



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

Monday, February 28, 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 and face coverings will be required to attend 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](mailto: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 October 25, 2021.

**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. Minor Use Permit No. MUP-210-0002 Car Wash Appeal**

Reference: Bill Chopyk, Interim Community Development Manager

Recommendation: Adopt a resolution denying an appeal of the Community Development Manager (CDM) Decision to deny Minor Use Permit MUP-210-0002 to construct and operate a car wash at 7431 Broadway in the General Commercial (GC) zone.

**Report(s) to Commission**

**3. Tentative Map No. TM0-000-0064 & PDP-170-0003 Time Extensions**

Reference: Bill Chopyk, Interim Community Development Manager

Recommendation: Adopt a resolution approving a time extension of approved Tentative Map No. TM0-000-0064 and Planned Development Permit No. PDP-170-0003 to construct six (6) condominium units located at 8200 Hilltop Drive in the Residential Medium High (RMH) zone, extending the expiration date from January 21, 2022 to January 21, 2023.

**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 February 24, 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](http://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](mailto:amalone@lemongrove.ca.gov). A full agenda is available for public review at City Hall.