

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

**October 17, 2017**

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

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**Call to Order**

City Councilmembers present: Mayor Racquel Vasquez, Mayor Pro Tem Jennifer Mendoza, Councilmember David Arambula, Councilmember Jerry Jones, and Councilmember Matt Mendoza.

City Councilmembers absent: None.

City Staff present: City Manager, Lydia Romero; Sheriff's Department Lieutenant, Scott Amos; Development Services Director, David De Vries; Assistant City Manager/Public Works Director, Mike James; City Attorney, James Lough; Fire Chief, Colin Stowell; and Assistant Planner, Mike Viglione.

**Pledge of Allegiance**

**Presentations**

The Lemon Grove History Minute #6 video was presented that featured Dave Huey, Lemon Grove's Community Services Superintendent.

Mayor Vasquez read a proclamation that recognized the retirement of Faustino Pedroza and his 17 years of service to the City.

Lydia Romero introduced Charlotte King-Mills, New Branch Manager, San Diego County Library, Lemon Grove.

Anita Lopez and Steve Browne, Heal Zone, commended the Heal Zone Youth Group for their dedication and desire to make a difference in the community.

Roberto Nelson, Cassandra Nelson, Richard Koseki, and Elijah Gorden, Heal Zone Youth Group members, provided a presentation of the repairs and enhancements that they performed at Lemon Grove Park. In addition, they provided recommendations to the City Council for positive changes in the parks.

**Public Comment**

Lucero Maganda and Itzel Guillen, San Diego Border Dreamers, commented on immigrant issues and Development, Relief, and Education for Alien Minors (DACA) and asked the City Council to sign a letter of support, for the Clean Dream Act new legislation.

Sapphire Blackwood, Cannabis Professionals, commented on fees and tax revenue, associated with Lemon Grove's medical marijuana dispensaries.

Valerie Dailey commented on vehicle speeding on Roy Street, the lack of speed limit signage, the installation of speed bumps, enhancements for bicycle riders, and installation of hand washing stations.

## 1. Consent Calendar

- A. Ratification of Payment Demands
- B. Waive Full Text Reading of All Ordinances and Resolutions on the Agenda
- C. Resolution Approving a Fourth Amendment to the Option Agreement between the City of Lemon Grove and the San Diego Land Trust for 8084 Lemon Grove Way

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

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

**Resolution No. 2017- 3541:** Resolution of the City Council of the City of Lemon Grove, California Approving an Amendment to an Option Agreement with the San Diego Community Land Trust for the Parcel Identified as 8084 Lemon Grove Way (APN 475-450-19-00)

## 2. Public Hearing to Consider Planned Development Permit PDP-170-001-0001 and Tentative Map TM0-000-00188 to authorize the Construction of 18 Condominium Units at 3485 Olive Street and Consolidated with the Adjacent 84 Existing Condominium Units at 100 Citronica Lane

Mike Viglione explained that this item is a request for a Tentative Subdivision Map and associated Planned Development Permit. These entitlements provide for the construction of an 18 unit condominium building at 3485 Olive Street Celsius II. It also includes the merger of the Celsius II Property and with the 84 units of the Celsius I Project.

The merger of the two projects allows the facilities to share common usable open space, fire protection systems and water meters. In addition, residents at Celsius II will have access to the Celsius I rooftop terrace and fitness room in the common usable open space.

Physical improvements include excavation and grading, public street dedication and improvements, construction of the residential structure and vehicle parking areas, hardscape, landscape and irrigation, and lighting. Curb, gutter, sidewalk and landscape parkway with street trees are proposed along the 3485 Olive Street frontage. All project landscaping, including the landscape parkway with street trees in the public right-of-way, and all common areas on the property, will be maintained by the Home Owners Association for Celsius I and II.

Parking areas in the Transit Mixed Use (TMU) zone are required to be separated from the public sidewalk by landscaping and screening elements. The proposed project includes landscaping for the entire depth of the Olive Street setback across its entire frontage, exclusive of required building access ways and driveways, exceeding the required the four feet of landscaping. The parking area is also screened by ventilated artistic garage panels that match the panels used in the original 84 unit condominium building.

The project also provides two spaces for motorcycle parking where none are required. Three bicycle racks with space for 10 bicycles in a secure storage room is proposed, which exceeds the three required bicycle spaces for the project. Two of the 24 spaces are ADA accessible. Guest parking for the residential units is not required in the TMU zone and none is provided with the project. Olive Street would have sufficient space for approximately five on-street vehicle parking stalls across the entire frontage of both the Celsius I and II combined project frontages. The project seeks a modification of parking space design standards, to allow three tandem spaces, where six separate spaces would normally be required.

Mr. Viglione noted that an amendment is necessary to the Tentative Map resolution. The amendment should read "Prior to occupancy, the developer shall pay a Fair Share Contribution to the City of Lemon Grove for the signalization and intersection improvements of Broadway and Olive Street, which is currently included in the Lemon Grove Realignment Project, and the future pedestrian ramp improvements at the intersection of Lemon Avenue and Olive Street."

Councilmember Arambula expressed appreciation that this project promotes walkability.

Mayor Pro Tem Mendoza asked if this project could be apartments now, then possibly condominiums later.

David De Vries answered that the project is a condominium project, but the intent is to lease the units.

Mayor Pro Tem Mendoza asked if there will be home owner's fees collected, if the units are leased.

David De Vries answered that there will not be home owner's fees, until the units are sold as condominiums.

Mayor Pro Tem Mendoza asked if the Community Facilities District (CFD) yearly revenue of \$1415.76 is for the ongoing maintenance promenade Park and if surrounding CFD fees are the same.

James Lough answered that the fees are in proportional to the surrounding projects.

Mayor Vasquez opened the public hearing.

Russ Haley, CityMark Development, provided a project overview and was available to answer any questions.

Public Speaker(s)

There were no requests from the public to speak.

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

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

Mayor Vasquez noted that the project is LEED certified and appreciates this accomplishment along with the developer's efforts to build community.

**Action: Motion by Councilmember Jones, seconded by Councilmember Arambula, to adopt the resolution with amendment to item F.2 passed, by the following vote:**

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

**Resolution No. 2017- 3542:** Resolution of the Lemon Grove [City Council] Approving Tentative (Condominium) Map TM0-000-0188 Authorizing the Subdivision of Two (2) Parcels into One (1) Lot of 102 Condominium Units at 100 Citronica Lane and 3485 Olive Street, Lemon Grove, California

**Action: Motion by Councilmember Jones, seconded by Councilmember Arambula, to adopt the resolution passed, by the following vote:**

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

**Resolution No. 2017-3543:** Resolution of the Lemon Grove City Council Approving Planned Development Permit PDP-170-0001 Authorizing the Development of an Eighteen Unit Multi-Family Condominium Residential at 3485 Olive Street, Lemon Grove, California

### **3. Sanitary Sewer Master Plan Update**

Mike James stated that on August 2, 2016, the Lemon Grove Sanitation District Board approved an agreement with Dexter Wilson Engineering, Incorporated to update the Sanitary Sewer Master Plan (Master Plan) for an amount not to exceed \$100,840.

Since August 2016, staff has been working with Wilson Engineering, to assess the existing condition of the sewer system, create a usable model to predict flows, and develop a five-year and 20-year term capital expenditures plan. As the Sanitation District is mostly built-out, it is anticipated that many of the capital projects will be driven by replacement of aging infrastructure, rather than be capacity driven.

The Master Plan serves as a planning document that accomplishes the following tasks:

- Evaluates the capacity of the existing collection system during worst conditions, such as peak wet weather flows;

- Evaluates the capacity of the collection system through flow modeling programs and determines improvement needs under future build-out conditions;

- Develops a Capital Improvement Program (CIP) that will provide the District with a reliable and economic sanitary sewer collection system for the future;

- Aids in developing future program needs such as continuing to inventory system integrity and model performance through on-going inspection, flow monitoring and video inspections.

Natalie Frascchetti, Dexter Wilson Engineering, provided a presentation that included the following:

- Overview of the Sanitation District

- Master Plan Focus and Prioritization

- Condition-Based Recommendations

- Master Plan Capacity-Based Overview

- Metro vs Actual Flows

- Master Plan Capacity Based Recommendations

- Additional CIP Recommendations

**Action: Motion by Board Member Jones, seconded by Board Member J. Mendoza, to adopt the resolution passed, by the following vote:**

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

**Resolution No. 2017 – 290:** Resolution of the District Board of the Lemon Grove Sanitation District Approving the Sanitary Sewer Master Plan Update Completed by Dexter Wilson Engineering, Incorporated

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

Councilmember Jones attended Metro Wastewater and SANDAG meetings, Heartland Fire & Rescue’s Open House Breakfast, and the Lemon Grove Soroptimist chili cook-off fundraising event.

Councilmember Arambula attended Heartland Fire & Rescue’s Open House Breakfast and commented on the City Council special meeting regarding recreation services.

Councilmember M. Mendoza had no reports this evening.

Mayor Pro Tem J. Mendoza attended meetings at SANDAG and Thrive community garden, and the City Council special meeting regarding recreation services. She attended a Clergy association meeting, a marijuana use forum at the Lemon Grove School District, a Heartland Fire Training Facility JPA, and Heal Zone resident meetings. She also attended Heartland Fire & Rescue’s Open House Breakfast, Lemon Grove Soroptimist chili cook-off fundraising event, and Strides Against Breast Cancer Walk.

Mayor Vasquez attended a LAFCO meeting, a graduation ceremony at the McAlister Institute, a League of California Cities meeting, Heartland Fire & Rescue’s Open House Breakfast, the Lemon Grove Soroptimist chili cook-off fundraising event, and participated in a leadership panel for CREW.

**City Manager and Department Director Reports**

Lydia Romero reported that Helix Water District is working with the Lemon Grove Little League regarding their water bill.

James Lough reported that he will be at the Superior Court due to a lawsuit filed by initiative proponents.

Mike James reported on the City’s upcoming bulk item and e-waste drop-off event.

**Adjournment**

There being no further business the meeting was adjourned at 8:30 p.m.