

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

**October 18, 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*

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**Call to Order**

Members present: Mayor Mary Sessom, Mayor Pro Tem George Gastil, Councilmember Jerry Jones, Councilmember Jennifer Mendoza, and.

Members absent: Councilmember Racquel Vasquez.

City Staff present: Lydia Romero, City Manager, David DeVries, Development Services Director; Daryn Drum, Division Fire Chief; Miranda Evans, Management Analyst; Mike James, Assistant City Manager/Public Works Director; Ken Lounsbery, City Attorney; and Lt. May, Sheriff's Department.

**Pledge of Allegiance**

Councilmember Mendoza led the pledge of allegiance.

**Changes to the Agenda**

Mayor Sessom noted that Public Comment has been moved after the action items.

**Presentations**

Lydia Romero introduced Reggie Lawson, Park Ranger, and Mayor Sessom presented the Community Planning Month proclamation.

**1. Consent Calendar**

**A. Approval of City Council Minutes**

October 4, 2016 Regular Meeting

**B. Ratification of Payment Demands**

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

**D. Approval of Program Supplement Agreement No. O89**

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

**Ayes: Sessom, Gastil, Jones, Mendoza**

**Absent: Vasquez**

**Resolution No. 2016 – 3472:** Resolution of the Lemon Grove City Council Approving the Execution of the Program Supplement Agreement No. O89 to the Administering Agency-State Master Agreement No. 00281S

**2. Public Hearing to Consider General Plan Amendment GPA-140-0002 Amending the General Plan Community Development Element, Including the Land Use Plan, Creating a New Special Treatment Area (STA IX) for the Main Street Promenade Extension Project (Connect Main Street)**

Miranda Evans explained that staff is proposing amendments to the General Plan Community Development Element, including amending the Land Use Plan, adding a new Special Treatment Area (STA) around the Connect Main Street project area.

The General Plan amendment includes a general description of Connect Main Street, the accepted vision and goals and guidelines for future improvements within the corridor.

Staff believes the addition of a Special Treatment Area is sufficient to provide guidance for future development in the Connect Main Street corridor and the project will also be transferred into the draft Downtown Village Specific Plan Expansion and General Plan Update as appropriate.

Staff is proposing that the project area be incorporated into the General Plan Land Use Map as STA IX, Connect Main Street and that the following text be added after the description for STA VIII on page CD-32 of the General Plan Community Development Element:

**STA IX, Connect Main Street**

The Connect Main Street Special Treatment Area, illustrated in Figure CD-3, is intended to provide guidance for future development anticipated to occur within the project corridor. STA IX is an approximate two-mile-long linear corridor immediately west of the Orange Line of the MTS trolley system that runs along Main Street from Broadway to Massachusetts Avenue and then to the south end of the City through the Massachusetts Avenue Trolley Station and behind the residences on the east side of San Altos Place. STA IX includes walking and biking paths and park related activity areas.

STA IX may include a limited amount of street closures, one way streets, trails and multi-use paths, plazas, on-street bike boulevards, and other amenities such as picnic tables, shade structures, seating, trash receptacles, lighting, and landscape improvements. Park related activity areas such as a proposed skate park, BMX pump track, bouldering area, community gardens, dog parks, tot lots, and exercise facilities may also be incorporated along the project corridor. Minor improvements may also be included within Civic Center Park. Public art may also be included throughout segments in the form of gateway signs or monoliths, fence and wall art, street, crosswalk, and sidewalk finishing's, and historic and natural art pieces and furnishings. Educational panels, similar to those in the existing Main Street Promenade Park, may also be included. Other attributes like mile- and date-markers, wayfinding signage, interpretive panels and kiosks may be a part of the project. Key segments in the corridor, such as the area between Broadway and Central Avenue, will have the potential for temporary full street closures for special community events provided appropriate access to nearby properties are retained.

The project site includes six themes in a chronological arrangement that span the length of the two-mile corridor. The themes are an extension of the past, present, and future theme of the existing Main Street Promenade Park with a goal to go back in time from the 1900's to prehistoric times as you travel from the north end to the south end respectively. The themes may include, but are not limited to, the Early Pioneer Period, The Spanish/Mexican Period, The Kumeyaay Period, Natural Evolutionary Time Period, Weathering Forces Over Time Period and Geologic Time Periods.

Although not accurately scaled in terms of time periods, using the geologic time period allows the concept to cover a longer distance, with most of the corridor being in the pre-historic period while the historic and modern segments represent a small portion of the corridor. These themes will be incorporated to provide a sense of place and could include themes for sidewalks, crosswalks, pavement, lighting, wayfinding signage, street signage, landscape, street amenities, public art, gateway signs, and recreational amenities to provide direction on future improvements along the corridor.

### *Vision*

The vision is to create a community corridor that supports active lifestyles and transportation choices by providing a safe, beautiful, and sustainable linear parkway that connects people, places, and activities for generations to come.

### *Goals*

1. Provide mobility options that support active healthy lifestyles;
2. Create a sense of place;
3. Enhance the natural environment;
4. Improve safety and access for all ages;
5. Improve connections between neighborhoods and business; and
6. Respect property and improve property values.

### *Guidelines for Future Development*

Future development within Connect Main Street corridor shall conform to the following policies:

- ◇ Improvements should be consistent with the vision and goals.
- ◇ Project phasing shall include constructing basic infrastructure improvements first (e.g., pedestrian paths, storm drain systems, and shaded landscape) with phasing beginning at the north end continuing to the south end and then the remainder of the project improvements and amenities shall be constructed thereafter from north to south. Grant funding may require deviations from the phasing plan.
- ◇ All modes of transportation, including bicycling and skateboarding, shall be considered for all improvements.
- ◇ A six-foot wide decomposed granite (DG) trail shall be incorporated along the majority of the corridor.
- ◇ Wide separated bikeways and multi-use paths shall be encouraged where feasible. Bike routes with appropriate signage and markings shall be provided when separated paths are infeasible.
- ◇ Transitions to themed segments and the individual theme segments should evoke a sense of place and time.
- ◇ Defined entry and exit points shall be incorporated into each segment to create a sense of arrival within the given theme.
- ◇ Key segments in the corridor, such as the area between Broadway and Central Avenue, will have the potential for temporary full street closures for special community events provided appropriate access to nearby properties are retained.

- ◇ Civic Center Park shall be improved, but will primarily retain its current open design to continue to allow for low intensity recreation while complementing the operations of the nearby H. Lee House and Parsonage Museum.
- ◇ Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated into the design wherever possible.
- ◇ “Complete Streets” and “Green Streets” concepts and principles shall be strongly encouraged to be incorporated into final designs.
- ◇ Noise generating activities shall be appropriately mitigated when located near residences.
- ◇ Long-term maintenance costs shall be considered for all improvements.
- ◇ Technology should be utilized where feasible within the project corridor to best serve the users of today and tomorrow. For example, wayfinding signs should have the ability to be easily replaced and updated.
- ◇ Preserve the visual character of the topography through employment of sensitive grading techniques as feasible.
- ◇ As applicable, environmental mitigation measures identified through the preparation of an Initial Study shall be incorporated into projects associated with the corridor in compliance with CEQA requirements.

Mr. De Vries noted that the deliverables outlined in the scope of work for the Connect Main Street project to be prepared by the consultants KTU+A, followed by the related SANDAG SGIP grant requirements and then the progress towards the completion. These deliverables have largely been compiled into two documents, Volume I: Design Process, which provides the background report for the project, and Volume II: Conceptual Plans, which provides the accepted conceptual plans, the 30% construction drawings, and City comments and Consultant recommendations which will guide the project’s efforts as the 100% or final construction drawings are prepared and improvements are implemented.

The community outreach, background report, conceptual design, 30% project design and related technical studies as outlined in KTU+A’s Contract Scope of Work have been completed to staff’s satisfaction and the SANDAG SGIP Grant requirements. If the General Plan Amendment is approved, the contract requirements will be satisfied and final deliverables will be submitted to the City for final contract close-out and the City will forward final deliverables to SANDAG for final grant close-out.

Mayor Sessom opened the public hearing.

Public Speaker(s)

Jim Stout expressed concern for public safety due to the lack of lighting in the project area.

Kevin Lawrence has concerns related to safety, homeless issues, wildlife in the area, and possible negative impacts of lighting in the adjacent neighborhood along.

Steve Browne expressed concerns with long range vision of this project, along with safety, homeless, and suggested the trail end at the U-haul location.

CJ Burroughs expressed concerns with homeless camps, speeding vehicles, roadway width, and impacts to residential parking along Main Street.

**Action: Motion by Councilmember Mendoza, seconded by Mayor Pro Tem Gastil, to adopt the resolution with amendment that “future lighting shall be addressed as each corridor segment is designed” passed, by the following vote:**

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

**Resolution No. 2016 – 3473:** Resolution of the City Council of the City of Lemon Grove, California Approving General Plan Amendment GPA-140-0002 Amending the General Plan Community Development Element, Including the Land Use Plan, Creating a New Special Treatment Area (STA IX) for the Main Street Promenade Extension Project (Connect Main Street) Located Along an Approximate Two-Mile Long Corridor that Runs Parallel and West of The San Diego Metropolitan Transit System Orange Trolley Line from Broadway to the Northern Terminus of Akins Avenue within the City of Lemon Grove, California

**3. Ordinance No. 440 – Zoning Amendment ZA1-500-0004 Amending the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM) on a Two Acre Property Located on the Southwest Corner of Palm Street and Camino De Las Palmas, Lemon Grove, CA**

On October 4, 2016, the City Council introduced Ordinance No. 440 that amends the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM). The associated permits authorize a 24-lot subdivision, including 20 residential lots, one private street lot, and three common area lots for the development of 14 single-family homes, three twin homes, two common area parks, and related improvements. The project is property owner initiated. If adopted, the Ordinance becomes effective on November 17, 2016.

Public Speaker(s)

There were no requests from the public to speak.

**Action: Motion by Councilmember Jones, seconded by Mayor Pro Tem Gastil, to adopt Ordinance No. 440 passed, by the following vote:**

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

**Ordinance No. 440:** An Ordinance of the City Council of the City of Lemon Grove, California Approving Zoning Amendment ZA1-500-0004 Amending the Zoning District from Residential Low (RI) and Residential Low/Medium (RI/M) to Residential Medium (RM) for Property Located at the Southwest Corner of Palm Street and Camino De Las Palmas, Lemon Grove, California

**4. Award a Contract to California Skateparks for the Skate Park Expansion Project**

Mike James reported that in 2008, the skatepark located in Firefighters Park was constructed. The project removed approximately 2,500 square feet of turf and installed concrete with metal grading rails and other amenities. In addition, the project relocated irrigation lines to continue to water the remaining turf existing on site. Since its construction the skatepark continues to be an area that is heavily populated by residents and guests for skate boarding. In 2014 when the City held a special event that closed School Lane to vehicular traffic, the skatepark hosted a skate boarding competition.

In the most recent two years, staff has noticed an increase in the amount of vandalism, trash and graffiti that has occurred at the park. Based on staff's observations, it seems that when there was an increase in the amount of vandalism at the park there was also an increase in the amount of trash and illegal activity occurring at the park.

For these reasons, staff researched any grant that would be able to rehabilitate the park to “re-energize” it so skate boarders could utilize the area once again and make the park a clean and fun family environment.

In April 2013, city staff began to research professional companies that the city may partner with to design and build an expansion to the skatepark. While there are a number of professional companies that exist there were few that were interested in partnering with the City. Spohn Ranch and California Skateparks were interested in meeting with City staff and provided renderings of the expansion project. And of the two, only California Skateparks is still interested in continuing to work with the city to complete the design and oversee all construction activities.

The expansion project includes adding approximately 800 square feet of concrete to the existing skatepark and incorporating skateable art and skate features giving Lemon Grove a unique identity that reflects the community feedback into the design.

Once the project rendering was received, staff worked with the City Manager’s Office to apply for grant funds. In July 2015, this project was funded to receive \$85,000 from the Housing-Related Parks Program grant.

Public Speaker(s)

There were no requests from the public to speak.

**Action: Motion by Councilmember Jones, seconded by Mayor Pro Tem Gastil, to adopt the resolution passed, by the following vote:**

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

**Resolution No. 2016 – 3474:** Resolution of the City Council of the City of Lemon Grove, California Awarding a Contract to California Skateparks to Design and Build the Skatepark Expansion Project

**5. Metro Wastewater Joint Powers Authority Update**

Mayor Sessom provided an overview and explained that Metro Wastewater Joint Powers Authority manages all wastewater generated in the Lemon Grove Sanitation District.

Mike James stated that in 1972, the Federal Water Pollution Control Act Amendments of 1972 (CWA) was enacted as the primary federal law in the United States that governs water pollution. Its objective is to restore and maintain the chemical, physical, and biological integrity of the nation’s waters by preventing point and nonpoint pollution sources, providing assistance to publicly owned treatment works for the improvement of wastewater treatment and maintaining the integrity of wetlands.

The CWA introduced the National Pollutant Discharge Elimination System (NPDES), which is a permit system for regulating point sources of pollution. Point sources include:

- Industrial facilities including manufacturing, mining, oil and gas extractions, and services industries; and
- Municipal governments and other government facilities such as military bases; and
- Some agricultural facilities such as animal feedlots.

The CWA and EPA have a direct impact to the Lemon Grove Sanitation District (District) because the District is a member of the Metro Wastewater Commission and all wastewater generated in the District is transported and treated at the Point Loma Wastewater Treatment Plant (Point Loma). Point Loma, which opened in 1963, treats approximately 175 million gallons of wastewater per day, of which the District is approximately 1.2%, generated in a 450 square mile area by more than 2.2 million residents.

Advanced Primary treatment at Point Loma comes extremely close to the legal requirements, measured in parts per million, percentages, with discharge volumes no greater than 240 million gallons a day. The current permit application proposes to duplicate the mass emissions that would be discharged by a full secondary plant at the currently permitted volumes of 240 mgd.

This is called secondary equivalency and is proposed to be achieved by diverting wastewater flows to produce 83 mgd of purified potable water at other plants. That program is called Pure Water San Diego Program (Pure Water) and will lower the discharge limit at Point Loma from 240 mgd to less than 160 mgd.

Currently, the modified permit for Point Loma expired on July 31, 2015. A renewal application in January 2015 and the existing Modified Permit has been administratively continued pending a decision by the regulatory agencies. The City anticipates that it will receive approval of a new Modified Permit by the end of the first quarter of 2017. If the City does not receive a renewal of the Modified Permit, the implementation of secondary treatment would be required at Point Loma.

#### Public Speaker(s)

There were no requests from the public to speak.

**Action: Motion by Councilmember Mendoza, seconded by Mayor Pro Tem Gastil, to authorize Sanitation District Board Jones to represent the Sanitation District's interests in upcoming Metro Commission or City of San Diego Council meetings as it pertains to wastewater passed, by the following vote:**

**Ayes: Sessom, Gastil, Jones, Mendoza**

**Absent: Vasquez**

#### **Public Comment**

Rachel Camburos expressed concerns with homeless activity at Washington Street Park and impacts to the adjacent neighborhood.

Paul Gomez expressed concern with new downtown housing projects and the quantity of Sheriff's Deputies in Lemon Grove.

John L. Wood commented on large trucks parking on Central Avenue, transfer trailers parking in the continuous left turn lane on Federal Boulevard, and the flag at the Toyota dealership.

David Carpenter commented on immigration in Lemon Grove.

Mayor Sessom stated that there are no known unvetted refugees coming to Lemon Grove.

Jon Norvell noted that Drew Lane has received pot hole repair, however, the street is in need of additional repair.

Lani Stack reported on birds in Lemon Grove pet stores and birds in captivity.

Earl Hennon commented on road condition, sewer laterals, refugee issues, and homelessness in Lemon Grove.

Roger Ogden commented on the Welcoming Communities campaign.

Terry Hoopes commented on street issues and lack of sidewalks in Lemon Grove.

John Moore commented on refugees allowed in the United States.

Mayor Pro Tem Gastil noted that Lemon Grove has not taken any position on Federal policy and immigration is a Federal policy. Lemon Grove adopted a resolution welcoming refugees and confirms the commitment to be welcoming, Lemon Grove does not have the authority to make Federal policy.

Reverend Wayne Riggs gave his support of the City's Welcoming Communities resolution.

Iman Taha Hannane reported that he came to San Diego in 2004 and was welcomed by many faiths based communities. He reported his involvement and commitment to giving back to the community.

Richard Heipher commented on Larwood Street need of repair and speeding vehicles.

John Enright questioned why the City Council adopted the Welcoming Communities resolution.

Mayor Sessom noted that the White House has the campaign to help local communities and the resolution simply says welcome that's it.

Frank Gormlie gave his support of the City's Welcoming Communities resolution and this reflects the National policy.

Lupita Chavez noted that Lemon Grove is a welcoming community and commented the homelessness along with other problematic issues.

Patricia Person asked if the City will receive compensation for adopted the Welcoming Communities resolution and commented on immigration.

Mayor Sessom noted that the City will not receive any compensation because the City was not asked to do anything. In addition, she has not receive any information that refugees are coming to Lemon Grove.

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

Councilmember Jones commented on the Lemon Grove Incident.

Councilmember Mendoza reported on the demographics of Lemon Grove Academy and commented on the City's upcoming Relay for Life event. She reported on a recent SANDAG planning committee meeting along with the Lemon Grove Fire Department's open house, the Lemon Grove Clergy Association meeting, a Heal Zone committee meeting and Mexican American business professionals luncheon.

Mayor Pro Tem Gastil attended the Lemon Grove Fire Department's open house and the East County Regional Transportation Facility opening with a fleet of natural gas busses.

Mayor Sessom commented on Measure V that will be on the November ballot. She noted that the City has banned marijuana dispensaries and if Measure V passed it would allow up to 15 dispensaries in Lemon Grove. She added the East County Chamber of Commerce has changed their position and now oppose Measure V.

### **City Manager and Department Director Reports**

Chief Drum commented on the Fire Department open house and thanked everyone for their support.

Lydia Romero reported that Heartland Fire and Rescue has selected Colin Stowell as the new Fire Chief.

Mike James reported that the Fall clean-up event will be held on October 22 between from 7:00 a.m. to 2:00 p.m.

### **Adjournment**

There being no further business to come before the City Council, Housing Authority, Sanitation District Board, Lemon Grove Roadway Lighting District Board, and the Lemon Grove Successor Agency the meeting was adjourned at 8:28 p.m.

*Susan Garcia*  
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Susan Garcia, City Clerk