



**CITY OF LEMON GROVE
PLANNING COMMISSION REGULAR MEETING AGENDA**

Monday, April 25, 2022 at 6:00 p.m.

**Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA**

For everyone's protection, all attendees must maintain a safe social distance. Face coverings are optional but strongly recommended during the meeting.

Planning Commission

Robert Bailey, Chair
Stephen Browne, Vice Chair
Seth Smith, Commissioner
Miranda Evans, Commissioner
Emily Jacobs, Commissioner

A complete agenda packet is available for review on the [City's website](#)

Call to Order

Pledge of Allegiance

Changes to the Agenda

Public Comment

Digitally submitted public comments received by the Planning Commission Clerk at amalone@lemongrove.ca.gov will not be read out-loud during the meeting. However, they will be provided to the Planning Commission and remain part of the meeting's records. Per the Lemon Grove Municipal Code Section 2.14.150, live comments are allotted a maximum of three (3) minutes.

Consent Calendar

1. Approval of Planning Commission Meeting Minutes

Reference: Audrey Malone, Planning Commission Clerk

Recommendation: Approve the Planning Commission Meeting Minutes of February 28, 2022.

Public Hearing(s)

(Note to Speakers: The Chair will ask each speaker to remain at the podium until the Commissioners have had the opportunity to ask questions about his or her testimony. APPEALS TO THE CITY COUNCIL MAY BE FILED ON FORMS AVAILABLE IN THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT. APPEALS OF DECISIONS MUST BE FILED WITHIN TEN (10) DAYS.)

2. Public Hearing to Consider Planned Development Permit No. PDP-210-0002 and Tentative Map TM0-000-0066; A Request to Authorize the Construction of 14 Single Family Dwelling Units and 1 private street (Bonita Place) in the Residential Low Medium (RLM) Zone.

Reference: Spencer Richard, Assistant Planner

Recommendation: 1) Conduct the public hearing; 2) Receive public comment; and 3) Adopt a Resolution recommending the City Council approval of Tentative Map (single family) TM0-000-0066, Authorizing the Subdivision of a 2.22-Acre site into 14 single family dwelling units and 1 private street on an Existing Undeveloped Site located west of Bonita Street and north of Alicia Lane, Lemon Grove, California; and 4) Adopt a Resolution approving Planned Development Permit No. PDP-180-0002; a request to authorize the construction of 14 single family dwelling units and 1 private street on an existing undeveloped site located west of Bonita Street and north of Alicia Lane, Lemon Grove, California.

3. Zoning Ordinance Amendment ZA2-200-0001 Accessory Dwelling Unit Ordinance

Reference: Bill Chopyk, Interim Community Development Manager

Recommendation: 1) Conduct the public hearing; 2) Receive public comment; and 3) Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Lemon Grove, California, Recommending City Council Approval of Zoning Ordinance Amendment ZA2-200-0001, Accessory Dwelling Unit Ordinance".

4. Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance

Reference: Bill Chopyk, Interim Community Development Manager

Recommendation: 1) Conduct the public hearing; 2) Receive public comment; and 3) Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Lemon Grove, California, Recommending City Council Approval of Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance".

Business from the Community Development Manager

Business from the Planning Commission Attorney

Planning Commission Oral Reports on Meeting Attended at the Expense of the City

Adjournment:

AFFIDAVIT OF NOTIFICATION AND POSTING
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF LEMON GROVE)

I, Audrey Malone Planning Commission Clerk for the City of Lemon Grove, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of Lemon Grove, California, was delivered and/or notice by email not less than 72 hours before the hour of 6:00 pm on April 21, 2022 to the members of the governing agency, and caused the agenda to be posted on the City's website at www.lemongrove.ca.gov and at Lemon Grove City Hall, 3232 Main Street Lemon Grove, CA 91945.

/s/ Audrey Malone
Planning Commission Clerk

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 amalone@lemongrove.ca.gov. A full agenda is available for public review at City Hall.