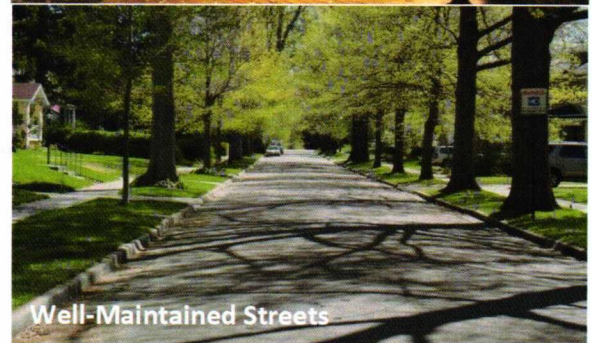
Bicycle-friendly, Active Living



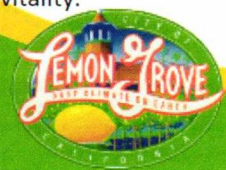
Separate Trolley from Street



More Street Lighting



Well-Maintained Streets



IMAGINE LEMON GROVE

DETAILS + NEXT STEPS



The **General Plan Update** process begins long before the actual development of the plan document. First, community engagement and a thorough review of existing conditions is necessary to understand community members' opinions and to determine existing opportunities and challenges to future development. As part of this preliminary process, a clear assessment of existing plan documents, the zoning code, and the municipal code must be completed to analyze the effectiveness and limitations of current guiding and regulatory documents.



As a result of outreach efforts and the leadership of engaged community members, a clearer understanding of the strengths and challenges of Lemon Grove has been developed. The information collected is then compiled into a **Draft Community Profile (forthcoming)**, which serves as a background report to the Draft General Plan document and demonstrates the community-led character of the Plan.

The planning team proposes to divide the Draft General Plan (forthcoming), into the following eight elements:

- Land Use + Design
- Mobility
- Noise
- Economic Development
- Community Services + Safety
- Climate + Sustainability
- Parks, Recreation, Open Space + Conservation
- Historic + Cultural Resources



After we receive direction from City Council, we will finish the community profile and complete the goals, policies, and objectives for the General Plan. This will be presented to City staff and consultants for review and comment. Edits will be made as feasible and then the document will be passed on to City staff to continue the General Plan Update process.

It has been our pleasure working with the Lemon Grove community and we appreciate the City Council allowing us the opportunity to engage your community members, conduct analysis, and make recommendations for the General





LEMON GROVE GENERAL PLAN UPDATE COMMUNITY WORKSHOP 1 COMMUNITY DESIGN AND ECONOMIC DEVELOPMENT JANUARY 21, 2016

The purpose of the workshop was to gather input from residents and other interested parties regarding their vision for community design and economic development in Lemon Grove. We selected this because these two topics are included as possible elements of the new General Plan Update and we wanted to hear from residents which places in Lemon Grove are most important, what design features of the community are treasured, and ask about current and future ideas for economic development.

Approximately eighteen residents attended and participated in two breakout groups, one for Community Design and one for Economic Development. A facilitator and recorder documented responses, encouraged participation, and used large-format maps and aerial photos to identify issues and opportunities.

Attendees were also given a handout specific to each of the breakout group topics and a general comment sheet. They were encouraged to document any issues and opportunities they had for the community.

Following the exercises above, each group facilitator reported out on what he or she had heard from each group. A summary of the event, grouped by station topic, is seen on the following pages.

COMMUNITY DESIGN

Consultant Summary from Group Discussion

Aside from their own home, which several people mentioned, local parks were one of the most popular "places of the heart" among workshop attendees. In particular, Civic Center Park and Berry Park came up frequently, in part due to their sense of history, beauty, community events, and how well they were maintained. Local restaurants like Lido's, Coops Barbeque, and El Pollo Grill were popular places of the heart, as were the Lemon Grove Library, local schools and churches like St. John's of the Cross. Both Albertsons and Sprouts were mentioned as favorite grocery stores. The Home Depot, Rite Aid, and the Post Office were also special to attendees, particularly due to their friendly and efficient staff. Finally, several attendees noted that the Big Lemon and the Lips at the end of Lemon Grove Avenue are both important landmarks for the community.

Workshop attendees value the style and character of the many historic buildings in Lemon Grove, like the Sunset View Ranch, and several spoke about the need to preserve these buildings. They suggested that new buildings in the City should be designed to preserve and enhance the existing character of these buildings, especially those that feature Spanish Style architecture. Design guidelines could help ensure that new development complements existing architecture.

Attachment C

Workshop attendees also emphasized the need for design features that would improve walkability and enhance the pedestrian environment, such as pedestrian-only streets, more landscaping, and better maintenance of landscaping and streets. They also advocated design features that would increase safety, such as installing more lighting and making parking areas less isolated. Attendees especially wanted to focus on improving the entry to the City, since it serves as a gateway to Lemon Grove and can help set the tone for development elsewhere in the City.

Workshop attendees generally liked the idea of adding more public art and arts-related uses to the City, especially in the downtown area. Several suggested involving young people from local schools in art projects, perhaps as part of a senior project or community service project for high school students. There was discussion of adding art to street furniture like benches, trash cans, or utility boxes, as well as preserving/adding murals throughout the City. One suggestion to incorporate more art downtown was to use empty retail space for art galleries. There were also a number of people who would like to have a theater (live or movie theater) in the City.

Transcribed Notes From Group Discussion

- Places of the Heart:
 - Home Depot
 - Harbor Freight
 - Church
 - Taco Shops
 - Parsons house
 - Civic Center Park
 - Places with fresh food
 - All the parks
 - The big lemon
 - The Lemon Grove Lips at the end of Lemon Grove Ave
 - Lemon Grove park – easiest to walk to
 - Post Office – with the mural
 - Closed bakery
 - Rite Aid – best staff
 - Home!
 - El Pollo Grill
 - History – sense of history at civic center
 - Nice green space
 - Lido's
 - Coops
 - Lemon Grove Grill
 - Murals = love these, part of identity
 - Antique Row Café
 - Concerts at the park and bonfires
 - Sunset Ranch (1850s)
 - Post Office, but no parking (and now riff-raff there)

Attachment C

- Design:
 - Make pedestrian-oriented streets (e.g., Broadway from Lemon Grove to Kempf)
 - Good place for a farmers market
 - Design criteria and zoning are important to meet development/design goals
 - Like Walkable – Central/Pacific
 - Sidewalks – where needed – for safety of students and elders
 - Parking and circulation discourage people to go to business, to walk it feels uncomfortable
 - Design Guidelines
- Need better lighting
- Design is too generic looking
- Want more walkability
- Ciclovía [City streets that have been freed from motorized traffic to allow, during a few hours a day, usually on Sundays and holidays, the free and safe circulation of thousands of people on bicycle, skate or foot.]
- Want a unified theme to architecture in the City
- Value historic buildings
- Historic preservation ordinance and design guidelines are necessary
- Arts & Crafts, Spanish Revival homes exist throughout City
- Post office: don't like parking behind the building
- Backs of stores viewed from Golden is an eyesore
- Make existing trolley a subway
- Library architecture: positive
- Citronica design is too modern, doesn't fit the feel of the city, don't like "boxy" design or color
- Preserve/enhance historical style & historic buildings
- Like historical Society area
- No generic subdivisions
- Like Spanish style architecture
- Design guidelines for downtown, Broadway area
 - Improve entry of City, don't like that design of the current entry area
 - Add public art at transit stations (like San Diego State)
 - Like mural at (closed) bakery
 - Visibility of mural under 94 is problematic (west side hard to see)
 - Theater would be nice
 - Get high school age kids involved in art, and also go to elementary schools and middle schools
 - Utility boxes, trash cans, bus stop benches could all be used for art
 - Kids have to do community service/senior project, could make art projects part of this
 - Don't want a formal "piece," these can be too controversial
 - Diversity – include many different types/styles of art
 - Could we put art galleries in empty retail spaces?
 - There are lots of artists in town
 - Museum could be used for art
 - Sell bricks to raise funds

Attachment C

- Outdoor movie theater used to be popular when it was still around
- Movies in the park are family-friendly, maybe show old movies also, maybe allow wine

Handout Notes from Group Discussion

Question 1: What are your “places of the heart” in Lemon Grove? For each one, please describe: a) What makes it special? b) Does it have qualities/features you would like to see applied to other development (private and/or public in Lemon Grove)?

Participant Responses
- Broadway – off 94 - Lemon Grove Way (Location – access)
- Broadway/Lemon Grove Way: Location – intersection access to freeway
- Library, the design community outreach - Berry Park, concert in the park - Lemon Grove little league - Fire department - St. John of the Cross, design
- Inexpensive real estate (relatively) - Good location – easy to get around - More retail- bakery, fine restaurant - Generally very friendly people - Encourage purchasing
- Civic Centre Park and 2 historic sites - Each of our Lemon Grove Schools - Older homes everywhere in town with character & distinction, individuality & stability, for the neighborhoods - The wonderful mural, 3308 Main Street - St. Philip the Apostle Church, 1887 Gothic, Gorgeous - St. John of the Cross Campus, a community asset - Home Depot - Bleu Whisk Diner - Post Office (adorable staff, so efficient) - Lido’s (darling family, great food) - Mt. Vernon and Lawton Drive – lovely view - Berry Park concerts in the summer - Lemon Grove Historical Society - Lemon Grove library, completed 2013, one of the busiest in East County & the County system
- Civic Center Park - Home Depot, wish the parking lot was safe
- Library – main meeting place - Civic Center Park – meeting place for community - There’s not really “heart” places in Lemon Grove

Attachment C

- Home (at Corona & Tracy)	
- St. John – shopping center across - Sprouts – special is that it's always been our go-to but the parking lot is very dirty & homeless people are always out there - Broadway – Post Office/Berrys/Starbucks/Antique shops/Nails Shops –special in that it's the little town but it's changed – trolley tracks- smoke shop/tattoo shop - Recreational Center – YMCA needs to come back, especially since the track is now available to Lemon Grove on weekends	
- St. John of the Cross - Sprouts – Quality foods - Albertsons Mall	
- Church – San Juan de la Cruz - Albertsons	
- Cornerstone Community Church, I am deeply involved in youth ministry and the church is akin to a second home - El Pollo Grill, best Mexican food this side of the border - Civic Center Park, I enjoy the events that the City holds there - Lemon Grove Academy (Track), Relay for Life, Lions Club Student Speaker Contest	
- LG Historical Society Civic Center Park, tells history of city – who and what made this city what it is now. Well kept, centrally located - Lemon Grove School District, education of the children of Lemon Grove - Lemon Grove Library	
- Large Lemon - Starbucks - Coops - Lemon Grove Café - El Pollo Grill - Petco - Home Depot - Lidos - Berry Street Park/Washington Park/Civic Park, people love parks	

Attachment C

Question 2: In order to preserve and/or enhance the community image, character, and identity of Lemon Grove, what design features (architectural style, landscaping, height, setbacks, etc.) are most important for new developments and on streets and open space?

Participant Responses	
- Spanish style throughout the city would be nice	
- Sunset View Ranch, historical	
- Make 2 blocks of Broadway pedestrian only	
- Historical Society area – emphasize history	
- Library	
- Mural	
- The city urgently needs an Historic Preservation Ordinance (written 2006 by H. Ofield, Lemon Grove Historical Society) AND design guidelines	
- City features key architecture	
- Mission Revival	
- Mid Century Modern	
- Tudor Revival	
- Spanish Colonial	
- Hawaiian Revival	
- Folk Victorian	
- Gothic Revival	
- Arts & Crafts	
- Eastlake Victorian and more	
- Stick	
- Help the owners, LGHS has a list of 150 names:	
- For landscaping to be required to be maintained on communal areas	
- Make narrow streets one-way	
- We have no character left. Its ugly hodgepodge mess of things. We did horrible things in the 70s to Lemon Grove.	
- Like S. Park & North Park: We need something walkable	
- Put electricity underground, clean up and remove old electrical cords hanging with shoes	
- Potholes, get streets resurfaced	
- More lighting where activities are taking place	
- Underground utilities install	
- Trees trimmed down	
- Fine abandoned homeowners	
- Sidewalk	
- Texcoco	
- I would like to see front porches to be added as design features on low density housing and mixed use programs in higher density buildings.	

Attachment C

- I would like to see more contemporary style buildings
- Smaller front yard setbacks
- Large backyard setbacks
- Height restrictions should be loosened
- Landscaping should be restricted to drought tolerant plants
- Needs a sense of place

Question 3: Do you like the idea of incorporating public art in public and private development? What would you recommend and where?

Participant Responses	
- Yes love art I recommend that the schools have students do the art.	
- Yes, statues, mosaics, painted underpasses for example – letting students be a part of it – so they don't later graffiti it	
- Ask students, young people for ideas for artistic tables & chairs they create, incorporate work they create.	
- <u>YES. BIG ART IN A SMALL TOWN</u>	
- Buena Vista Bridge mural is gorgeous	
- Bahai & LGHS are developing "Mariposas..." butterfly mural	
- The Lemon Grove History Mural, 3308 Main won a 2014 Governor's Historic Preservation Award	
- The Big Lemon 1928 is folk art	
- Statuary for the founding trilogy (Latino, Anglo, Japanese) in Civic Center Park	
- Main Street Promenade needs art	
- Great start by trolley with huge photos from LGHS. Windmills, paving design	
- Let private groups do it	
- Yes. We are <u>supposed</u> to have art in Connect LG	
- Love – mural on Buena Vista	
- Art Walk – can be "dicey," it can come off as "ghetto," even though the theme is for Lemon Grove	
- Even though Lemon Grove is 62 percent Hispanic and I am Hispanic, Lemon Grove should not only represent one community	
- Art – represent history	
- Music – represent art	
- I think that public art in private projects is a great idea. We should also require a percent of public green space in private projects. This way small "parks" will be available all over town for people who can't make an intentional trip to the park.	

Attachment C

ECONOMIC DEVELOPMENT

Consultant Summary From Group Discussion

As the workshop attendees pointed out, Lemon Grove is in an excellent location and can serve as a gateway to East County. To help encourage visitors and to better meet the needs of residents, attendees suggested that the City promote the development of more restaurants (or a restaurant row), especially those offering fresh or healthier options. Attendees also suggested that a bakery, tortilla/salsa shop, and a nice sit-down restaurant would be welcome additions to the city. Several people would like to have a brewery or pub in town, especially one where they could bring their children.

There were a number of requests for more family-friendly locations in general, especially places like farmers markets, bookstores, or other local gathering spots. Several residents mentioned more retail establishments like a quality clothing store, greeting card shop or a beauty boulevard. There was agreement that businesses that generate sales tax revenue for the city are needed.

One person suggested creating an “antique row” to help attract customers to the area. Several attendees also mentioned service businesses like dentists or dry-cleaners are needed. Businesses that provided well-paying jobs were also a focus of the workshop. Attendees suggested corporate and business offices, construction companies, industrial businesses, tech businesses, and/or even a college/trade school as possibilities.

A few of the potential locations for businesses mentioned included the south side of Broadway between Lemon Grove Avenue and Kempf/Skyline, and past the former location of Taylor Guitar.

In contrast, there was uniform consensus that the city needed to reduce the number of what one participant described as “shoestring businesses.” These are the car washes, nail salons, auto repair shops, tattoo parlors, smoke shops, massage parlors and liquor stores that attendees did not feel added value to the community. Several people suggested using design guidelines or zoning regulations to help address the overconcentration of these types of businesses in the City.

Attendees recognized that improving safety in the City is key to encouraging economic development. Towards this end, attendees requested improvements to lighting, cleanliness, and maintenance in commercial areas to help improve the image of the City and provide a safer “feel” to commercial zones. Several attendees mentioned the idea of design standards to help give a more unified look to commercial corridors, and pointed to awnings, landscaping, and street trees as specific elements that could be used to enhance the appearance of commercial areas. Attendees also suggested ways to make business areas more pedestrian-friendly and walkable, such as moving parking to a less prominent location or creating pedestrian-only zones. A business improvement district or parking meter revenues could be used to help fund some of these changes.

Attendees recognized that a lack of funding is one of the biggest challenges to making improvements in the City. They also suggested that absentee landowners who aren’t as invested in the day-to-day life of the community can also be a barrier to implementing changes.

Transcribed Notes from Group Discussion

- Antiques – bring group of these stores together to create an antique district/area
- Parade and festival – used to have this, should do it again
- Lemon Festival – why isn’t there one in Lemon Grove?

Attachment C

- No more nail salons, car washes “shoestring businesses” – need to get tax base up
- Optimum Health Institute is an asset
- Encourage homeownership
- Need more restaurants
- Home-based businesses OK, like woodworking shop
- Get us off the federal system
- Potholes affect everyone. Fill them correctly.
- People go out to other cities to buy
- Multiple owners in retail centers is a problem
- Paseo downtown linking parking to Broadway is not comfortable
- Residents leave the community to frequent businesses in nearby areas because of more options

Question 1: What types of businesses would you like to see in Lemon Grove (e.g., more retailers, services, light industrial, medical home-based businesses, businesses to serve the local population or to attract visitors or both)? Where should they be located?

Participant Responses	
- Construction company area – maybe by Edco - Restaurant Row? - Work with zoning to - What type of businesses are taxable? - Retail - Old gas stop x Arco on Broadway next to hotel? Farmer’s market area - Online OR evening college like national university/trade school? - Optimum Health Institute – World Renown + Actors + Sprouts	
- Farmer Market produce one day a week - Restaurants - Business pay or contribute taxes to Lemon Grove - Pet daycare	
- Enlarge GTM, with larger parking area - Costco? - Farmers Market – once a week - Bookstores - Services – places for kids – rec places	
- Retail - Bakery - Good restaurant	
- More well-paying employment - More industrial working - Business income better	

Attachment C

- Recreational Center - Meters - Business improvement - With 62-something percent Hispanics in LG: nice tortilla shop with salsa bar
- More dentists and podiatrists - FEWER auto repair shops - A good dry cleaner - A good bakery - Several sit-down restaurants - A brewery in former Grove Pastry Shop - This would motivate business if they knew they weren't trapped at the main intersection - No smoke and tattoo shops. Horrible. - No more big ugly section 8 buildings - Unify Broadway with saffron colored awnings east to west - Tech businesses for younger demographic - Blend modern with Arts & Crafts in office buildings
- South Side of Broadway between LG Ave & Kempf/Skyline - No place healthy for restaurants - I want a brewery or two and a pub that I can bring my kids. - Bookstore. (want need) BRING MOVIE THEATERS - Low quality food/looks ugly: - NO MORE TATTOO SHOPS, NAIL SHOPS, SMOKE SHOPS - , MASSAGE PARLORS & ADULT BOOK STORE & LIQUOR STORES
- Clean restaurants/businesses
- More technology, administration, and professional businesses - Less service-sector businesses
- Large chain restaurant – Chilis, etc. Restaurant with outside eating - Theater Art/entertainment - Need design requirements/zoning to decrease the tattoo, smoke, pawn, check to go types of businesses
- Past – Taylor Guitar (Moved because needed more space) - Incubator businesses, Movie theater - Retail, software, brewery, pubs (children friendly), walkable, dry cleaners - Current restaurant focus on frozen food – more natural food restaurant - More family hangout places, even bookstores - Move/ Tattoos, smokeshops, strip businesses, etc. (Not here), massage, liquor stores (high concentration) - Improve mom/pop restaurants (look dirty, in and around) - Remodel business area - Office space for professional youth would help change demographics. Incubator (office share buildings)

Attachment C

- Develop.
- Bus. Needed
- Retail
- Visitor serving
- Revitalize old prop.
- House-based businesses
- Identity preserve changes

Question 2a: What types of improvements would you like to see in Lemon Grove (e.g., upgrades to facades, landscaping, parking, signs, etc.)?

Participant Responses	
- No – Mobile home parks - No – <u>More</u> low income housing - Safety: more safety - Lighting: on crime area	
- Sidewalks at Berry Park - Lights - Safety - Business clean areas - new paint - High Students being employed or shadowing existing business. Some examples would be family health net.	
- Choose a look that is the same throughout so when upgrading it all has a similar look. Like stick with Spanish style.	
- Landscaping - Lemon Grove Beautiful	
- Unify business district with trees and awnings. - A long strip next to a freeway is a challenge & needs a big vision. - A unified median with public art & drought tolerant trees. (nice job on this LG Avenue & B'way between Grove and AG Ave) - Saffron-toned awnings. - Design Guidelines for hanging signs. - Fix the breezeway by former dry cleaners. Filthy. Homeless Haven. - Make block between Grove Street & Big Lemon pedestrian area – or at least build out a demi-lune[??] for sidewalk dining.	
- Family centered. - Retail & housing - Like Uptown - Shops/offices in bottom living space up above	

Attachment C

- Improvements in pedestrian traffic circulation - Less parking on the frontage of businesses and more tucked away carparks - Make more contemporary facades
- Clean Lemon Grove - Increase law protection – focus on hot spots - Increase lighting - Better maintenance of roads, signs, cleaning graffiti, etc. - Building code enforcement increased
- Borrego Spring example of public art - Bring recognized businesses - Business improvement district, parking meters to bring/keep money in area - Incorporate landscaping by businesses

Question 2b: What do you consider to be challenges to making those improvements in Lemon Grove?

Participant Responses
- The finances of funding the improvement in Lemon Grove
- Absentee landlords with zero interest in the look of the town - Tiny civic budget - People with no sense of history. If you truly love the community you treasure its story & won't tear it apart for developers' short term gain. We can't save everything, but we can save the important buildings at midtown & whole blocks of homes 50 years & older.
- Have a design element for Lemon Grove it looks like leftovers. - 50s? - Mission Style? - Balboa Park Style? - North Park funkiness
- The land owners in Lemon Grove and the lack of funds for public works
- Money - Demographics - Location south of 94 next to Spring Valley/City of San Diego

General Comments

Consultant Summary From Group Discussion

During the workshop attendees brought up a number of issues that weren't specifically included as part of the handout questions. In particular, they discussed issues related to crime and safety, schools, community, and design. Crime, and the perception of crime, is an issue for Lemon Grove. Even though crime statistics are actually better than many believe, people continue to perceive Lemon Grove is a high-crime area. Lighting, maintenance/cleaning, and better code enforcement could all help improve

Attachment C

the City's image. It was suggested that the City and community need to partner to address these issues, similar to the work of Thrive Lemon Grove.

Attendees emphasized the important role schools play in the community, and how critical it is to maintain high-quality public schools for residents. Several suggested looking for ways to integrate schools into the planning/community development process. Attendees explained how many of them moved to Lemon Grove because they were drawn to the "small town" feel of the community, and that they appreciate the City's diversity. However, they agree that over the years issues related to crime and safety have becoming larger problems for Lemon Grove.

Improving walkability in Lemon Grove is important to many of the workshop attendees. Design guidelines, more sidewalks, and pedestrian-oriented streets were all identified as possible ways to create a more pedestrian-friendly city.

Transcribed Notes from Group Discussion

Community:

- Personal, leaders will help out the community
- Want good place to raise kids
- Involve fire department
- Diversity is a positive aspect of Lemon Grove

Schools:

- Schools are an important part of the community, and want good public schools for children to attend
- Integrate St. John's school somehow?
- Very racially integrated schools are an asset
- Schools have big social force

Crime and Safety:

- Crime is lower than perception
- Sex trafficking is an issue
- Problems with safety, homelessness give the city a bad reputation
- Need more lighting, cleaning
- Problem area: behind school, by Jack in the Box, drugs, etc. spilling out from Maestra, lighting not good, no sidewalks, bad design, no traffic
- Need some good PR on Lemon Grove crime
- Crimes don't get reported
- Improve image
- Rebranding
- Wash the streets
- Increase law enforcement & lighting = increase/clean up our image/looks will bring businesses/people
- Enforce code compliance, without waiting for someone to report (signs blocking windows)
- Homeless and urine smell
- Like the little town feel, but lack of safety outside
- Code Enforcement
- Lighting at Massachusetts/School Lane
- Trolley must stop at a red light

Attachment C

- Concerns about halfway house

Consultant Guiding Ideas to be Considered (CityPlace Planning)

Community Design:

- Excellence in building, landscape, and streetscape design that acknowledges and contributes to Lemon Grove's rural small-town community identity.
- Encourage outdoor spaces and land uses.
- Prioritize walking within shopping areas.
- Provide for historic preservation.
- Continue to encourage overhead utilities to be undergrounded.
- Development that respects Lemon Grove's historic buildings, styles, and design features while providing for contemporary, innovative, and eclectic design that fits within the existing fabric of the community.
- Support for the arts, culture, and community events and incorporation in public and private development.
- Pedestrian-scale design and amenities that provide safe and comfortable access for all ages and abilities are important to Lemon Grove's residents.
- The principles of Crime Prevention Through Environmental Design (CEPTED) should be incorporated for all new and existing development.
- Encourage community security in public places (community policing).
- Landmarks and special community features that contribute to the sense of history and uniqueness should be emphasized and preserved. They have special qualities and features that could be applied to other developments. Examples include the library, parks, the "lemon" and the "lips", local restaurants, murals and historic properties.

Economic Development:

- A diversified local economy that strengthens the City's fiscal health, provides local jobs, and capitalizes on Lemon Grove's desirable location in the region.
- Family-friendly businesses that provide high quality, attractive, safe, and convenient shopping, services, and entertainment for local residents; uses such as smoke shops, tattoo parlors, liquor stores, and massage parlors are discouraged.
- Encourage regional shoppers to the City by creating a unique attraction such as an "antique row."

Consultant-specific draft considerations for the General Plan Update (objectives and/or policies) based on what we heard and what we know about the community through our work on the Health Element

- Improve property maintenance.
- Consider the establishment of business and neighborhood improvement districts as a way to fund improvements.
- Support the schools as an important element to Lemon Grove's quality of life.
- Acknowledge and celebrate the value of the community's diverse population.
- Provide neighborhood parks within a ¼ mile of all residents.
- Provide areas for public gathering, shopping and socializing.
- Provide for more shade trees in outdoor places.
- Provide appropriate lighting in all places.

Attachment C

- Incorporate specific design guidelines into the General Plan focused on mix of styles and materials allowing for modern ideals, but retaining the City's rural identity and community history.
- Brand the City (possibly as a gateway to Downtown or East County) and utilize gateway and wayfinding signs, street lights, street furniture, street signs, etc.
- Reduce impediments and increase opportunities for breweries, brewpubs, restaurants, and retail and office uses.
- Allow for art throughout the City and music within commercial areas.
- Consider establishing an Art District to include art opportunities in architecture, wall art, statues, fencing, signage etc.



**CITY OF LEMON GROVE GENERAL PLAN UPDATE
COMMUNITY WORKSHOP 2
STREET DEVELOPMENT AND CIRCULATION
JANUARY 30, 2016**

The purpose of the workshop was to solicit feedback from residents and other interested parties on their vision for the future of getting around in Lemon Grove, and how they would like to see public right-of-way (roads, sidewalks, parkways, etc) allocated for different users in the future.

Approximately 45 residents attended and participated in three breakout groups- one for "People who drive," which focused on vehicle circulation, "People who bike (and more)," which focused on bicycling and other wheeled or non-motorized transportation choices, and "People who walk or take transit," which focused on pedestrian and transit circulation in the public realm. A facilitator and recorder documented responses, encouraged participation, and used large-format maps and aerial photos to identify issues and opportunities.

Attendees were also given a handout specific to the workshop and a general comment sheet and encouraged to document any issues and opportunities they had for the community. In addition, attendees were shown a series of street cross-sections, and were encouraged to use the space provided to sketch their ideal residential street for illustration purposes.

Following the exercises above, each group facilitator reported out on what he or she had heard from each group.

A summary of the event, grouped by station type, is seen on the following pages.

Attachment D

“People who Drive” Station

Consultant Summary from Group Discussion

- Potholes were widely acknowledged as most pressing problem with roads, as they cause damage to cars, costing people money for repair, and create safety issues because drivers are constantly swerving to avoid them.
- Excessive vehicular speed was a common theme. Need to slow drivers down on certain roads.
- Most people thought there was good access to freeways, although several complained about no access to SR 125 and several wanted an on-ramp to SR 94 east bound from North Ave (west of Massachusetts Ave).
- Congestion at the traffic signal at Broadway and Lemon Grove Ave was a concern. The at-grade crossing of the Orange Line trolley exacerbates this issue, as does the bus stop at Main Street & Broadway.
- Traffic congestion on Massachusetts Ave was expressed as a concern by participants.
- There was a desire expressed to establish a “business/shopping district” along the Broadway corridor and configure this area so that a person could conveniently drive their, park their car once and walk to all the destinations rather than driving to each separately. Walking should be the prioritized mode of travel in this district.

Transcribed Notes from Group Discussion

- Smooth morning commute
- Location
- Signal gone at Lemon Grove way + Grove
- Smart signals
- Loops- circulation
- Broadway- works
- Small – quiet
- Freeway access
- Lemon Grove is small and compact – Centrally located, easy to get from one place to another
- Fix potholes
- Sidewalks needed
- Long stoplights – drivers speed to try to beat light
- Sight distance- parked cars and signal boxes in way
- Tools needed (e.g. speed monitors)
- Parking allowed where it shouldn't be- affects sight distance
- Stacking is a problem for intersections near trolley
- Problem where buses stop and pedestrians connect with trolley across Broadway
- Jurisdictional issues cause problems
- Scramble would help at Broadway and Lemon Grove Ave
- Off-ramp to 125 needed
- Corner Mass. + Broadway- Overbuilt
- Enforcement

Attachment D

- Paint on road needed in front of all schools
- Signage needed - left-turn yield in certain locations
- Lemon Grove is small and compact – centrally located, easy to get from one place to another
- Trolley intersections a problem
- Fear of hurting someone, especially pedestrians at Lemon Grove and Broadway
- Education and enforcement needed
- Condition of roads – potholes and gravel
- Complete streets needed
- Parking enforcement needed
- Congestions at schools- vehicles and pedestrians
 - Lincoln, school lane, Golden, Mt. Vernon, San Miguel, Monterey Heights
- Freeway took pressure off skyline
- Good freeway access
- Parking generally available
- Location- very centrally located in County
- Potholes need to be fixed
- Contractors should be required to fix streets
- Accountability
- Delay caused trolley-problem
- Grade Separations is Planned
- Suggest train operator wait to activate signal until ready
- Safety- merging traffic and pedestrians crossings
 - Massachusetts and Broadway
- Washington and Broadway intersection configuration - one-way street
- Intersection Broadway + Massachusetts problematic
- Ramp metering as a problem
- Residents would like to be consulted/ noticed before new signage installed (e.g. no left turn)
- Make Central Business District that will be pedestrian/bike/car friendly-make walking a priority
- Comprehensive traffic calming, ex. Speed bumps
- One- way streets should be considered in residential neighborhoods
- Trash collection-keep cans out of the R.O.W

Attachment D

Handout Responses from Group Discussion

Question 1: What comes to mind when you think about driving in Lemon Grove?

Participant Responses
Don't cross Trolley tracks. Crossing Broadway and Mass. Traffic from College
Busy main streets, narrow side streets
Small town makes amenities conveniently nearby. Example: post office is convenient (but it's parking a horror) Lemon Grove Ave/Bigheman intersection awful (get off federal train system ASAP) Decorate crosswalks and eliminate hazardous Pedestrian x walks from Biheman to trolley
Fear- walking to/from businesses or meetings is terrifying, so I drive due to traffic and scary people. Cars drive too fast and disregard pedestrians. The trolley arms do not align with stops-I've been hit by to arms too many times trying to cross on a green light.
Traffic control - enforcement! Pot holes! McKnight, Golden-BAD
Road surfacing
Fine. Better paved streets needed.
Safety-check Mass and Broadway. Bad streets. A lot of trash on the street is sad. More light.
Congestion at Broadway and Massachusetts, Broadway & Lemon Grove Ave.; trolley; poorly marked crosswalks; pot holes; school release/ start congestion
Way too many pot holes; all streets need to be repaved (asphalt); Congestion especially on Lemon Grove Ave. weekday mornings, weekday evenings on Massachusetts.
Traffic congestion, limited in and out access to some neighborhoods and freeway access; pot holes, traffic lighting is poor
Bad stets, many potholes, not bicycle or pedestrian friendly
Lots of potholes. Dangerous for pedestrians.
Potholes, being very careful driving on Mt. Vernon between Massachusetts and 69th.
Getting my car repaired
It's not too bad
The trolley needs to be synchronized with the traffic lights
Trying to make it home safe without a flat tire; deciding which route to take without the least pothole problem; avoiding certain intersections that are stuck
Broadway is bad, the Massachusetts intersection the worst. Centralizing main east - west corridor.
People drive too fast, even by the schools; potholes cause car repairs; long waits at trolley stops
Checking on my property
The Lemons, trolley and the crime at the apartment at trolley

Question 2: What is your vision for the future?

Participant Responses	
Better access to freeway; elevated trolley	
Easier to drive and walk	
Fewer cars, more safety for pedestrians (walkers, bicyclists, skateboarders, wheelchairs, strollers). Drivers driving respectfully- driving lessons/reminders and enforcement	
Business and community wellness. Renewed reputation through updated streets and access (business?)	
Slower streets with mix of pedestrians and bicycles.	
Bigger village.	
Good streets; walk; bike; trees; healthy community	
better freeway access; smoother roads; better lighting	
Safer and smooth clean drive ways without pot holes and hazards. More walkways and bikeways- nice ones.	
Better traffic flow around trolley areas; fix potholes; increase access for skateboards	
Pedestrian friendly downtown.	
Better roads; ridding homelessness, crime; Mt. Vernon between 69th and Massachusetts need sidewalks, it's very unsafe for all. The walkers to schools and park and bus. Seniors and children	
Roads that are safe to drive on. Feel safe if you walk into town. Better traffic flow throughout the city.	
New Sidewalks and repaired streets, in my neighborhood.	
A cleaner Lemon Grove with more business owners and shops.	
To clean up certain areas in regards to homeless; Clean up and maintain landscapes; offer a safer community by moving the beggars onto someplace else.	
Trolley that does not interrupt the signal phase when leaving/ arriving/sitting at the station.	
Traffic calming features are needed; Better timing with ramp metering	
Help support homelessness is the area	

Attachment D

Question 3: What streets are overbuilt? What streets are underbuilt?

Participant Responses
Massachusetts, Central, Golden underbuilt.
Underbuilt- Pacific Ave., Lemon Grove Ave., Broadway Overbuilt- North Ave., Mass + Broadway corner
Lemon Grove Ave. too wide at Palm and San Miguel. Ditto Massachusetts - canton.
Broadway west of trolley streets is too car dependant.
Too much traffic on Broadway west of Mass.
All are bad. Improve the public works.
overbuilt-none. Underbuilt- Central Massachusetts, Golden-San Miguel, (Certain points by school)
overbuilt- Broadway, Washington to Sweetwater Underbuilt- Golden east of Lemon Grove Ave., Lincoln by middle school, Lester, Washington just south of Broadway
Underbuilt: Lester St.
Under- Massachusetts- Bring back 2 lanes; Mt. Vernon near Berry Park needs sidewalks-many walkers
No streets are overbuilt. Central and San Miguel are underbuilt.
My street, Adams, has no sidewalks. Charming as this may look, it discourages walking, especially by young children and the elderly. The paved road (asphalt) is badly cracked. The stoplight at Palm and Golden has been broken for weeks, perhaps months.
I have never thought about this question before.
Overbuilt- Mass & Broadway
Underbuilt- Lincoln St. horrible line of sight and uneven surfaces
Most are underbuilt with no sidewalks

Attachment D

Question 4: Are there things we would like to change and/ or improve?

Participant Responses	
Yes. North Ave. on ramp west of Massachusetts, near College	
Mass + Broadway corner, narrow streets-maybe to one way with parking	
I feel like a drive like a maniac here and nothing would happen to me. I'd never bike here with the vehicular issues here. Improving signage about the need for safety in this small community and enforce consequences for unsafe behaviors. Reduce speeds and improve safety for all pedestrians with warning crossing lights (e.g. Broadway crosswalk light doesn't work). Decorate crosswalks! An all stop "scramble" at Broadway & Main where trolley stop is.	
Light sign and thorough lane enforcement. Mt. Vernon and McKnight parking to corner - cannot see if another car is on the other lane- view blocked at Mt. Vernon and McKnight, Golden and Lemon Grove Ave. and Golden and Acacia	
More streetscaping on Broadway west of trolley, better walking accommodation.	
No plastic tarp car ports.	
Safety; improve the walk main street; regulation for housing; one street way to improve space	
Yes-trolley coincide with lights; way to slow down traffic on Golden; congestion at school sites especially around LGASH both elementary and middle school.	
Give the streets a cleaner, safer look; get rid of electrical lines, go underground; get rid of potholes (my street, Arcadia Street is horrible and so is Golden Ave.	
Have trolley obey traffic lights instead of always stopping traffic for trolley, improve gridlock at Massachusetts and Broadway	
Change people's attitudes about looking out for others (i.e.: other drivers, pedestrians, bikers, children)	
Roads- sidewalks, decorative roads; Help bring back the Bakery or a bakery	
Build sidewalks, repair the asphalt. Install speed bumps on Golden, where a child was killed 15 years ago and to my knowledge nothing changed. Fix the stoplight.	
I think that many of the shops need to be updated/remodeled. The sewer systems all need reworking.	
Just about every street that I drive on in Lemon Grove has dangerous potholes, deteriorated streets that are unsafe and unmaintained areas of the city. Clean it up!	
Signals generally slow traffic flow. Palm onramp to 125 is a food idea.	
Any street damage caused by new construction should be fixed by the construction company. Potholes	
Sidewalks!	

Attachment D

“People who Bike (and more)” Station Consultant Summary from Group Discussion

- As recognized by the attendees, the biggest concern regarding bicycling in Lemon Grove is safety. This concern has forced some to drive to other places outside of Lemon Grove to bike recreationally where there are better facilities, while many others expressed a desire to bike, but choose not to because they do not feel safe doing so in Lemon Grove.
- A disconnected bicycle network makes it difficult to bicycle safely on bike lanes for entire trips.
- More bike lanes and bicycle parking are needed.
- Most of the people said they were recreational bicyclists, but there were a couple of folks who said that they biked for utilitarian purposes, hardly anyone said they commuted to work by bicycles.

Transcribed Notes from Group Discussion

- Need safer bike facilities (trails, paths)
- No bike parking, need parking that is secure
- Bike elsewhere- no nice trails in La Mesa
- Mixed-use on bike paths? Are skateboards ok?
- Dangerous
- Want more lanes
- Bike network is disconnected
- Poor maintenance of existing bike facilities
- Love green bike lanes-more obvious where bikes should be
- Better signage
- Define who uses bike lanes
- Recreational biking is popular but many choose to go somewhere else to bike
- Want to be able to make short utilitarian trips on bike
- Safe storage for bikes, safe on streets, bike lanes
- Separate bikes from traffic
- Clarify who can use bike lanes- don't want pedestrians in protected lanes; not safe
- Major roads need bike lanes-Washington
- No bikes on Broadway; take off main thoroughfares so they are on lower speed/ volume streets
- Connect to parks, business districts
- Sharrows
- Safe for younger cyclists, skateboarders
- Cycling teams- (critical mass?, power in numbers) to promote cycling in the city, raise awareness
- Enforcement
- Consistent, logical network
- Improve visibility of facilities + cyclists

Attachment D

- Have open streets events like Ciclovía [an “open street” event that closes down a portion of a local roadway to vehicles, and allows for pedestrians and bicyclists to use the entire roadway]
- Bike patrol, community events
- Well-maintained surfaces
- Maintain bike facilities
- Physical barriers separating bike lanes from vehicular traffic
- Better connections to local destinations, transit, stores, etc.
- More bike lockers
- Don't prioritize parking over bikes
- Broadway + Mass= problem to cross
- Broadway + Lemon Grove Ave
- Lemon Grove + San Miguel
- Why green paint?
- Space for bike lanes?
- Unsafe
- Lack of destinations
- No place to bike for exercise
- Little visibility within city because not a lot of cyclists
- Too auto centric, lack of respect for riders
- More education
- Unsafe
- Nowhere to ride for recreation/exercise
- Most people don't bike to work because they live too far away
- Need bike parking, bike racks
- More education for both riders and drivers
- Bike lane on Imperial (or Main?)
- Bicycling needs to start young, so that kids can grow up biking. They should start by biking to school
- *legalize golf carts?*
- Improve areas around school
- Maintain roads
- Add protected bike lanes
- Focus on main corridors
- Need east-west corridor
- Fewer nail salons, tattoo shop
- Hills are a challenge
- Hard to cross trolley tracks
- Connect parks, schools, local destinations
- Connect to other cities
- Preserve vehicle parking

Attachment D

- Expedite Main St. bike corridor
- Safety
- Almost entire group expressed that they leave Lemon Grove to bike because of safety concerns
- Most bike for recreation/ exercise
- Need lower traffic speeds
- Need protected bike lanes not just painted ones
- Improve crossing at key intersections
- Bike lanes on Broadway
- Green lanes aren't useful, they do not protect bicyclists, needs to be separation between cars and bikes
- Designate non-major roads for biking (as long as they're obvious)
- Lack of space on local roads for bike facilities, would be hard to put bike lanes on these roads
- Better roadway maintenance; unsafe to ride as is; potholes can cause serious injuries if you were to inadvertently hit one

Handout Responses

Question 1: What types of riders are you and your family?

Participant Responses	
Outside of Lemon Grove we are cyclists and training rides and recreational rides with kids. I feel safe cycling alone and with my child in Oceanside and Carlsbad and 101 Hwy because cars/drivers/tourists "get a feel" for the importance of respecting pedestrians and cyclists	
Bicycles and motorcycles	
None (balance issues)	
Casual-recreational	
My husband and [I] train for triathlons. We bike about 25-50 miles, 3-5 days weekly.	
10 speed	
I am an occasional bike rider.	
Drive cars. Walk on streets. Biked in youth, grade 4 through university. Our children biked to Lemon Grove Junior High in 1980's. Modern kids could do this with enough green bike lanes.	
Safety first	

Attachment D

Question 2: What is your ideal bicycling experience in Lemon Grove?

Participant Responses
Not really safe
Active cycling with cycling teams for youth and adults with lots of space for families to do fun rides
Route; view; safety
looking for it
Better paved streets
not ideal- too scary
Horrible: we go out to Seaport, Lake Murry, Carlsbad, etc., so that we come back safe in one piece.
Feel safe while riding and skating and secure bike parking
Not very safe
Riding around the city without worrying about a car hitting me from behind, especially on Lemon Grove Avenue; riding on a protected bike lane (physical barrier)
Lemon Grove was home to local county "Grand Prix" with lots of competing cyclists on Broadway and Lemon Grove Avenue-lovely event. City halted traffic till they went through. Exciting, attention getting. Close two streets for two hours once a month for a community bike event.
Not having to stolen

Attachment D

Question 3: Are there things we would like to change and/or improve?

Participant Responses	
Remove bikes from Broadway and make a bike lane on an adjacent Street.	
Enforce negative/unsafe driving behaviors that disrespect the lives of those biking in Lemon Grove. Increase bike lanes and have city staff and law enforcement use them to get driver used to "Share the Road" signage "My mom/dad/child bikes in Lemon Grove, please drive safely" Safe routes to safe place where people want to go and leave bike safely.	
More traffic calming.	
Better paved streets; sharrowos; visibility; continuous paths; blind corner	
Yes-more dedicated bike lanes off road trails/paths. Remove bike lanes form major streets and move to inner city streets.	
Add nice bike/walk ways throughout Lemon Grove	
Preferred streets for sake biking, skating. Share to road- be consistent	
I have a bike but don't bike in Lemon Grove	
Roads; more sidewalk; portholes	
More enforcement of drivers staying out of bike lanes (driving/parking)	
Bike lane on Washington St. full length. Also on San Miguel- by all of our schools. Flank new sidewalk in Palm with green bike lane. More bike racks in bus district (is there fed-state-county money for this?)	
More biking lanes identify and better biking trails for exercise	

Attachment D

“People who Walk and Take Transit ” Station Consultant Summary from Group Discussion

The groups tended to focus their discussion on a series of issues relating to pedestrian circulation. The presence (or lack) of sidewalks was a key point of contention. Residents expressed frustration with the regulation requiring the homeowner to “foot” a portion of the cost of sidewalk installation, and noted that it impeded redevelopment and contributed to a disjointed, unconnected sidewalk network. Whenever possible, residents desired a continuous sidewalk network free of impediments (electrical poles, utility boxes, etc), even if it meant only one side of the street would receive sidewalks.

Residents complained about what were, in their opinions, substandard crossings at intersections and midblock. The ideas of decorative or high-visibility crosswalks were supported, as were other infrastructure improvements such as mid-block crossings and increased crossing times at signalized intersections. The barriers created by the trolley alignment were also mentioned.

Lastly, the idea of using an inviting pedestrian environment, including landscaping, pedestrian-scale lighting, to simultaneously increase pedestrian activity and discourage vagrants, drug use, or other undesirable activities was universally supported. Discussion also involved retaining the City’s rural feel through trail systems.

Transcribed Notes from Group Discussion

- Multi use bike lanes
 - Multi-use bike lane
- Sidewalks –need more, too many potholes
- Lighting issue, need safe lighting for night time
- Traffic calming - speed bump, enforce traffic speed limit
- City funded sidewalk initiative
- Rain erodes streets- harder to walk in certain areas
 - Need drainage, rain off/ safety issues
- Make streets wider vs. sidewalks?
- Need a buffer from the road
- Too wide of streets - hard to talk to person across the street
 - Do not need garden street dividers
- Sidewalk on one side of the street
- Seimipermeable sidewalk/ curbs
 - Don’t give up sidewalking, green planning (eco friendly)
- Golden avenue
- Underground utilities
- Downtown Lemon Grove not pedestrian friendly
 - Business district, central area

Attachment D

- Lester Street – Parking Lot (not safe/ user friendly)
- Rush hour Pedestrian (not safe at trolley station tracks)
- Do we want Lemon Grove to look like Pasadena
- Traffic calming
- Mid block crossing – safer crossing for pedestrians
 - In front of library, schools
- Lincoln and skyline street (need attention)
- Sidewalks need to be more continuous
- Need wider sidewalks
- Sidewalks aren't usable when property owner's trees overbear the sidewalk
- Continuous sidewalk on only one side of the street
 - Parking on one side, sidewalk on other side
- Need to build more sidewalks
- Safe Pedestrian Right of Way
- Dirt pavement right of way
 - Not necessarily need sidewalks
 - Preserve rural vibe of city/ culture
 - Focus on major/ commercial streets
 - Focus on where pedestrians walk
- Sidewalks poorly marked
 - Need to stand out more/ stand out cross walks
- Flashing yield/ crossing signs don't work
 - Lemons/ on crosswalk street crossing instead Public Art
- Scramble four way crossing
- Dogs not on leashes – unsafe
 - Natural elements/ safety issues not necessarily physical issues
 - Example: Berry Street Park dogs unleashes is a concern
- City/community App to report issues
- Equestrian paths
- Sidewalks are expensive to make/maintain
 - Solution: rubber concrete? Soft surface paths? Easier/cheaper surface material?
- Trolley Trail along Broadway
- Sidewalks down Golden Ave. – helpful for schools / children
- City funded sidewalks\
- Pedestrian lighting at major intersections needed
 - Look at Lemon Grove and Broadway
- Signal timing increase

Attachment D

Handout Responses

Question 1: What types of walkers are you and your family?

Participant Responses
Exercise
Exercise
Active and leisure. Can walk with or without a stroller to and from local shops without fear (not in Lemon Grove)
Weekend to village and civic events. Walk at-least daily.
Exercise
Old people, max 1 mile, but that get you lots of places
We walk with our dogs, but we stop for safety... we want to do more, so we go to la mesa to walk.
Casual- recreational
Casual- walk 3-4 times weekly
Exercise
I'm a dog walker
One mile walks
Wife some
Infrequent, unfortunately.
Walk to go somewhere
Use to walk all around Lemon Grove for 20+ years... it became too unsafe so I no longer walk due to dogs, trouble, drivers, people who pose a threat.
Exercise and leisure, walking dog
I walk everyday
Walk on street and back but that's it. We drive everywhere.
Everyday walkers

Attachment D

Question 2: Where do you walk in Lemon Grove?

Participant Responses	
Downtown; around my block	
If necessary, I will walk from the community center to the Rec or Library. I will walk from a parking spot at Starbucks to/from 3 restaurants on Broadway but not more.	
Golden Ave. to village, to Civic Park, around neighborhood.	
To village	
Library, main streets, Sr. center	
around by my house	
Bank, school district, store	
Lemon Grove Way- school lane, luncheon OT. Lemon Grove	
North East areas	
Up Beryl St. right on Bonita, right on Mt. Vernon, right on El Prado, right on Beryl St. Left onto Odessa Ct. I.e.: Mt. Vernon, El Prado, Bonita Area	
Near Gold Lake, San Miguel, 69th	
Everywhere	
I walk all main streets and throughout non lousy streets throughout the center of Lemon Grove; Lemon Grove Ave.; Broadways; Mass; and Everything in between	
All over	
Broadway (Starbucks to Anna's); Central (Golden to Lincoln)	
Our own street. Exercise path at Senior Center. ST. John parking lot when empty.	
Trolley, 99¢, Food for Less, etc.	

Attachment D

Question 3: Where do you take transit in Lemon Grove and beyond?

Participant Responses
Trolley to Baseball games
No bus- no close stops. Drive to trolley.
I do not take transit in or to/from Lemon Grove. I take to Coaster to/from Oceanside to SD for work and leisure with family.
Not yet, new in town
Trolley; add bikes for the community
Trolley- Mass and Broadway
My husband drives to the Mass. Trolley station five days a week. He walks in Mission Valley and Grossmont trolley station.
Don't
From the downtown Lemon Grove trolley depot to downtown San Diego, e.g., Petco Park.
Mostly two El Cajon
Trolley- downtown
We don't because we don't feel safe and fear our car would be vandalized if left in park-and-ride lot. Be we would take a pedicab.
Lemon Grove Station, to downtown and Santee

Attachment D

Question 4: Are there things we would like to change and/or improve?

Participant Responses	
Sidewalks that connect places in Lemon Grove. Bus stop and trolley are on different sides of Broadway.	
More parking near downtown trolley	
Yes- safety and reputation! If we could improve, safety and attract various good business and restaurants, people would stop by while on trolley from La Mesa M.V. through downtown (ball games, events, concerts)	
Improve sidewalks throughout city. Some people don't want sidewalks by their homes- silly, this isn't a "rural town," it's a city with a median age of 53 years and families with young children. Apply CPTED principles on Broadway and around schools.	
More traffic calming	
Visibility-better sidewalks, no blind corners. Sidewalks will destroy character of neighborhood, only sidewalks on busy streets, mark crosswalks with lemons	
More dramatic flashing lights, pedestrian crosswalk at transit center	
Safety; wellness areas for the kids; Follow the 2-/20 plan EPA for healthy kids. Improve the streets that are underbuilt	
Yes- more walkable "off the beaten path" trails	
Get rid of trash	
Sidewalks on main streets (i.e. Mt. Vernon, Central Ave., etc)	
Potholes; More sidewalks; Rid homeless	
A City Council that cares about our city. And what money they for being on council.	
Yes, some of the homeless people need help getting on their feet.	
The conditions of the streets... if you don't fix the streets then all of these new devices will work safely	
Walking on Broadway around Home Depot is not friendly even though there are sidewalks.	
Lighted crosswalk, across Broadway (in front of Barbershop/Palomar cleaners should work at all times; wayfinding signs; pedestrian friendly lighting	

Attachment D

Other Handout Responses

People who get around in new ways

Question: What other mobility types would you like to use (neighborhood electric vehicles, equestrians)?

Participant Responses
Pedicabs (3 wheeled, motorized, small canopied) work in India plus I could walk here. Folks on horseback where a common sight even into the 1970's and 1980's. Safe horse trail? Where? How cost? Love the green bike lanes, smart move.
I like horses but since we can't have them in Lemon Grove the paths might be nice for walking.
Solar powered hook-up stations for electric vehicles
Willing to consider self-driving vehicles after we as a society know more about them. Neighborhood electric bikes sound promising!
Neighborhood electric vehicles, equestrians are a good idea
Golf carts, segways, 4 wheeler ATV's
Sr. cart
Electric vehicles- etc, great idea however we should invest in enforcement and safety. Weed out the sex traffickers, pimps, dope dealers, enforcements- police with community support!
Bicycle, walking, car
Electric cars

General Comments

Cross Section Notes (see attached scans for greater detail)

Participant Responses	
Safety-better light, fix streets. Assessment - of intersection. Review EPA 20/20 Plan Health kids. Outreach commits member we have great people to education to help at grants and sponsor project.	
(1) Don't spend precious dollars for sidewalks (2) Traffic calming- speed bumps (3) Apply for US EPA funds for storm water infiltration (3) Clearly mark bicycle turn lanes (5) Bike paths (protected) where able (6) Pave the streets! Not safe for pedestrians and bicycles period	
School lanes one way-back in parking; Fix traffic/ Pedestrian congestion at school sites use roundabouts, traffic breaks, etc. (whatever it takes); Better crosswalk identification	
Look into funding by EPA 20/20 plan- bring funds to our community	
Designated areas for pedestrians to walk, bike lanes buffered for safety from cars; Option 2 light collector- separated bike/ ped paths (missing lighting...buffer for pedestrians too)	
No additional sidewalk, maintain rural feel is important to established Lemon Grove and purpose why people choose to move out of San Diego. Where sidewalks are needed, i.e. schools and parks, use sidewalks on only one side of street, and use soft surfaces in place of concrete. Add speed/velocity monitors to control speeding on residential areas.	
Parking blocks driving sight distance at some intersections. Concrete sidewalks are a maintenance nightmare. How about a good E-W bike corridor. Residents don't walk in Lemon Grove - bike community is unlikely.	
Lemon Grove and Broadway- Roundabout/Art/Pedestrian Scramble; Bike lockers at transit center and destinations; At least one bike Loop in city	
Lemon Grove has some great residential streets with semi rural character. Installing sidewalks would destroy character and feel. Widening street to accommodate sidewalks would require removal of owners landscaping/ walls/ trees that have been installed in right of way. Lawsuits would happen from people who think you are taking "there" land. Also, sidewalks could take away from historic district potential, since that rural character of neighborhoods.	
Change the perception about Lemon Grove as an undesirable city which is prevalent among outsiders but especially among many realtors and many buyers. Market Lemon Grove! We need positive image. Point out all the positives: historic buildings, library, great schools and parks	

Attachment D

My vision for Lemon Grove is to see a more safe and likable place to walk, the streets to be repaired, and various areas to be cleaned up (shopping carts, trash, homeless beggars)! The housing areas should have a place that is free from people hanging out; the parks need to be safe for parents and kids to play safely, and attract business that will bring other people into spend money here in our community.

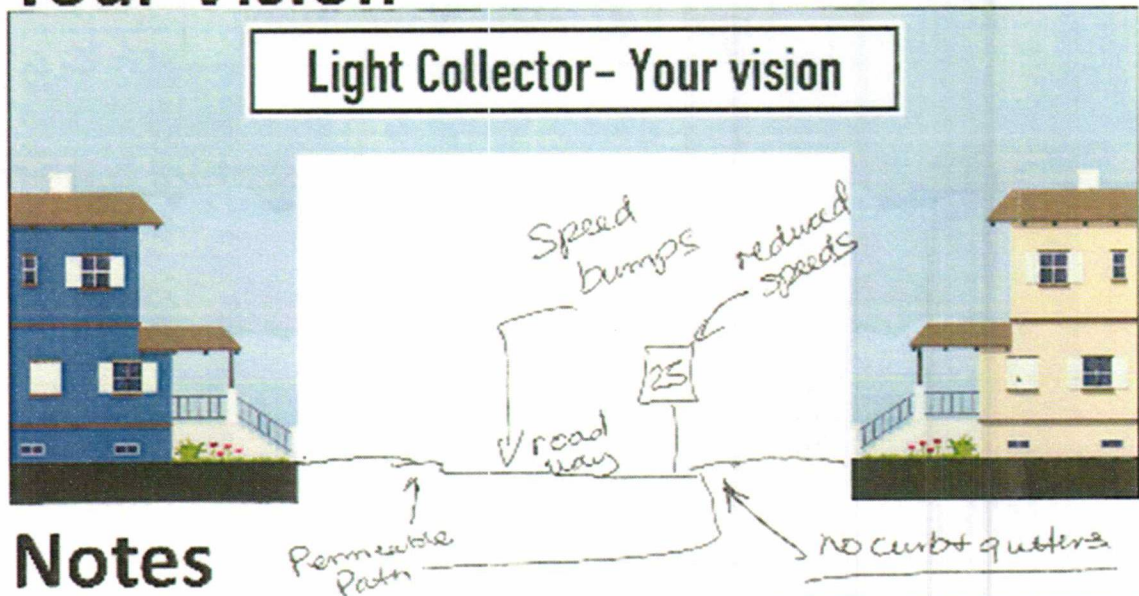
Need a sidewalk on Mt. Vernon between 69th and Massachusetts. Clean up area of homeless at old closed farmers market. Work on walking trail at Main from trolley to trolley- great idea.

Completed Street Cross-Section Recommendations by Participants



"Imagine Lemon Grove" Lemon Grove General Plan

Your Vision



Notes

- (1) Don't spend precious dollars for sidewalks
- (2) Traffic calming - speed bumps
- (3) Apply for US EPA funds for stormwater infiltration at sides of roadways - permeable.
- (4) Clearly mark bicycle turn lanes.
- (5) Bike paths (protected) where able.
- (6) PAVE THE STREETS !! Not safe for pedestrians + bicycles period.

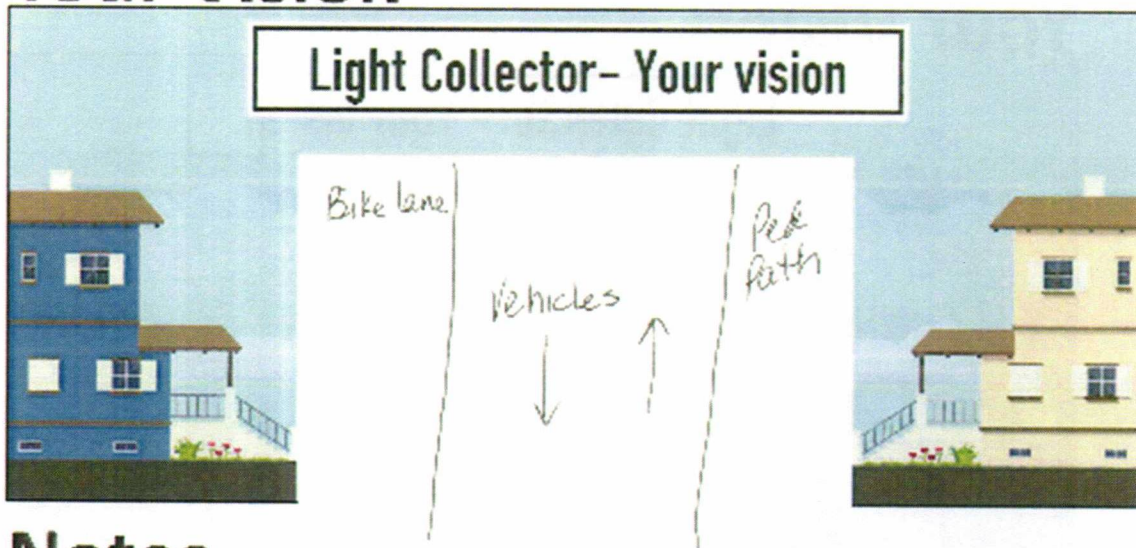


Attachment D



"Imagine Lemon Grove" Lemon Grove General Plan

Your Vision



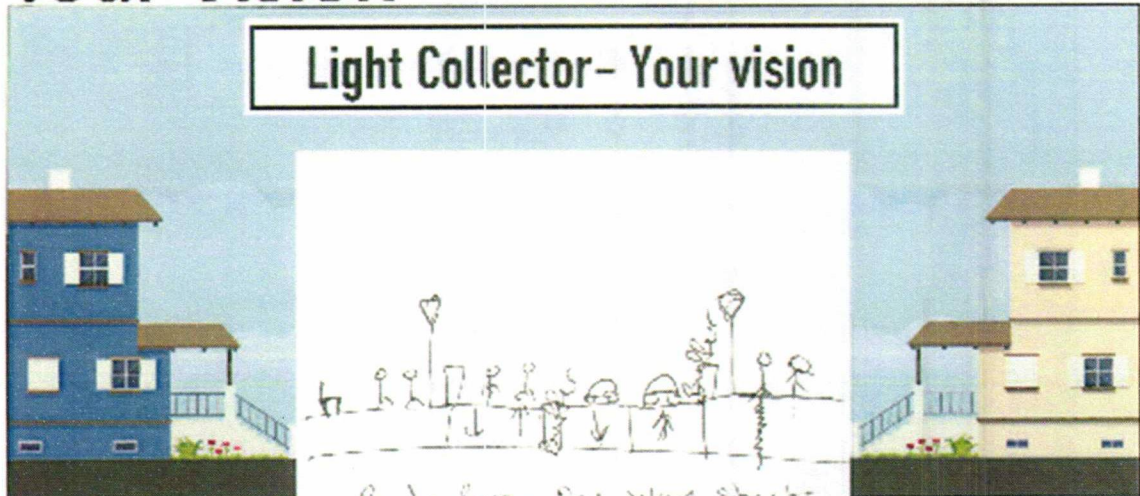
Notes

School leave one-way - back in parking
Fix traffic/pedestrian congestion @ school sites
use roundabouts, traffic breaks, etc (whatever it takes)
Better crosswalk identification



"Imagine Lemon Grove" Lemon Grove General Plan

Your Vision



Light Collector - Your vision

Notes

parts from one way streets
and parts from separated bike/ped paths

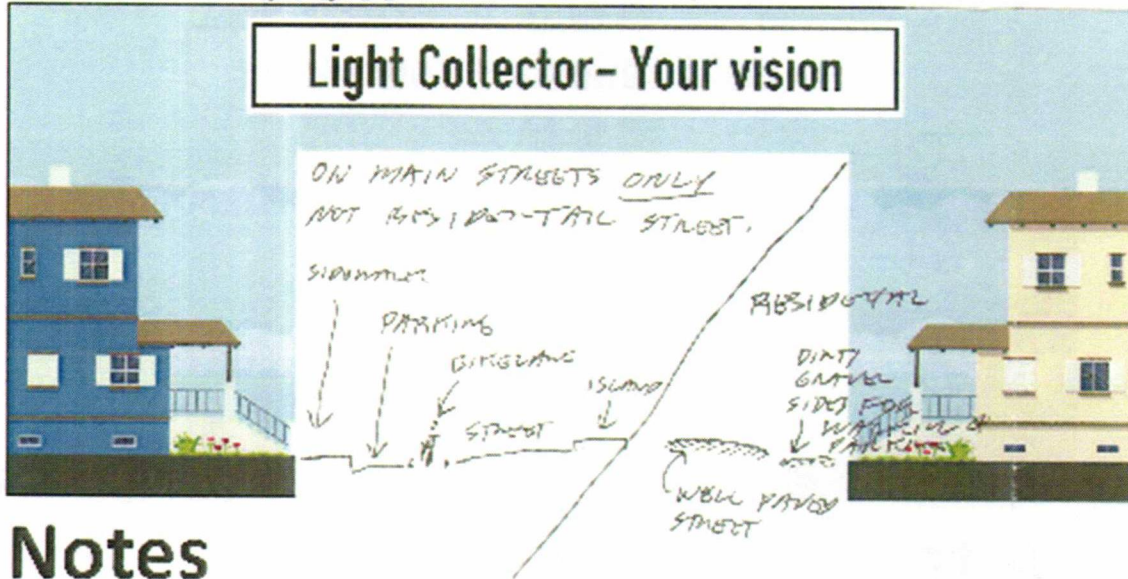
Designated areas for pedestrians to walk, bike lanes
buffered for safety from cars,

Option 2 Light Collector - Separated bike/ped paths
(missing lighting... Buffer for pedestrians too)



"Imagine Lemon Grove" Lemon Grove General Plan

Your Vision



Notes

LEMON GROVE HAS SOME GREAT RESIDENTIAL STREETS WITH SOME GREAT CURBAGE. INSTALLING SIDE MARKS WOULD DISTURB CURBAGE & FEEL.
 WIDENING STREETS TO ACCOMMODATE SIDE WALKS WOULD REMOVE OF OWNERS LANDSCAPE/FRONT/BACKYARDS THAT HAVE BEEN INSTALLED IN PLACE OF WALK.
 CONCRETE WOULD HAPPEN FROM PEOPLE WHO THINK YOU ARE TAKING "THEIR" LAND. ALSO, SIDE WALKS WOULD TAKE AWAY FROM HISTORIC DISTRICT POTENTIAL SINCE THE RURAL CHARACTER OF NEIGHBORHOODS.

Attachment D

Additional Feedback	
Decorative crosswalks + "pedestrian scramblers" would be another awesome community art piece (just like Buena vista underpass mural).	
Tired of talking and listening about this same subject and nothing gets accomplished. I would like to see some improvements start.	
I would like to introduce a new program to the city that will help qualified homeless people to get on their feet.	
We love our new -beautiful, new-Lemon Grove Library! I appreciate the lamps and other decorative elements (trees) on Broadway that weren't there 20 years ago. We have tremendous amount of energy and civic pride, kudos to those who are so active.	
Bring back the "Lemon Grove Review" local newspaper	
How to get dog owners to pick after their dogs?	
Underbuilt: Lester St.	
Streets need cleaning, too much trash	
Keep in mind or review the EPA 20/20 for our kid adds to the General Plan. To improve Health and wellness. Improve the 5 "E" by outreach, awareness, training- signs = information with users. *Note: outreach to the community Lemon Grove have great people with education that can volunteer to write grants and sponsor - for these projects	
Do some research on the storm water grants from U.S. EPA- Lemon Grove can get money from EPA to manage storm water run-off without curb and gutter, to allow aquifer recharge and avoid gutters, curbs, and storm drains.	
This was a well-organized community input forum- thank you!	
Grants! EPA 2020 US Mexico Border 2020 Program www.epa.gov . Who is focus group? Demographics? How where they selected? Please advice!	
No more tattoo shops and close down half of the existing shops; Bring back antique shops please; Promote additional food eateries like Blue Wisk	

Attachment D

Guiding Ideas from Consultant

Circulate San Diego Recommends the City of Lemon Grove consider the following guiding ideas in updating its Mobility Element:

- Prioritize roadway maintenance (e.g. repairing potholes, resurfacing)
- Encourage active living and open spaces within City streets.
- Slow traffic down on residential streets and in commercial centers (e.g., narrow vehicle lanes, bulb outs, etc.).
- Provide wide separated multi-use decomposed granite (dg) trails and concrete paths within a quarter mile of all residents with connections to commercial centers, transit, parks, and schools.
- Retain the City's rural feel through wide dg trails and consider incorporating bridal/equestrian paths into the trail system.
- Provide clean, safe, pleasant routes to commercial centers, transit, parks, and schools.
- Provide for bicycle storage adjacent to trolley stations.
- Provide bike sharing programs adjacent to trolley stations.
- Utilize wayfinding signs for all modes of transportation.
- Provide connections to regional bikeways and pedestrian paths.
- Incorporate bicycle markings and coloring onto all bike lanes and routes.
- Allow for skateboards and non-motorized scooters on bikeways and pedestrian paths.
- Allow for slow motorized vehicles in vehicle lanes on residential streets (e.g., golf carts).
- Encourage shade trees on all pedestrian paths.
- Prioritize pedestrian and bike paths above on-street parking.
- Consider one-way streets where traffic analysis shows feasibility.
- Coordinate land use and transportation planning in Lemon Grove to provide for the long-range development of the City's roadway system consistent with the existing and future land use patterns described in the Land Use Element.
- Maintain acceptable traffic operations on the City's roads through application of Level of Service thresholds, and by conditioning new development on the ability of local roads and intersections to accommodate projected traffic impacts.
- Minimize the negative impacts of transportation infrastructure upon Lemon Grove's community character, local neighborhoods, and the environment.
- Ensure that new development minimizes impacts on the roadway network, is integrated into the existing transportation system and provides opportunities for use of alternate modes.
- Work cooperatively with adjacent jurisdictions to address regional traffic issues.
- Reduce automobile travel demand to reduce impacts on the City's roadway system, lessen the need for new or expanded road facilities to accommodate increased demand, and decrease pollutants emissions from automobiles.
- Provide a safe, comprehensive, and integrated system of trails and bikeways as a key component of the circulation system.
- Promote a safe and efficient transit system, including both bus and rail, to reduce congestion, improve the environment, and provide viable alternatives to the automobile.

- Specify that ‘all users’ of streets includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses and automobiles.
- Apply Circulation Element policies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right-of-way.
- Encourage street connectivity and aim to create a comprehensive, integrated, connected network for all modes.
- Encourage the use of the latest and best design criteria and guidelines while recognizing the need for flexibility in balancing user needs.
- Direct that “Complete Streets” solutions will complement the context of the community.
- Establish performance standards with measurable outcomes.
- Consider metrics for multiple modes in traffic analyses.
- Include an analysis of bicycle and pedestrian collision history.
- Consider and implement traffic calming measures.
- Consider and implement comprehensive parking strategies.
- Consider lighting and street furniture along pedestrian paths.
- Consider “Green Streets” concepts consistent with regional, state, and national best practices to activate the pedestrian realm and improve stormwater handling.

Specific draft considerations for the General Plan Update (objectives and/or policies)

- Adopt Complete Streets Design Guidelines to assist in development of standard cross-sections.
- Consider new pedestrian and bicyclist facility design types consistent with AASHTO, NACTO, and other newly-adopted state guidelines.
- Consider greenhouse gas emissions with future development.
- Incorporate pedestrian safety elements through environmental design (CPTED).
- Incorporate a pedestrian and bicycle network master plan into the Circulation Plan.
- Include street design and priorities for bicycle and pedestrian facilities in the Circulation Element.
- Consider road diets where traffic will retain acceptable levels of service.
- Consider additional links onto adjacent freeway systems to alleviate traffic.
- Consider urban greenways or other alternative transportation concepts which alternative routes for individuals not comfortable walking or biking on arterial streets.
- Develop bicycle parking guidelines to promote active transportation and end-of-trip facilities.
- Continue actively pursuing grants to implement the active transportation network, safety countermeasures, and other improvements to the City’s circulation.
- Develop a sidewalk infill and repair fund to repair existing infrastructure and promote new construction.
- Consider exercise facilities when appropriate to encourage active recreation (e.g. along trails, parks, bike paths)



CITY OF LEMON GROVE MEMORANDUM

DATE: February 16, 2016

TO: Honorable Mayor and City Council

FROM: Miranda Evans, Assistant Planner, Development Services Department

SUBJECT: City Outreach Efforts for General Plan Update

The City of Lemon Grove began an extensive outreach effort to advertise and encourage public participation in the update to the City's General Plan. This is a summary of the various methods used to reach interested individuals and organizations.

Deadline to Apply for Focus Group

September 30, 2015

Focus Group Formed

The General Plan Update Focus Group was formed in October 2015. The Focus Group is comprised of 15 members.

Public Meetings

October 17, 2015: Focus Group Meeting
November 19, 2015: Focus Group Meeting
December 5, 2015: Focus Group Meeting
January 21, 2016: Community Workshop 1*
January 30, 2016: Community Workshop 2*
* Translation services and childcare were provided at these meetings.

Online Survey

The online Community Survey is linked to the City website and is available in English and Spanish. The survey was also printed into hard-copy format to distribute to those without internet access. Over 450 surveys have been completed to-date. A business survey was also available and was completed by many local business owners.

Advertising

The General Plan Update was advertised in multiple locations on the City's website and was also sent electronically as a newsflash,

Attachment E

press release and listserve notification(s). Public notices for the two workshops were advertised in the *East County Californian*.

The workshops were also advertised online on Eventbrite, an event sharing platform that is circulated to other media outlets.

Media/Social Media

The General Plan Update Website links to the Imagine Lemon Grove Website (www.imaginelemongrove.com). The Imagine Lemon Grove site was created by the Cal Poly Design Studio Team.

Three (3) articles were published in the *Union Tribune* as a result of outreach efforts and public notices for the two workshops were published in the *East County Californian*.

Advertisements were posted on Twitter and Facebook with attachments of the bilingual event flyers.

The following agencies were notified of the General Plan Update workshops in the below email. If multiple individuals in the agency were contacted, that number is listed on the right.

Several agencies forwarded the announcement to additional interested parties.

1. Heartland Fire (2)
2. City of La Mesa
3. San Diego Sheriff
4. East County Chamber of Commerce (2)
5. County of San Diego (6)
6. Hitzke Development
7. Focus Group Members (14)
8. Community Health Improvement Partners- CHIP (3)
9. Lemon Grove Historical Society
10. San Diego Food System Alliance
11. City of San Diego (2)
12. Lemon Grove School District (2)
13. SANDAG (2)
14. Lemon Grove Community Church
15. Cornerstone Community Church
16. Lighthouse Baptist Church
17. Shiloh Gathering Church
18. Saint John's Parish

Attachment E

19. Esgil
20. EDCO Disposal
21. Helix
22. CLG employees
23. Caltrans
24. San Diego Air Pollution Control District
25. City of Lemon Grove Library
26. Soroptimist
27. Safe Routes To School Email List (22)- Also sent to this list in Spanish
28. Christian Church of Lemon Grove
29. First Baptist Church
30. Lemon Grove Lutheran Church
31. Lemon Grove Calvary Chapel
32. Kiwanis of Lemon Grove
33. American Legion
34. United Methodist Church
35. County Health and Human Services Agency
36. Sungarden Terrace
37. McAlister Institute

Public Hearing

City of Lemon Grove General Plan Update

Summary of Public Outreach & Ideas for Consideration

Background

- Existing General Plan
- Budget for General Plan Update
- Cal Poly SLO Design Studio
- Lemon Grove Focus Group
- Community Outreach & Surveys
- Workshop 1- CityPlace Planning
- Workshop 2- Circulate San Diego

Agenda Presentations

- Focus Group Representatives
- Cal Poly SLO Design Studio
- CityPlace Planning
- Circulate San Diego

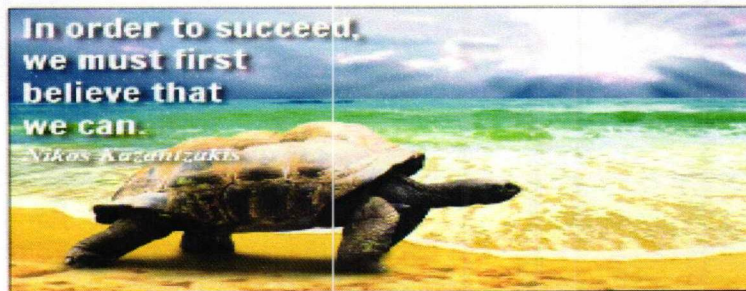
Next Steps

- Feedback from City Council
- Draft Community Profile
- Draft General Plan Update
- Preparation of EIR
- Downtown Village Specific Plan Expansion
- Public Noticing and Hearings
- October 2016 – Adopt General Plan



Lemon Grove Planning Focus Group Preliminary Results

The Center City Needs A Redeveloped Common Area



2/16/2016



CITIZENS' OVERSIGHT PROJECTS
CitizensOversight.org

Page 5



Topics

- Focus Group Process
 - Public Comments in Open Sessions
 - Focused on the Planning Elements
Land Use, Circulation, Housing, Conservation, Open Space,
Noise, Safety, and Health and Wellness
- Summary Comments
 - The Main-Broadway –MTS Area Is Fragmented, Unfriendly,
and Blighted
 - It Needs Redevelopment That Produces a Common Area With
Interesting Components
- Planning Big Idea For Redevelopment
 - Place Lemon

2/16/2016

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Agenda Presentation

- Helen Ofield, Focus Group Member

Agenda Presentation

- Cal Poly SLO Design Studio

WORKSHOP 1

PURPOSE

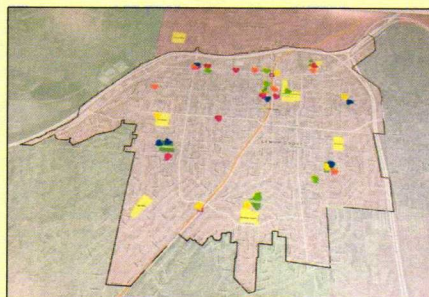
- Educate and inform public about General Plan update process
- Solicit input about Community Design and Economic Development



WORKSHOP 1

AGENDA

- Explanation of General Plan and Update Process
- Break-out groups focused on Community Design and Economic Development
- Comment sheets and mapping
- Report back from break-out groups



COMMUNITY DESIGN

PLACES OF THE HEART

- Local parks
 - Especially the sense of history, beauty, and community events
- Restaurants
 - Coops BBQ, Lido's, El Pollo Grill
- Library, Post Office
- Schools
- Churches
- Sprouts, Albertsons, Rite Aid
- Big Lemon and Lemon Grove Lips



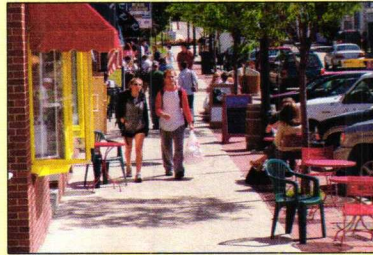
"Berry Park concerts in the summer."

"El Pollo Grill, best Mexican food this side of the border."

COMMUNITY DESIGN

IMPORTANT DESIGN FEATURES

- Style and character of historic buildings and homes
 - Especially Spanish-style architecture
- Improve walkability/pedestrian environment
 - Pedestrian-only streets, more landscaping, maintenance
- Design for safety
 - Lighting, parking lots more visible
- Focus on entry to the City
- Unified, cohesive theme to architecture in City



"Like South Park & North Park: We need something walkable."

"The city urgently needs an Historic Preservation Ordinance and design guidelines."

COMMUNITY DESIGN

PUBLIC ART

- Add more art, arts-related uses, especially downtown
- Involve young people from local schools
- Add art to street furniture (benches, trash cans, utility boxes)
- Use empty retail space for galleries
- Encourage a live or movie theater



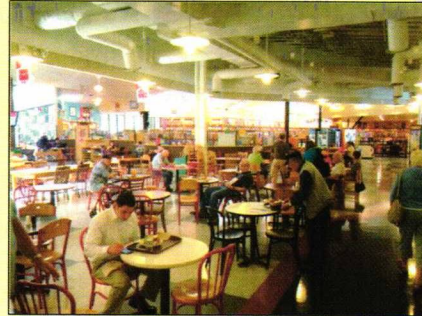
"Ask students, young people for ideas for artistic tables & chairs they create, incorporate work they create."

"YES! Big art in a small town!"

ECONOMIC DEVELOPMENT

TYPES OF BUSINESSES

- Restaurants
 - Bakery, tortilla shop, brewery/pub, nice sit-down restaurant
- Family-friendly gathering space
 - Farmer's market, bookstore
- Retail
 - Clothing boutique, greeting card shop, antique row



"More family hangout places, even bookstores."

ECONOMIC DEVELOPMENT

TYPES OF BUSINESSES (cont.)

- Services
 - Dentist, dry cleaner
- Well-paying jobs
 - Construction, industrial, high-tech, higher education
- Fewer "shoestring businesses"
 - Limit liquor stores, car washes, nail salons, tattoo parlors, smoke shops
 - Address these uses with zoning and design guidelines



"I want a brewery or two and a pub that I can bring my kids."

ECONOMIC DEVELOPMENT

TYPES OF IMPROVEMENTS

- Improve safety, create a better "feel" for the City
 - Add more lighting, improve cleanliness and maintenance
- Better walkability/pedestrian friendliness
 - Include awnings, landscaping, and street trees, make parking less prominent
- Design standards for unified look
- Business Improvement District or parking meter district



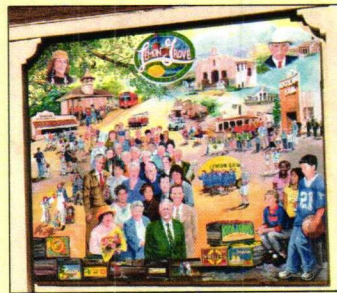
"Make the block between Grove Street & the Big Lemon a pedestrian area."

"Add a unified median with public art & drought tolerant trees."

ECONOMIC DEVELOPMENT

CHALLENGES TO IMPROVEMENTS

- Lack of funding
- Absentee landowners who aren't invested in Lemon Grove
- Residents leave the community to shop



"People with no sense of history. If you truly love the community you treasure its story and won't tear it apart for developers' short-term gain."

GUIDING IDEAS

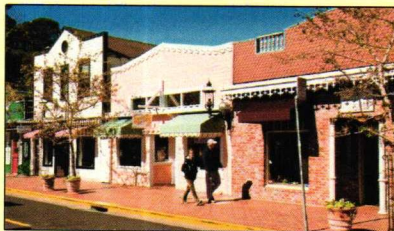
COMMUNITY DESIGN

- Excellence in building, landscape, and streetscape design that acknowledges and contributes to Lemon Grove's unique history and small-town community identity.
- Provide for historic preservation.
- Development that respects Lemon Grove's historic buildings, styles, and design features while providing for contemporary, innovative, and eclectic design that fits within the existing fabric of the community.



GUIDING IDEAS

COMMUNITY DESIGN



- Prioritize walking within shopping areas.
- Pedestrian-scale design and amenities that provide safe and comfortable access for all ages and abilities are important to Lemon Grove's residents.
- Continue to encourage overhead utilities to be undergrounded

GUIDING IDEAS

COMMUNITY DESIGN

- The principles of Crime Prevention Through Environmental Design (CEPTED) should be incorporated for all new and existing development.
- Encourage community security in public places (community policing).



GUIDING IDEAS

COMMUNITY DESIGN

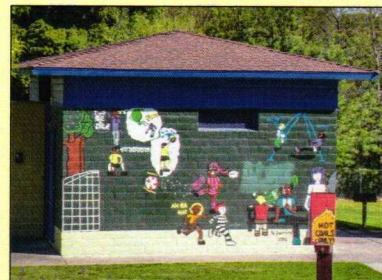
- Support for the arts, culture, and community events and incorporation in public and private development.
- Encourage outdoor spaces and land uses



GUIDING IDEAS

COMMUNITY DESIGN

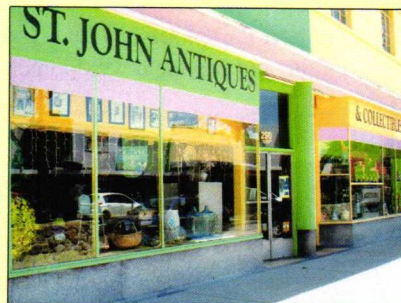
- Landmarks and special community features that contribute to the sense of history and uniqueness should be emphasized and preserved. They have special qualities and features that could be applied to other developments. Examples include the library, parks, the “lemon” and the “lips”, local restaurants, murals and historic properties.



GUIDING IDEAS

ECONOMIC DEVELOPMENT

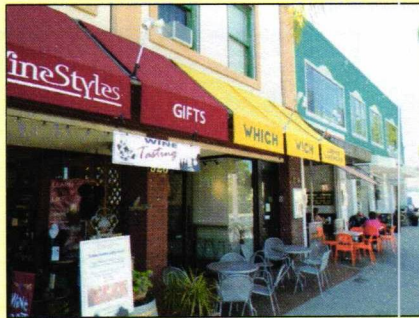
- A diversified local economy that strengthens the City's fiscal health, provides local jobs, and capitalizes on Lemon Grove's desirable location in the region.
- Encourage regional shoppers to the City by creating a unique attraction such as an “antique row.”



GUIDING IDEAS

ECONOMIC DEVELOPMENT

- Family-friendly businesses that provide high quality, attractive, safe, and convenient shopping, services, and entertainment for local residents; uses such as smoke shops, tattoo parlors, liquor stores, and massage parlors are discouraged.



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Brand the City (possibly as a "Gateway to East County") and utilize gateway and wayfinding signs, street lights, street furniture, street signs, etc.
- Incorporate specific design guidelines into the General Plan focused on mix of styles and materials allowing for modern ideals, but retaining the City's rural identity and community history.
- Consider the establishment of business and neighborhood improvement districts as a way to fund improvements



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Provide neighborhood parks within a ¼ mile of all residents.
- Provide areas for public gathering, shopping and socializing.
- Reduce impediments and increase opportunities for breweries, brewpubs, restaurants, and retail and office uses.



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Improve property maintenance
- Provide for more shade trees in public places.
- Provide appropriate lighting in all places.



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Support the schools as an important element to Lemon Grove's quality of life
- Acknowledge and celebrate the value of the community's diverse population



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Allow for art throughout the City and music within commercial areas.
- Consider establishing an Art District to include art opportunities in architecture, wall art, statues, fencing, signage etc.



WORKSHOP 2 – CIRCULATION

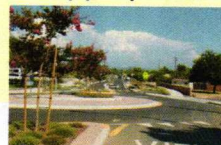
- Format
- Attendance
- Report Out/Key Findings



Station 1 – People who Drive

Roadways and Circulation Network

- Potholes and excessive speeds
- Peak-hour congestion on key roads (Massachusetts, Broadway, and Lemon Grove Avenue)
- At-grade rail crossings
- “Park Once” concept on Broadway
- Better freeway access in the future
- Traffic calming where appropriate



Station 2—People who bike (and more)

Bicycle Facilities and Network

- Different users of “bike” facilities
- Safety is an overriding concern and barrier
- Lack of connections, cohesiveness in network
- Greater enforcement and education is needed



Station 3 – People who walk (and take transit)

Pedestrian Facilities and Network

- Disconnected sidewalks
- Safety can be a concern in and around transit
- Examine new facility types (mid-block crossings, pedestrian scrambles, etc.)
- Better crossings at intersections, more time to cross



GUIDING IDEAS – FRAMEWORK

- Cities must now consider “Complete Streets” (AB 1358)
- New laws allow flexibility in performance measures (SB743; LOS vs. VMT)
- Prioritizing certain modes along certain segments is preferred over traditional LOS calculations



OBJECTIVES AND/OR POLICIES TO CONSIDER – CIRCULATE SAN DIEGO

- Plan for all modes
- Keep the City moving with complete streets that provide safe, multi-modal options for all community members
- Plan regionally, implement locally
- Improve connectivity for residents, visitors, and businesses
- Make use of new guidance in planning and engineering to promote alternative transportation



OBJECTIVES AND/OR POLICIES TO CONSIDER – People who drive

Roadway Considerations

- Prioritize roadway maintenance
- Consider and implement traffic calming measures where conditions allow
- Consider road diets where traffic will retain acceptable levels of service
- Consider new freeway interchanges in the future
- Slow traffic down on residential streets and in commercial centers (e.g., narrow vehicle lanes, bulb outs, etc.)
- Consider one-way streets where traffic analysis shows feasibility
- Plan for slow motorized neighborhood vehicles in vehicle lanes on residential streets (e.g., golf carts)



OBJECTIVES AND/OR POLICIES TO CONSIDER – People who bike

Bicycle Considerations

- Provide clean, safe, pleasant routes to commercial centers, transit, parks, and schools
- Provide for bicycle storage and sharing adjacent to trolley stations
- Utilize wayfinding signs for all modes of transportation
- Allow for skateboards and non-motorized scooters on bikeways and pedestrian paths
- Consider urban greenways or other alternative transportation concepts which alternative routes for individuals not comfortable walking or biking on arterial streets



OBJECTIVES AND/OR POLICIES TO CONSIDER – People who walk

Pedestrian Considerations

- Retain the City's rural feel through wide decomposed granite trails and bridal/equestrian paths within a quarter-mile of all residents
- Encourage active living, exercise, and open space
- Prioritize pedestrian and bike paths above on-street parking in residential areas
- Consider lighting and street furniture along pedestrian paths.
- Consider "Green Streets" concepts consistent with regional, state, and national best practices to activate the pedestrian realm and improve stormwater handling



Recommendation

- Conduct the Public Hearing,
- Provide Feedback to Staff, Cal Poly SLO Design Studio and Consultants

CITY OF LEMON GROVE DRAFT GENERAL PLAN UPDATE

Lemon Grove City Council
February 16th, 2016



CAL POLY
SAN LUIS OBISPO

College of Architecture
& Environmental Design
City & Regional Planning
Department

PRESENTATION OVERVIEW

1. Draft General Plan Update Process
2. Community Outreach
3. Draft General Plan + Guiding Ideas
4. Next Steps

1. DRAFT GENERAL PLAN UPDATE PROCESS

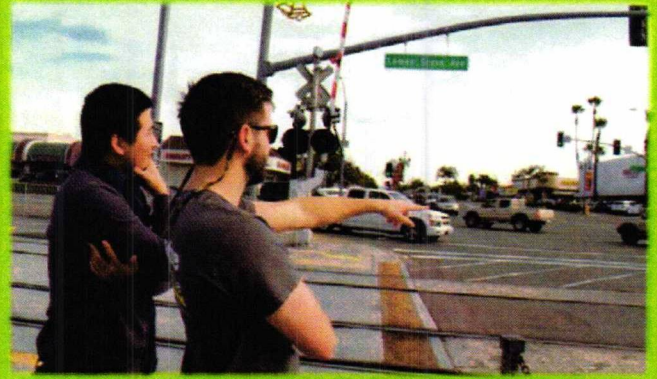


- Existing Conditions
- Document Review
- Community Outreach Process



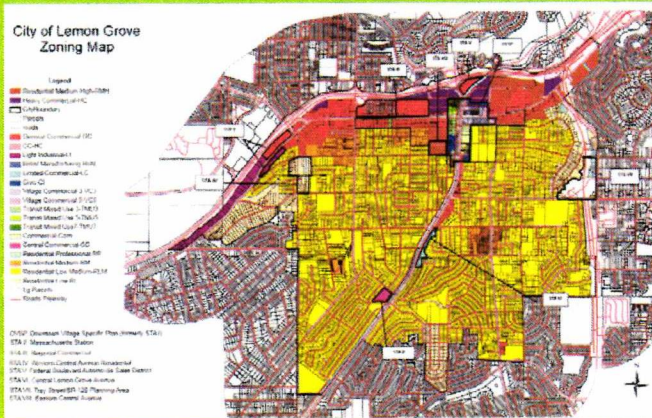
Existing Conditions

- Site analysis of Lemon Grove
- Data collection
- Staff interviews
- Community organizations interviews
- Review of California OPR Guidelines

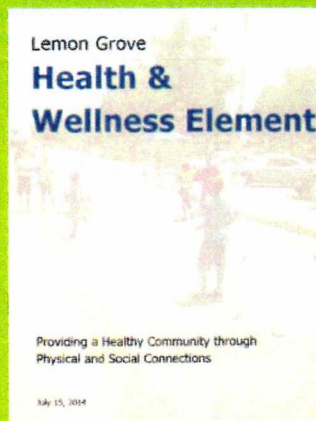


Document Review

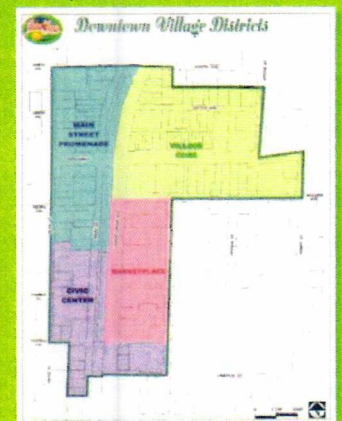
Previous General Plan



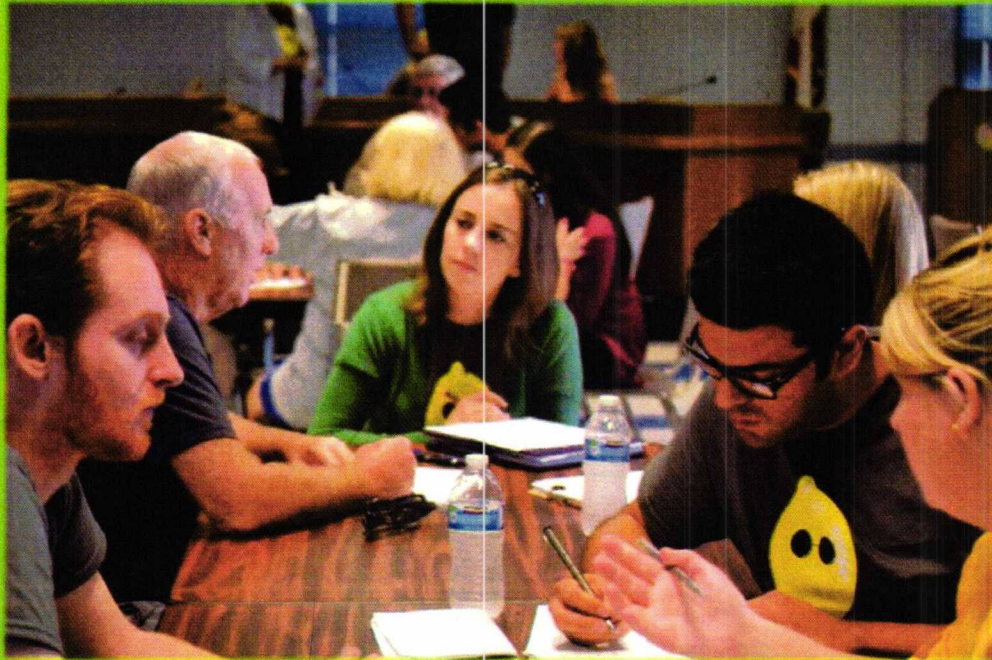
Health + Wellness Element



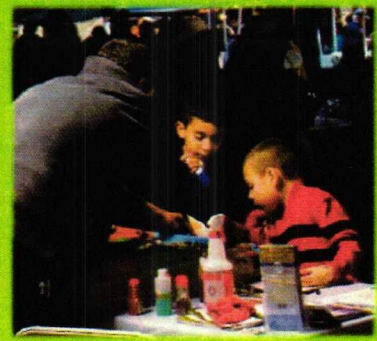
Downtown Village Specific Plan



Community Outreach Process



2. COMMUNITY OUTREACH PROCESS

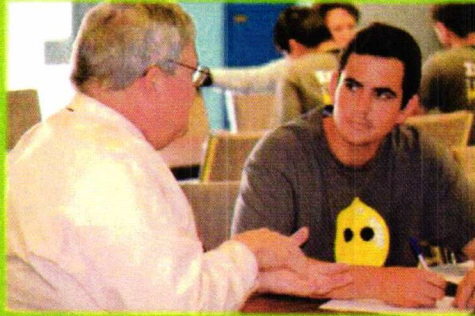


- Community Outreach Events
- Community Outreach Results

Helix High Workshop



Focus Group Meetings



General Plan Website



Holiday Bonfire Outreach

Community Outreach Summary

- **Contact with >120 youth and >500 adults**
- **Online survey & project website** (imaginelemongrove.com)

3 trips to Lemon Grove for community outreach

- Lemon Grove Focus Group meetings
- Helix High School
- Bonfire
- St. John of the Cross
- Local business luncheon
- Food 4 Less
- Restaurant outreach

Community Outreach Summary

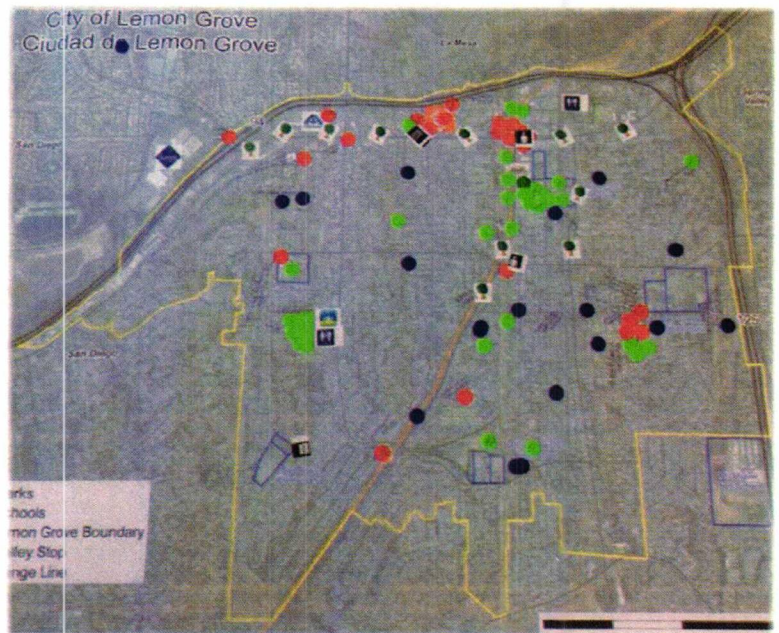
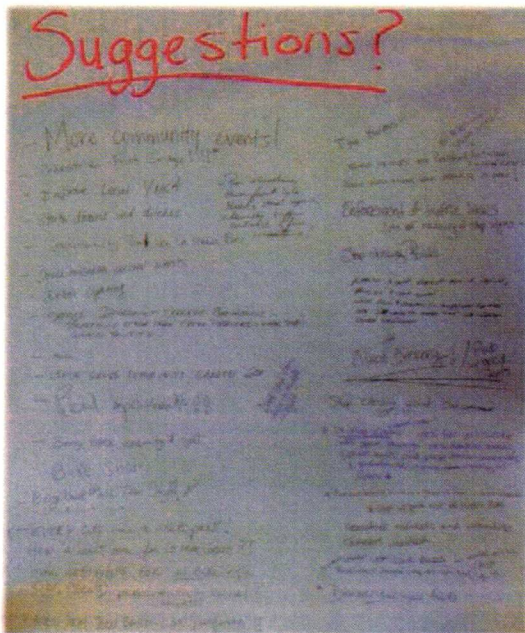
- Surveys
 - **334** On-line/In-person surveys
 - **124** Youth (Helix HS)
- **40** Focus group interviews
- **200** Participants/**800** Votes on priority posters
- **325** "Change" stickers on map activities



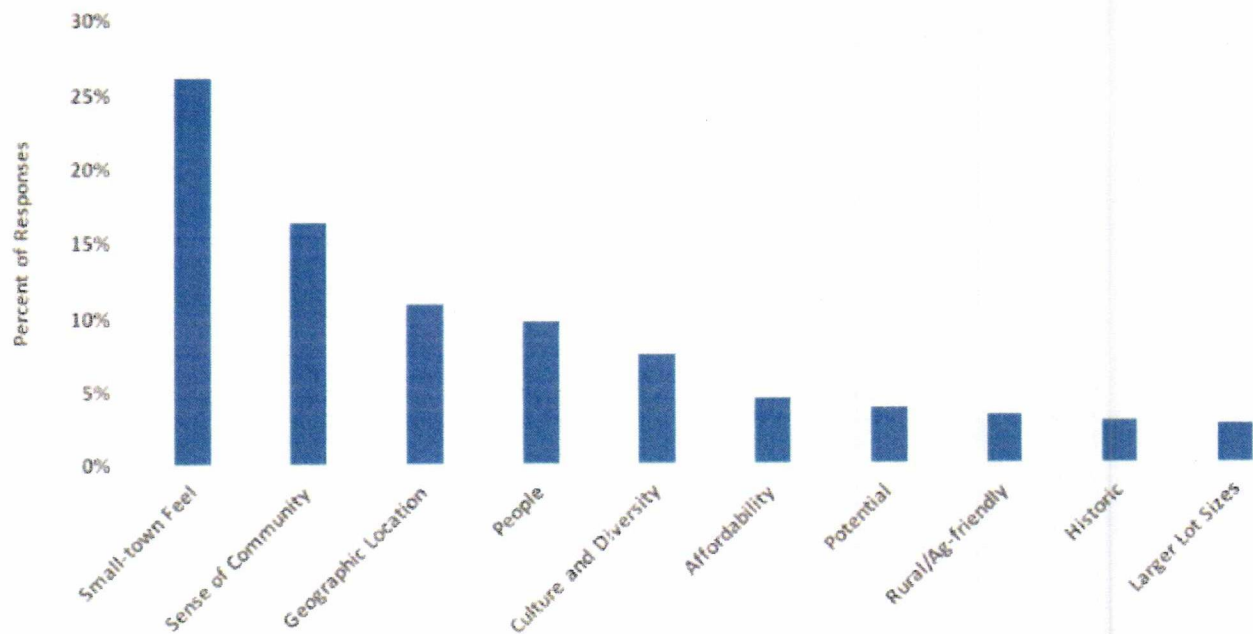
Survey Demographics

	Census	Survey
Gender (18+)	Male: 48%	Male: 34%
Age (18+)	18-34: 30%	18-34: 24%
Race/Ethnicity (18+)		
Hispanic/Latino	36%	27%
Black/African American	13%	8%
Race/Ethnicity (Youth)		
Hispanic/Latino	56%	43%
Black/African American	16%	30%

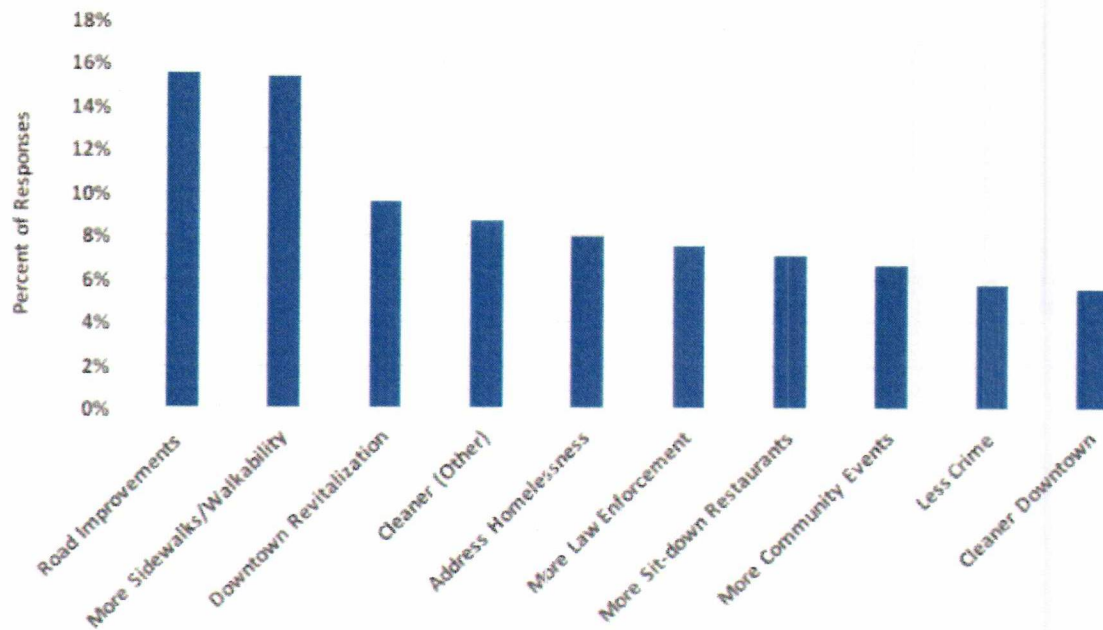
WHAT WE HEARD FROM THE COMMUNITY...



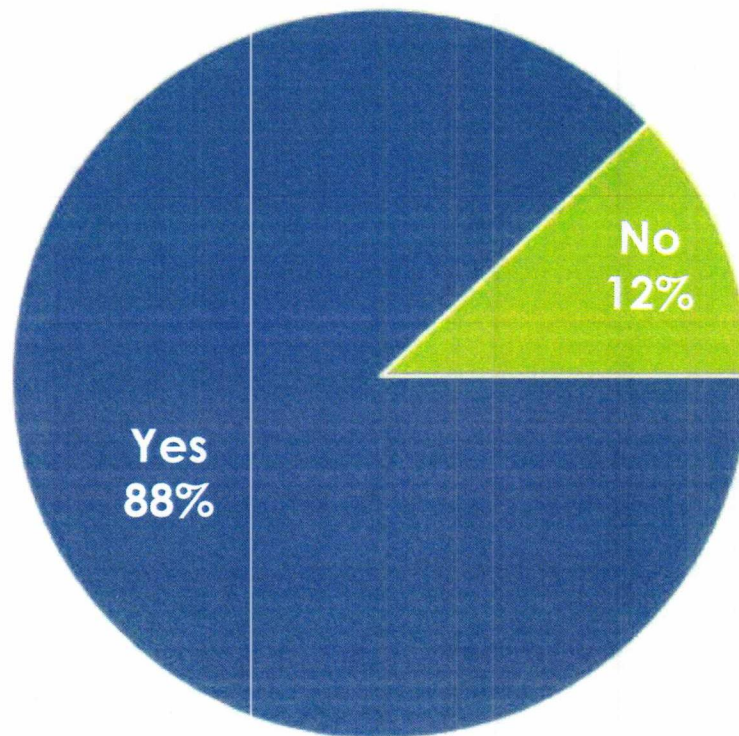
What do you like about Lemon Grove?



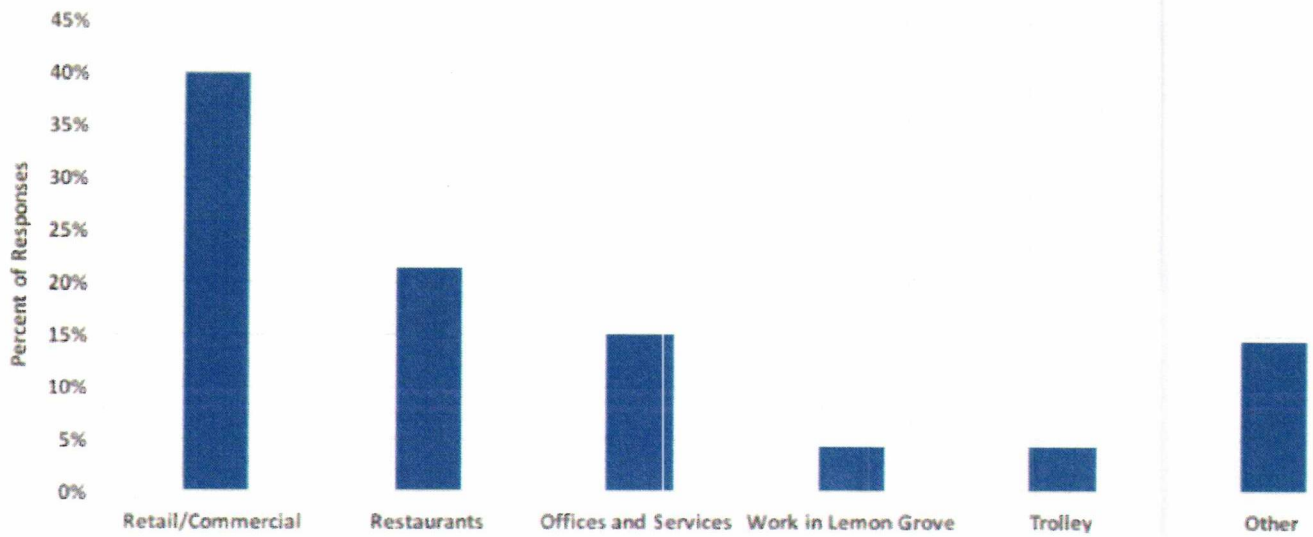
What changes would you like to see in Lemon Grove?



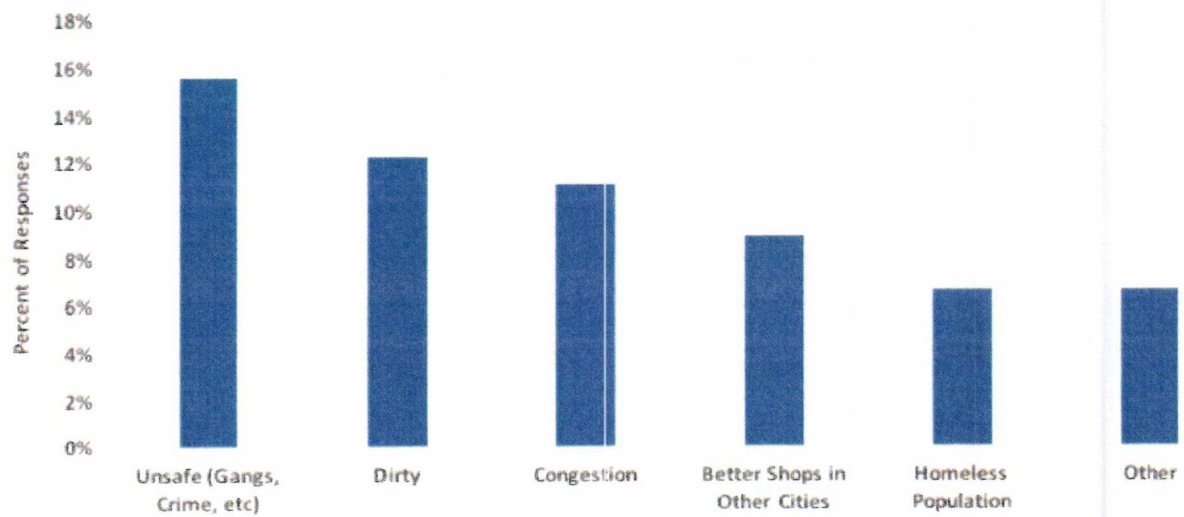
Do you visit
downtown
Lemon
Grove?



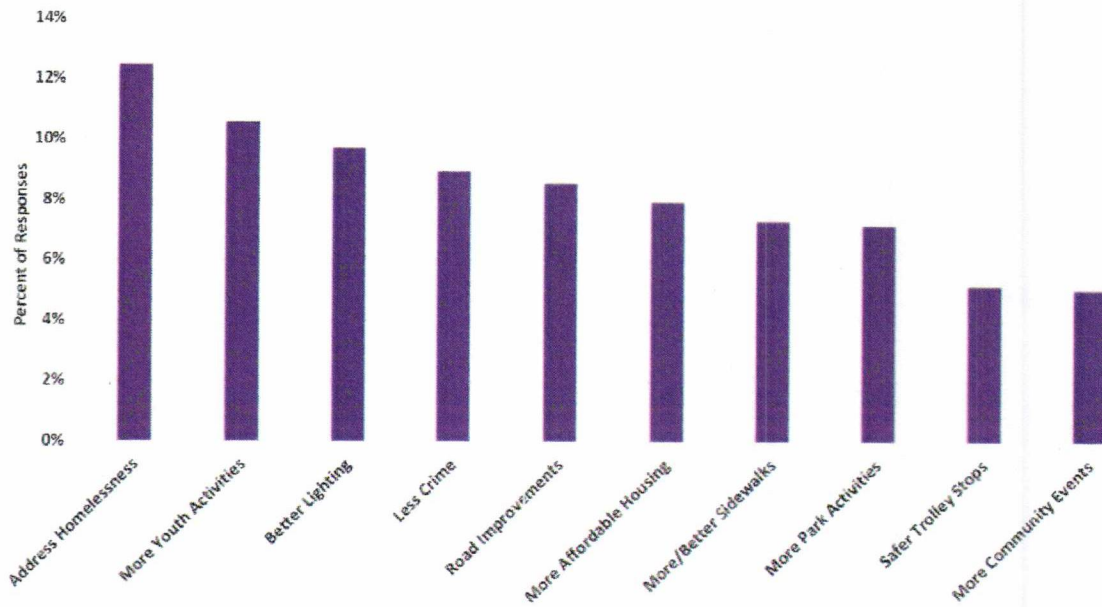
Yes: Why?



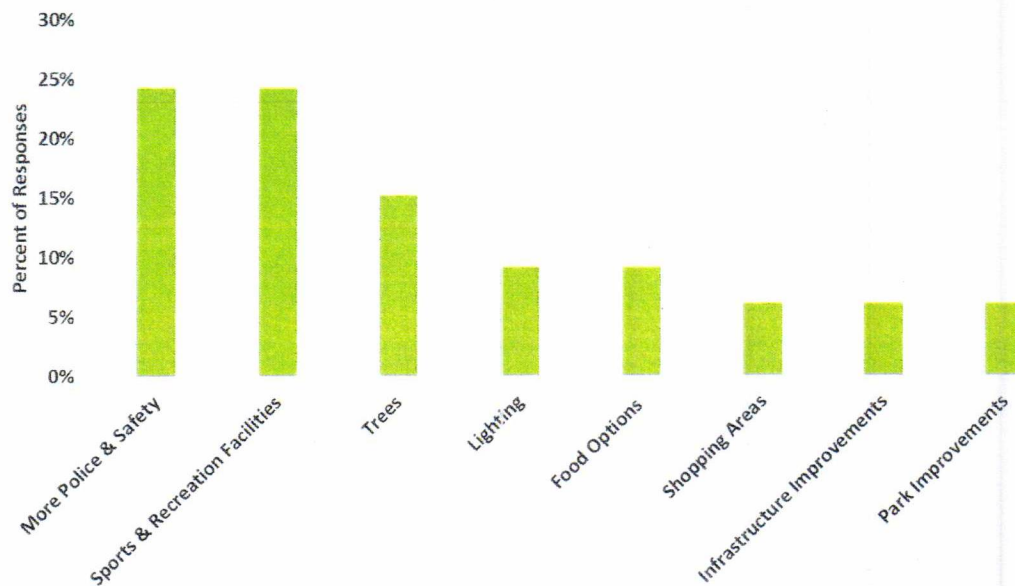
No: Why not?



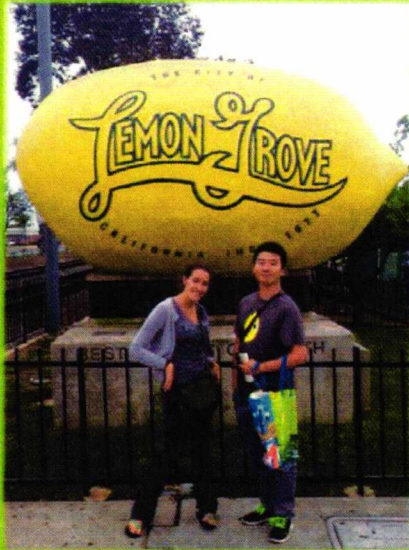
Community Priorities



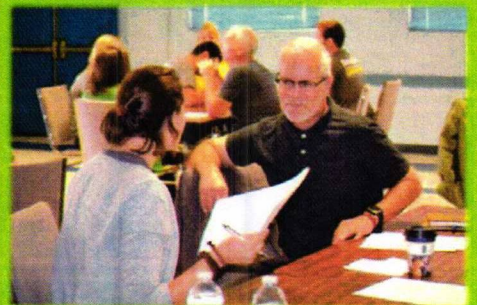
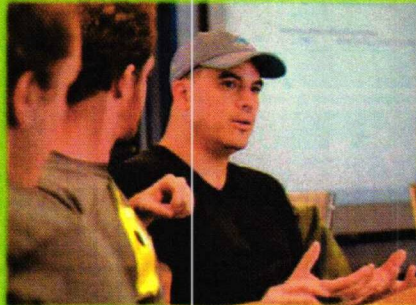
Youth Priorities (Helix High School)



3. DRAFT GENERAL PLAN + GUIDING IDEAS



- Draft General Plan Elements
- Guiding Ideas for the General Plan



Draft General Plan Elements

Land Use + Design

Noise

Mobility

Economic Development

Climate + Sustainability

Community Services + Safety

Historic + Cultural Resources

Parks, Rec., Open Space + Conservation

Guiding Ideas

3 Guiding Ideas for the Draft General Plan Update

Community Culture + Identity

Downtown Improvements

Infrastructure + Design

COMMUNITY CULTURE + IDENTITY

More community events



More public art



COMMUNITY CULTURE + IDENTITY

Enhanced safety



Education + Job training



DOWNTOWN IMPROVEMENTS

Outdoor dining
downtown



More street trees



DOWNTOWN IMPROVEMENTS

Building upgrades
downtown



Parklets +
Street-side activities

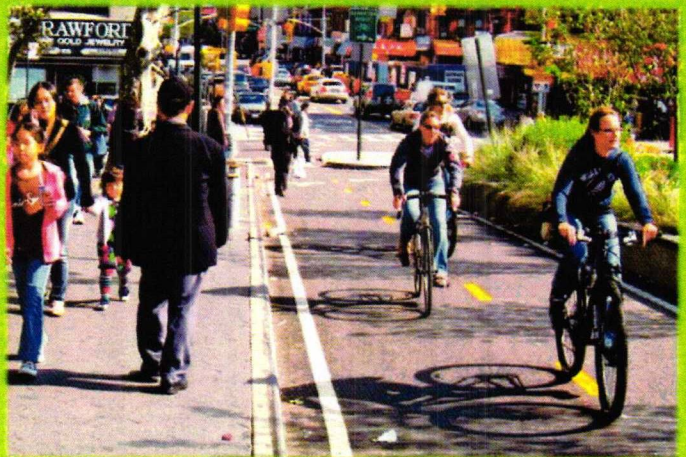


INFRASTRUCTURE + DESIGN

Road improvements



Bicycle and pedestrian
infrastructure

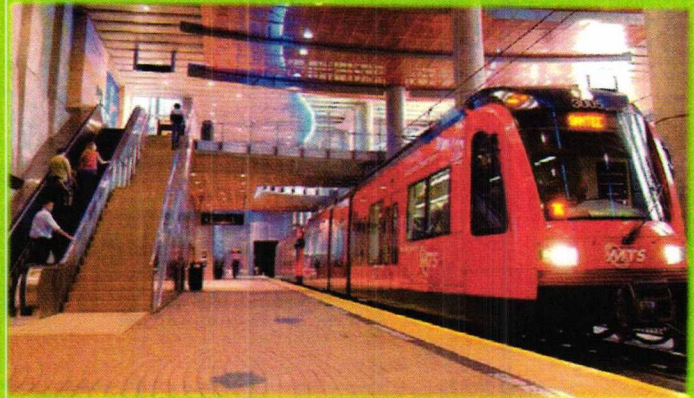


INFRASTRUCTURE + DESIGN

More street lighting

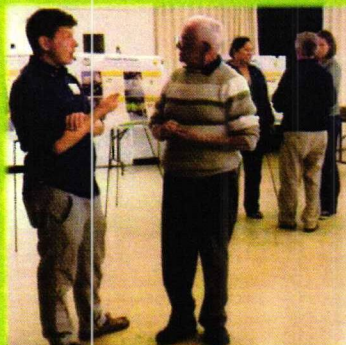
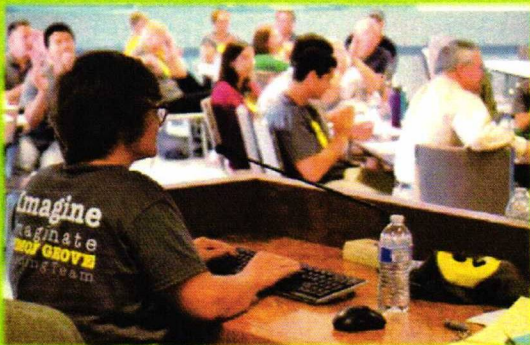


Separate trolley from the street



4. NEXT STEPS

- Complete outreach analysis
- Complete Draft General Plan
- Forward our work to City staff



THANK YOU

- Lemon Grove City Council
- Focus Group Committee Members
- Lemon Grove City Staff
- Helix High School
- Lemon Grove Business Owners
- St. John of the Cross Parish
- Professor Kelly Main

Lemon Grove Community Members!



THANK YOU



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