



Lemon Grove **DOWNTOWN SPECIFIC PLAN**

Workshop #1 | May 21, 2026

Project Team

City of Lemon Grove

Tony Winney
Interim City Manager

Michael Fellows
Community Development Manager

Bill Chopyk
Special Projects Administrator

RICK

Brooke Peterson
Principal in Charge

Sydney Rankmore
Project Manager

Juan Alberto Bonilla
Urban Designer

Project Background



Workshop 1 - Purpose



Introduce the Downtown Specific Plan and this update process



Share how the Plan is being updated to reflect today's context

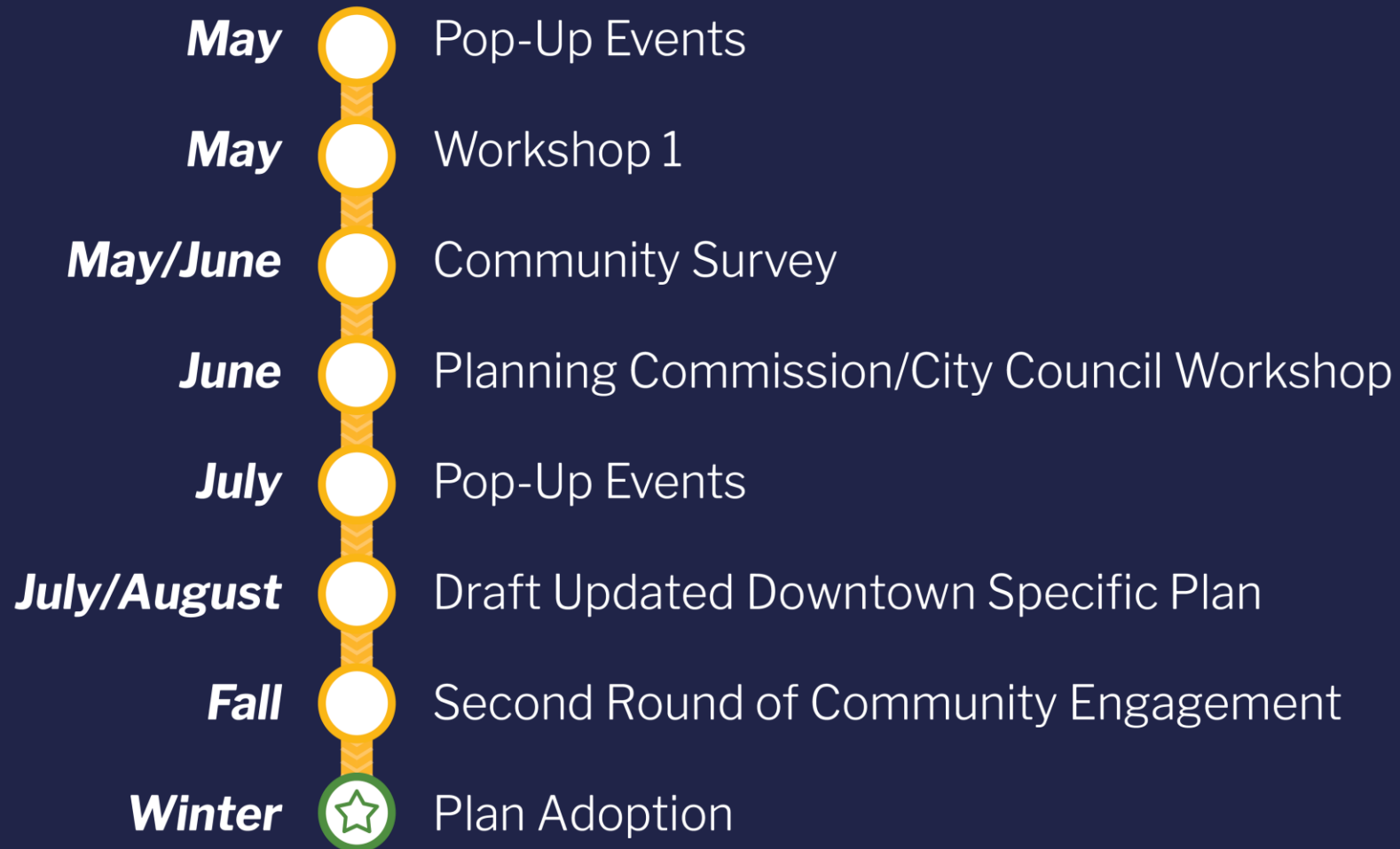


Gather input to help shape and refine the Plan



Provide a time and space to share ideas and ask questions

Project Schedule



What is a Specific Plan?

- * Guidebook for how a particular area will grow and change over time
- * A Specific Plan regulates things like:



What gets built (housing, shops, parks, etc.)



How big or dense it can be (building heights, number of units)



What it looks like (design standards, streetscape, architecture)



How people get around (roads, bike lanes, sidewalks, transit)



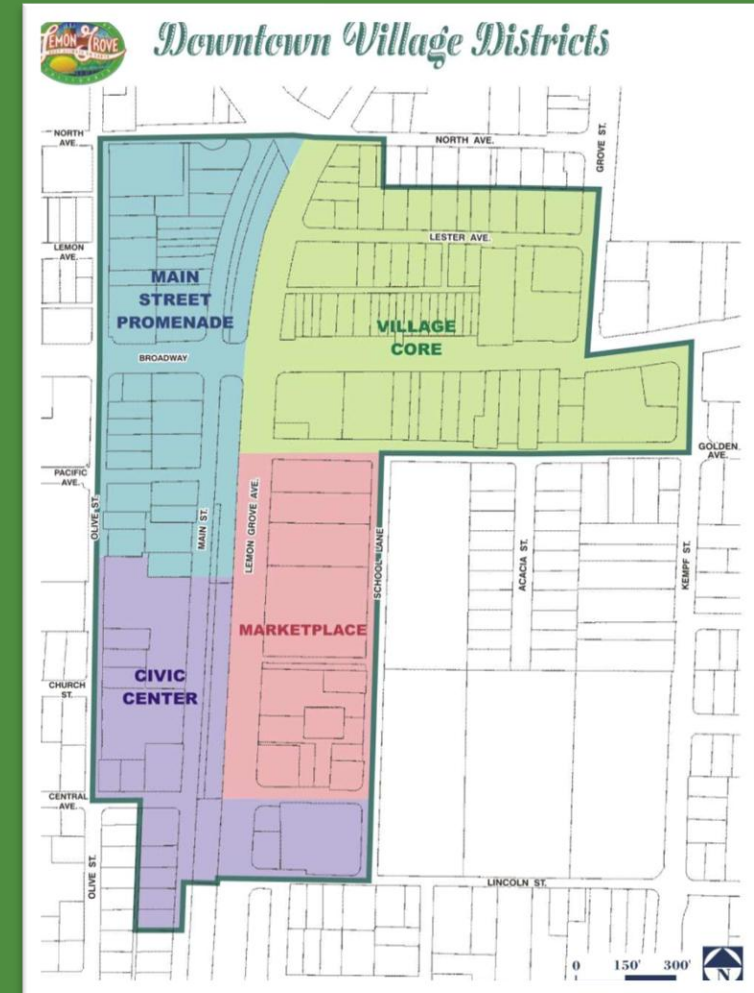
What infrastructure is needed (drainage, utilities, public spaces)



How and when it gets built (phasing, financing, implementation)

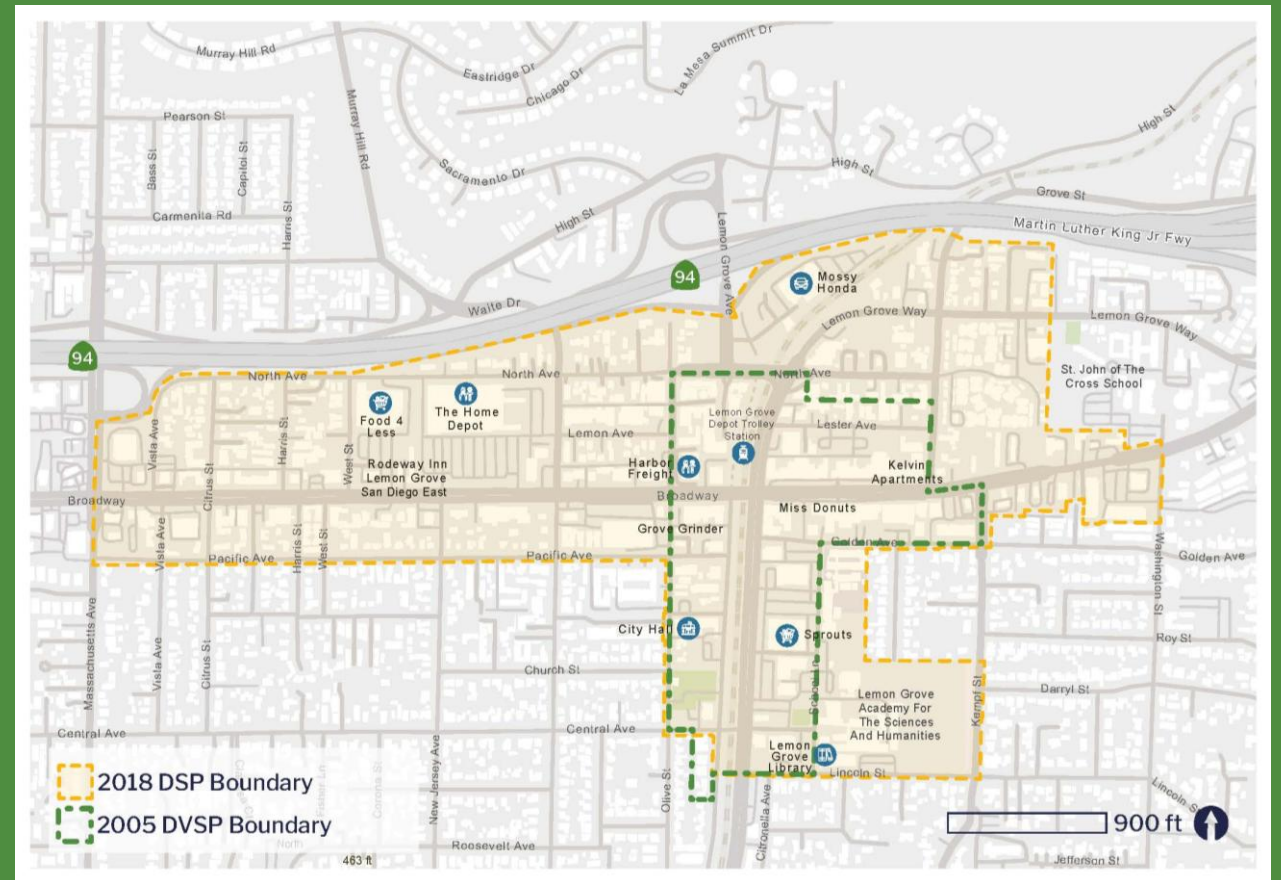
Downtown Village Specific Plan (2005)

- ✦ Established the long-term vision for Downtown Lemon Grove
- ✦ Introduced a new development approach - mixed-use, transit-oriented
- ✦ Focused on walkability, public spaces, and streetscape improvements
- ✦ Intended to facilitate new development and economic activity



Downtown Specific Plan Update (2018)

- * Updated and expanded the long-term vision
- * Increased focus on housing and mixed-use development
- * Expanded the boundaries of the Plan area
- * Emphasized transit-oriented development
- * Proposed new design standards and public realm improvements



Downtown Specific Plan Update (2026)



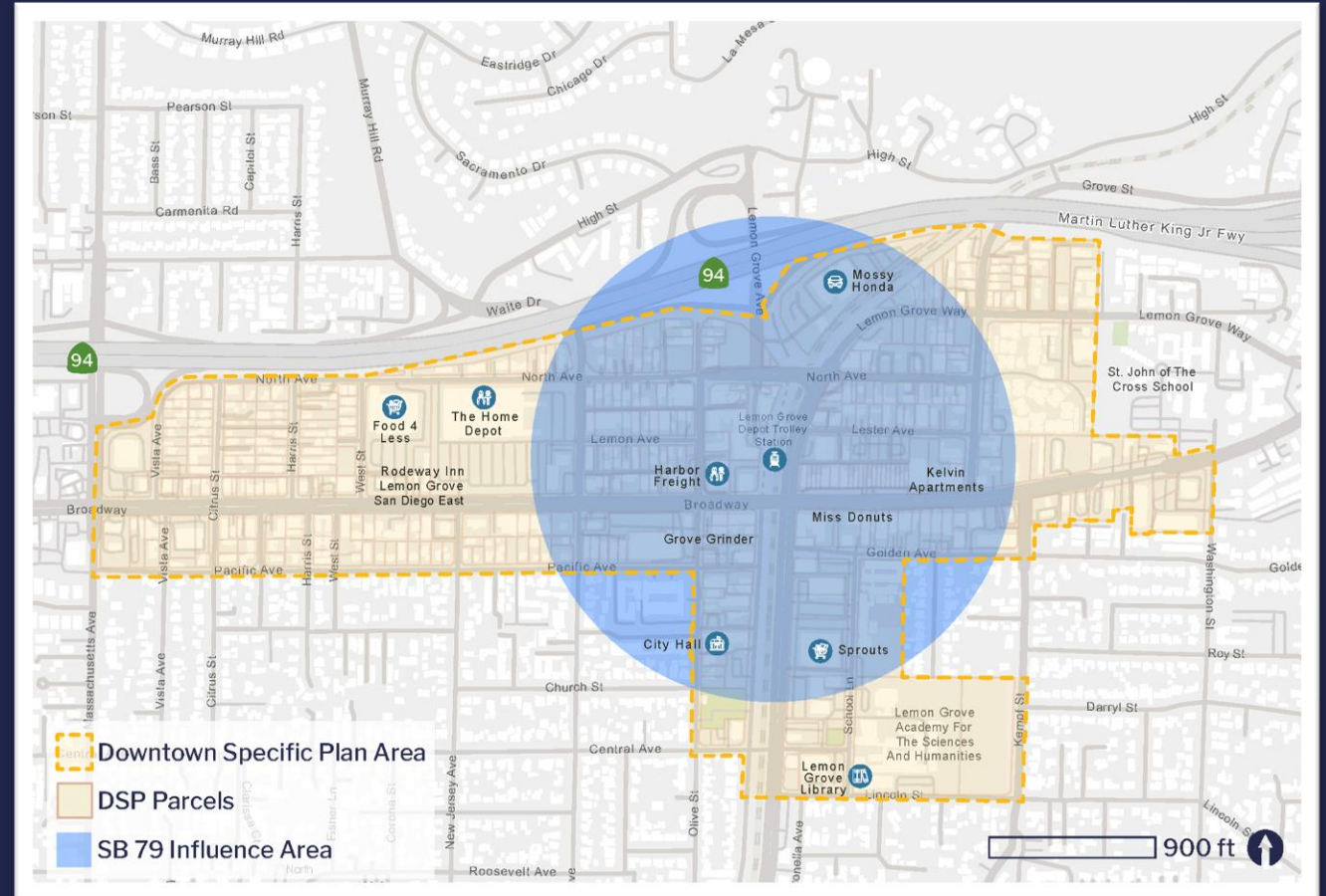
Targeted update to Draft
Plan prepared in 2018

Align with current State
laws and City policies

Reflect today's market
and physical conditions

SB 79 - Transit-Oriented Development Implementation Act

- * State law to encourage housing near major transit stations (i.e. trolley stations)
- * Downtown Lemon Grove will be subject to increased residential density within a ¼ mile of Lemon Grove Depot Station



The City's Approach to SB 79

- * Use the Downtown Specific Plan update to prepare for SB 79 implementation
- * Ensure future development reflects the needs of the Lemon Grove community
- * Revise design standards to be objective
- * Explore a SB 79 implementation ordinance for additional direction and clarity



What we heard during the 2018 planning process



Find the right balance between housing and economic activity



Make sure density and height fit in with the surrounding area



Consider how more development will impact traffic and infrastructure



Preserve the character of the community



Areas of Focus (For this Update Process)

1. Improve Clarity and Usability

- * Simplify and improve organization and structure
- * Clarify and simplify development standards
- * Improve graphics and visual clarity



2. Align with Current Conditions

- * Reflect how development might occur given today's market
- * Better support incremental, site-by-site development
- * Ensure the Plan works with parcel sizes and current ownership patterns



3. Align with State and City Regulations

- * Reflect changes in State laws regarding land use
- * Align with the City's Housing Element and Climate Action Plan
- * Ensure standards are clear, objective, and consistent



4. Simplify the Regulatory Framework

- * Reduce complexities
- * Clarify Plan implementation
- * Create an intuitive and user-friendly framework



Next Steps



Interactive Open House



Explore each station at
your own pace



Participate In the
Activities on the board



Project team members
will be available to
answer questions

How to Stay Involved

- * Attend engagement events
- * Fill out survey
- * Visit project website for updates



SCAN
→
QR CODE



Scan the QR code to visit
the project website.