



**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

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CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 1
Meeting Date: April 25, 2022
Submitted to: Honorable Chair and Planning Commissioners
Department: City Manager's Office
Staff Contact: Audrey Malone, Planning Commission Clerk
amalone@lemongrove.ca.gov
Item Title: Approval of Meeting Minutes

Recommended Action: Approve Planning Commission Meeting Minutes, meeting of February 28, 2022.

Environmental Review:

- Not subject to review Negative Declaration
 Categorical Exemption, Section | | Mitigated Negative Declaration

Attachments:

Attachment A – Planning Commission Meeting Minutes February 28, 2022

**MINUTES OF THE REGULAR MEETING
OF THE LEMON GROVE PLANNING COMMISSION
Lemon Grove Community Center
3146 School Lane, Lemon Grove, CA 91945
MONDAY, February 28, 2022 at 6 PM**

Call To Order:

Chair Robert "Bob" Bailey called the Regular Planning Commission Meeting to order at 6:00 pm

Present:

Chair Bob Bailey, Vice Chair Stephen Browne, Commissioner Miranda Evans, Commissioner Seth Smith and Commissioner Elizabeth Jacobs.

Absent: None.

Staff Members Present:

Lydia Romero, City Manager, Elizabeth Mitchell, Planning Commission Attorney, Bill Chopyk, Interim Community Development Manager and Audrey Malone, Planning Commission Clerk.

Pledge of Allegiance:

Led by Chair Bob Bailey.

Changes to the Agenda:

None.

Public Comment:

Email Submitted: None.

In-Person: None.

Consent Calendar:

1. Approval of Planning Commission Meeting Minutes, meeting of October 25, 2021.

Action: Motion by Commissioner Jacobs, second by Commissioner Smith to approve Planning Commission Meeting Minutes of October 25, 2021.

The motion passed by the following vote:

Ayes: Bailey, Browne, Evans, Smith, Jacobs.

Noes: None.

Public Hearing(s):

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

Chair Bailey opens the Public Hearing at 6:03 pm

Bill Chopyk, Interim Community Development Manager presents report.

John Ziebarth, applicants representative presents.

Jean Sabroni, architect for the project assists Mr. Ziebarth addressing the Commission's questions.

Neal Capin, leasing the property addresses the Commission.

Public Comment:

Email Submitted: None.

In-Person:

- Ralph Chuddy
- John Ziebarth
- Christina Stone/Christy Stellers
- Kathleen McLean
- Teresa Rosiak-Proffit
- Chris Williams

Neal Capin makes final comments.

Motion: Close the Public Hearing.

Action: Motioned by Commissioner Evans, seconded by Commissioner Jacobs.

The motion passed by the following call vote:

Ayes: Bailey, Browne, Evans, Smith, Jacobs.

Noes: None.

Public Hearing Closed at 6:47 pm.

Commissioner's deliberate.

Motion: Adopt a resolution approving 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. In addition, adding rear yard trees and anti-graffiti paint on wall.

Action: Motioned by Commissioner Jacobs, second by Vice Chair Browne.

The motion passed by the following call vote:

Ayes: Bailey, Browne, Evans, Smith, Jacobs.

Noes: None.

Report(s) to Commission:

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

Bill Chopyk, Interim Community Development Manager presents report.

Public Comment:

Email Submitted: None.

In-Person: None.

Applicant Mezahad Emeza provide the Commission a project status update.

Motion: 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.

Action: Motioned by Vice Chair Browne, second by Commissioner Evans.

The motion passed by the following roll call vote:

Ayes: Bailey, Browne, Evans, Smith, Jacobs.

Noes: None.

Business from the Community Development Manager

- Welcoming Bill Chopyk as the Interim Community Development Manager

Business from the Planning Commission Attorney: None.

Planning Commission Oral Reports on Meeting Attended at the Expense of the City: None.

Adjournment:

There being no further business to come before the Planning Commission Chair Bailey asks for a motion to adjourn the meeting.

Action: Motioned by Commissioner Jacobs, second by Vice Chair Browne.

The motion passed by the following call vote:

Ayes: Bailey, Browne, Evans, Smith, Jacobs.

Noes: None.

Audrey Malone
Planning Commission Clerk



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 2.

Meeting Date: April 25, 2022

Submitted to: Honorable Chair and Planning Commissioners

Department: Community Development Department

Staff Contact: Spencer Richard, Assistant Planner
srichard@lemongrove.ca.gov

Item Title: **Public Hearing to Consider Planned Development Permit No. PDP-210-0002 and Tentative Map TMO-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.**

Recommended Action:

- 1) Conduct the public hearing;
- 2) Receive public comment;
- 3) Adopt a Resolution (**Attachment A**) recommending City Council approval of Tentative Map (single family) TMO-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 (**Attachment B**) 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.

Summary:

On April 24, 2021, the applicant submitted an application for Planned Development Permit No. PDP-210-0002 and Tentative Map TMO-000-0066; a request to authorize the construction of 14 single family dwelling units and 1 private street on an existing 2.22 acre undeveloped lot located west of Bonita Street and north of Alicia Lane in the Residential Low Medium (RLM) zone; including a 4,184 sq. ft. passive recreation common open space area with a children's playground for the future residents. The project, as proposed and conditioned in the resolutions (**Attachment A & B**), complies with applicable General Plan policies and Municipal Code regulations.

Background:

A Zoning Clearance (ZC) application (ZC1-600-0003) for the proposed project was submitted on March 7, 2016 by the applicant and the City issued a response on May 2, 2016. The ZC reviewed the project site's existing open space easement and the feasibility of grading and landscaping in the easement. The ZC was reviewed by the Planning, Engineering, and Stormwater Divisions while the City Attorney and Fire Marshal also examined the application and provided comments. As stated in the ZC, the City determined that development may be feasible on the subject site.

On May 24, 2021, the applicant submitted the Planned Development Permit (PDP-210-0002) and Tentative Map (TMO-000-0066) applications. The application was deemed complete on April 5, 2022.

An informational open house was conducted on-site by the applicant on October 26, 2021. A public notice was sent to property owners within a 500 foot radius of the Project and approximately 10 community members were in attendance. A sign in sheet of participants was submitted to the Planning Department. One City staff member was present for the meeting. Public comments made were generally in-favor of the proposed project.

Additionally, on April 19, 2022, City staff identified a clerical software input mistake that was made with respect to the permit number that was originally issued for the Project's Tentative Map. As a result, a new permit number was issued for the Project's Tentative Map and was changed from TMO-000-0065 to TMO-000-0066 to avoid duplication with a prior Tentative Map for the Terraces project.

Discussion:

The proposed Planned Development Permit (PDP) application is a request to construct 14 single family dwelling units and 1 private street on a 2.22 acre lot located west of Bonita Street and north of Alicia Lane in the Residential Low Medium (RLM) zone. Single family residential dwellings are permitted in the RLM zone. However, Section 17.28.030(B)(1) of the Lemon Grove Municipal Code (LGMC) requires a PDP for developments that includes five or more principal dwelling units, a major subdivision and/or a condominium map.

Project Description

The Project site (APNs 479-501-35-00, 1.66 acres and 479-501-36-00, 0.55 acre), which consists of Parcel 2 of PM 19385, totals approximately 98,875 square feet (2.22 acres). Parcel Map 19385 was recorded in 2003, and it included a Covenant of Open Space over the western edge of the parcel for maintenance purposes arising out of an existing 60 foot drainage easement. The existing public drainage easement will be incorporated into the proposed project in an area planned for common open space and stormwater mitigation

purposes. Additionally, an existing 15 foot sewer easement also exists near the existing drainage easement which will also be maintained and protected as part of the project.

The site is bordered to north, south, east and west by existing single-family homes all zoned for RLM. The existing topography of the site consists mostly of moderate to steep sloping land, with the site sloping downward from east to west. Under existing conditions the property is currently vacant, and it shows evidence of past grading and site terracing. One hundred percent of the Project site currently supports disturbance-responsive vegetation including many weedy, ruderal and naturalized horticultural species. There is also a significant number of trees both scattered and clustered throughout the site which are intended to be removed during construction of the project. Elevations on the property range between approximately 453 feet MSL at Bonita Street and 410 feet MSL at the western drainage point. The soil-types found onsite are mapped as Las Flores Loamy Fine Sand (LeE) on 15 to 30 percent slopes and Redding-Urban Land Complex (RhC) on 2 to 9 percent slopes. These soil types are common and neither are known to support rare or endemic edaphic plants.

Tentative Map TMO-000-0066

The project includes a subdivision for single family dwelling purposes (for sale units) and a private street for access purposes (Lot A). Included in the subdivision is a 4,184 sq. ft. passive recreation open space area located adjacent to the western boundary of the project site behind Lots 2, 3 and 4. The passive recreation area will feature an enclosed fenced children's play structure on fall safe surfacing, a wood shade trellis, picnic tables, benches, a bike rack, and trash and dog waste receptacles. Standard conditions regarding improvements and services have been included in the Resolution of Approval. In addition, a Homeowner's Association (HOA) is required in order to ensure on-going maintenance of the common areas and other private improvements of the project. The subdivision conditions are outlined in the Resolution of Approval (**Attachment A**).

HOA Maintenance

An HOA will be established which will be responsible for maintaining the passive recreation common open space area and biofiltration basin, as well as the drainage easement area within Lots 1 thru 9 including the sewer maintenance road. Additionally, HOA maintained areas to be included in CC&R's for the project include front yard landscaping, driveways, guest parking, entry drive landscaping, upper perimeter brow ditches and landscaped slopes within Lots 1 thru 14.

In addition, the HOA will be responsible for the maintenance of the 20 foot wide private street and fire lane proposed as part of the project (Lot A). The proposed street will provide access to the site for residents from Bonita Street and will feature an entry monument sign on the north side of the private street facing Bonita Street. As part of the project, the City requested, and the developer will provide an 8 foot irrevocable offer of dedication for Bonita Street to complete the required street dedications.

Planned Development Permit PDP-210-0002

The Municipal Code specifies that development projects that include five or more principal dwelling units must obtain a planned development permit. The single family development will consist of fourteen (14) detached two-story single family dwelling units. No phasing is planned for the project's grading and site improvements, however development of the dwelling units are planned to be constructed in 2 phases with Phase 1 including lots 1 thru 6 and 12-14 (nine homes) and Phase 2 including lots 7 thru 11 (five homes).

Proposed elevations include enhanced architectural designs by using four elevation facades (Type A and A1 and Type B and B1) and two different material and color schemes. The site will be vertically symmetrical in building layout using two distinct building footprints. All units are designed with a two-car garage on the first floor, followed by kitchen and living room areas on the second floor and bedrooms on the third floor. Type A will consist of 3-bedrooms and 2.5-bathrooms approximately 2,181 sq. ft. and Type B will consist of 4-bedrooms plus dining room and 2.5-bathrooms approximately 2,742 sq. ft.

The optional floor plans consist of Type A1 which will consist of 3-bedrooms and 2.5 bathrooms, as well as a 289 sq. ft. Junior Accessory Dwelling Unit (JADU) housed on the second floor which will consist of a single bedroom, living area, kitchen, and bathroom for a total of approximately 2,185 sq. ft. and Type B1 which will consist of 4-bedrooms and 2.5 bathrooms, as well as a 382 sq. ft. Junior Accessory Dwelling Unit housed on the second floor which will consist of a bedroom, living area, kitchen, and bathroom for a total of approximately 2,743 sq. ft. All residential units are designed with 100 sq. ft. solar access for future solar capabilities. If the JADU option is taken by a buyer, solar installation will be required under the State's new ADU regulations.

Other site improvements include a 4,184 sq. ft. passive recreation common open space area which will feature an enclosed fenced children's play structure on fall safe surfacing, a wood shade trellis, picnic tables, benches, a bike rack, and trash and dog waste receptacles. In addition, an entry monument sign for the project is proposed at the access point off of Bonita Street.

General Plan Conformance

The project is located in the Residential Low Medium Density land use designation. The intended uses for this designation include single family dwellings, residential care

facilities for six or fewer persons, and park and playgrounds. The maximum density allowed in this land use designation is 7 dwelling units per acre. The density of the proposed project is 7 dwelling units per acre. The proposed project is also consistent with the following general plan objectives and policies:

- General Plan Objective 2.0 which seeks “housing to meet the existing and future needs of Lemon Grove residents.”
 - Policy 2.1: “Promote quality single family development that is compatible with the existing neighborhoods.”
 - Policy 2.5: “Work towards adequate housing opportunities for special needs groups such as female-headed households, large families, disabled persons, seniors and low income households.”
- General Plan Objective 11.0 which seeks to provide “open space that enhances community aesthetics and public well-being.”
 - Policy 11.1: “When considering approval of proposed residential projects, consider the availability of nearby open space areas for both children and adults.

Development Standards

LGMC Section 17.16.020(E) outlines basic standards which are applicable to all land and structures in the RLM zoning district. The following table outlines the standards for the RMH zone and the project’s conformance to those standards.

Criteria	RLM Standards	Project (Exhibit A)
Maximum Density	7 dwelling units/acre	7 dwelling units/acre (14 units) <i>(Consistent)</i>
Minimum Yards (Setbacks)	Front: 25 feet Side: 5 feet Rear: 20 feet	-Minimum 16’ front yard setbacks at Lots 10, 11, 12, 13 and 14 and minimum 17’ front yard setback At Lot 9 to facilitate project design <i>(Proposed equivalent benefit)</i> Side: 5 feet -Minimum 10’ rear yard setback at Lot 13 to facilitate project design <i>(Proposed equivalent benefit)</i>
Maximum Building Height	Main Building: 25 feet Accessory Structures: 15 feet	Main Building: Types range from 23 feet, 5.5 inches to 23 feet, 11.5 inches <i>(Consistent)</i>

Criteria	RLM Standards	Project (Exhibit A)
Lot Area	6,000 sq. ft.	3,524 – 9,377 sq. ft. (6,233 sq. ft. average) <i>(Proposed equivalent benefit)</i>
Lot Width	60 feet	39 feet <i>(Proposed equivalent benefit)</i>
Lot Depth	90 feet	69 feet <i>(Proposed equivalent benefit)</i>
Minimum Usable Open Space	1,500 sq. ft. per dwelling unit = 21,000 sq. ft.	13,428 sq. ft. <i>(Proposed equivalent benefit)</i>
	Common open space = 10,500 sq. ft. minimum	28,809 sq. ft. <i>(Consistent)</i>
	Private open space = 10,500 sq. ft. maximum	13,428 sq. ft. <i>(Consistent)</i>
Parking	Two (2) spaces per dwelling unit, both garaged = 28 spaces; Guest parking provided at a rate of (0.25) space per dwelling unit = 5 spaces.	Provided 33 off-street parking spaces. <i>(Consistent)</i>
	Additional off-street parking;	Provided 2 driveway spaces on each unit (8.5' x 15', 17' min. driveways) total of 28 extra spaces (total of 61 spaces)

The proposed project site is in compliance with development standards except for minimum front yard and rear yard setbacks and minimum usable open space. Standard minimum front yard setbacks in the RLM zone are 25 feet while the project proposes a minimum 16 foot front yard setback in Lots 10, 11, 12, 13 and 14 and minimum 17 foot front yard setback in Lot 9 to facilitate project design. Additionally, minimum rear yard setbacks in the RLM zone are 20 feet while the project proposes a minimum 10 foot rear yard setback at Lot 13 to facilitate project design. With respect to minimum usable open space, the RLM zone requires 1,500 sq. ft. of usable open space per dwelling unit (21,000 sq. ft. total). The project provides a total of 42,237 sq. ft. of open space throughout the project site; which includes a range of 515 sq. ft. to 2,174 sq. ft. of usable open space in rear and side yards, HOA common area open space area within Lots 1-9, and a passive common open space recreation area for residents. With respect to lot width, the RLM zone requires a 60 foot minimum while the project proposes 39 feet; similarly the RLM zone requires a 90 foot minimum for lot depth, while the project proposes 69 feet.

In accordance with LGMC Section 17.28.030(D), Planned Development Permit applications allow deviations from development standards as described in Chapter 17.16,

Zoning Districts, and Chapter 17.24, District Regulations, where it can be found that the project provides equivalent benefits and/or achieves efficiencies in use, structures, transportation and/or utility systems. The proposed project provides outdoor amenities, including the aforementioned passive recreation open space area which will feature a children's play structure on fall safe surfacing, a wood shade trellis, picnic tables, benches, a bike rack, and trash and dog waste receptacles. The listed amenities and connectivity are proposed as equivalent benefits for the following deviations:

1. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required front yard setback. The RLM zone requires a minimum of 25 feet for the front yard setback. The project proposes front yard setback of 16 feet for Lots 10, 11, 12, 13 and 14, and a front yard setback of 17 feet for Lot 9.
2. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required rear yard setback. The RLM zone requires a minimum of 20 feet for the rear yard setback. The project proposes rear yard setback of 10 feet for Lot 13.
3. A waiver of Section 17.16.040(E)(6) (Minimum Usable Open Space) to allow a reduction in the amount of usable open space provided. The RLM zone requires 1,500 square feet of usable open space per dwelling unit, resulting in a total of 21,000 square feet of required usable open space. In addition, LGMC Section 17.24.070 requires at least 50% of the total required usable open space shall be devoted to common open space.

The project proposes to provide private open space in the rear and side yards of each dwelling unit which will vary from 515 sf to 2,174 sf for a total of 13,428 sq. ft. of private open space.

The aforementioned passive recreation common open space area will occupy a total of 4,184 sq. ft. The HOA will maintain this area, as well as the drainage easement area within Lots 1 thru 9 including the sewer maintenance road which totals 2,978 sf. ft. The bio filtration basin and maintenance access road, 24" storm drain system, perimeter brow ditches, landscaped slopes and walls within Lots 1-9 total 28,587 sf.

A total of 42,237 sq. ft. of open space will be provided. Notably, the HOA maintained areas to be included in the CC&R's which include front yard landscaping, driveways, guest parking, entry drive landscaping, upper perimeter brow ditches and landscaped slopes within Lots 1 thru 14 provide additional valuable open space not included in the above calculation. In total, 28,809 sq. ft. is devoted to common space and 13,428 sq. ft. is devoted to private space. The project is requesting a 38% reduction of the total usable open space requirement.

4. A waiver of Section 12.10.050(A) (Public Street Dedication) to allow for the development of a 20' wide private access drive and fire lane (Lot A) in lieu of a public street for individual lot access and emergency access. Due to the physical

constraints of the project site, the project proposes a private access drive that will intersect with existing Bonita Street to provide both individual lot and emergency access.

5. A waiver of Section 17.16.040(E)(3) (Minimum Lot Width and Depth) to allow a reduction of the required lot width. The RLM zone requires a minimum of 60 feet for the lot width. The project proposes a lot width of 39 feet.
6. A waiver of Section 17.16.040(E)(3) (Minimum Lot Width and Depth) to allow a reduction of the required lot depth. The RLM zone requires a minimum of 90 feet for the lot depth. The project proposes a lot depth of 69 feet.
7. A waiver of Section 17.16.040(E)(1) (Minimum Site Area) to allow a reduction of the required lot area. The RLM zone requires a minimum of 6,000 square feet for site area. The project proposes a minimum lot area of 3,524 sf with an average lot of 6,223 sf.

In total, the project provides between 2-3 times more common open space and landscaped area than the required minimum. Staff recommends approval of the proposed Planned Development Permit deviations as designed based on the provided equivalent community benefits in outdoor amenities.

Landscaping and Screening

The Lemon Grove Water Efficient Landscape Regulations in Chapter 18.44 of the LGMC require discretionary applications to provide landscaping that conforms to both the Zoning Ordinance and the aforementioned landscape regulations. Landscaping requirements and the proposed conditions for the project are as follows:

Criteria	Required	Provided
Landscape Area	14,375 sq. ft. <i>(Min. 15% of lot size)</i>	37,735 sq. ft.
On-Site Trees	14 trees <i>(One tree per 1,000 sq. ft. of landscape area)</i>	63 trees
Street Trees	5 trees <i>(One tree per 30 linear feet)</i>	8 trees

LGMC Section 17.24.050(B) requires all landscaping to be installed and maintained in accordance with an approved Landscape Plan, which will be prepared in substantial conformance with the Planned Development Permit prior to construction. A standard condition is included with the draft resolution to maintain landscaping in good condition at all times by the HOA.

Traffic

The project was found to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Residential Infill. Accordingly, the proposed project is a residential infill project to be served by local roads. Nearby Transit opportunities include the bus route at Massachusetts Avenue and Mt. Vernon Street half mile northwest of the project entry from Bonita Street, and the Massachusetts Avenue Trolley Station just half a mile to the south. The Institute of Traffic Engineers (ITE) Traffic Generation Manual, 11th Edition estimates Average Daily Trips (ADT) to be 10 trips per day for single family detached residential uses. Thus, the project is estimated to generate 140 total ADT. This is not anticipated to degrade the level of service of local street intersections and will not cause a significant change or degradation in traffic operations.

The project provides sufficient 2-car garage parking for each residential dwelling unit as well as guest parking and excess parking in driveways. All driveways including the main entrance off of Bonita Street are designed to City standards to facilitate proper visibility. Onsite circulation relies on private roads with no on-street parking allowed (red curb required). The fire department has accepted the project street design for emergency vehicle access and a hammerhead turnaround. Regular vehicle use is anticipated to consist of personal vehicles (cars, pickup trucks, and sport utility vehicles), that would navigate the project roadways and driveways for ingress and egress as defined by the City design requirements.

Grading & Improvements

The project site will be selectively graded to accommodate existing site topography. A net total of 17,613 cubic yards of fill will need to be imported and retaining walls are proposed in order to allow for level pads and a balanced site.

As previously stated, grading and site improvement are not proposed to be phased.

Findings:

The Planning Commission must make the following findings as stated in LGMC Section 17.28.030 in order to approve any Planned Development Permit application:

1. The development is not detrimental to the public interest, health, safety, or general welfare;
2. The development complies with applicable provisions of this title and/or deviations that comply with applicable provisions in subsection D;
3. The development is consistent with general plan policies and standards and other applicable plans or policies adopted by the city council;
4. The development density or intensity does not exceed general plan limitations;
5. Existing infrastructure such as utilities, transportation systems, and communication networks adequately serve the development or will be upgraded to efficiently accommodate the additional burdens imposed.

The Planning Commission Resolution (**Attachment B**) describes how the project meets these five findings.

Conclusion:

Staff believes that the required findings can be made in the affirmative and that required considerations were duly considered provided the conditions in the Resolution of Approval are observed.

Environmental Review:

- | | |
|---|---|
| <input type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input checked="" type="checkbox"/> Categorical Exempt, Section 15332 | <input type="checkbox"/> Mitigated Negative Declaration |

Categorically exempt projects are determined not to have a significant effect on the environment pursuant to Public Resources Code Section 21084 and are therefore exempt from the provisions of CEQA. The City of Lemon Grove has determined the project is consist with Categorical Exemption Section 15332, In-Fill Development Projects. The Class 32 CEQA exemption applies when the:

1. Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
2. Proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
3. The project site has no value as habitat for endangered, rare or threatened species;
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
5. The site can be adequately served by all required utilities and public services.

The project consists of developing an existing 2.22-acre infill site. The proposed single family residential use is consistent with the RLM zoning designation and RLM land use classification of the General Plan, as detailed in the preceding discussion section of this report. No impacts to habitat were identified as part of the proposed project is an infill site in a developed, urban setting without natural biological habitat according to the Conservation and Recreation Element of the General Plan. The project shall be required to comply with all performance standards found in LGMC Section 17.24.080, which include standards for noise, glare, traffic circulation, airborne emissions, etc. Lastly, will-serve letters from utility providers were submitted as part of the application from applicable agencies. The scope of the project is therefore consistent with the Section 15332 exemption for In-Fill Development projects.

Fiscal Impact:

No fiscal impact.

Public Notification:

The Notice of Public Hearing for this item was published in the San Diego Union Tribune, posted to the City website, noticed at City Hall, and mailed to all property owners within 500 feet on April 15, 2022. Staff verified the presence of the public notice sign required by Municipal Code Section 17.28.020(F)(2) on April 18, 2022. The City of Lemon Grove received no comments in response to the Notice of Public Hearing. Staff will provide any comments received after publication of this report to the Planning Commission at the public hearing.

Staff Recommendation:

- 1) Conduct the public hearing;
- 2) Receive public comment; and
- 3) Adopt a Resolution (**Attachment A**) recommending City Council approval of Tentative Map TMO-000-0066; and
- 4) Adopt a Resolution (**Attachment B**) recommending City Council approval of Planned Development No. PDP-210-0002; a request to authorize the construction of 14 single family residential dwelling units and 1 private street on an existing undeveloped lot located west of Bonita Street and north of Alicia Lane, Lemon Grove, California.

Attachments:

Attachment A – Resolution for TMO-000-0066

Attachment B – Resolution for PDP-210-0002

Attachment C – Vicinity Map

Attachment D – Planned Development Permit (PDP-210-0002) Application

Attachment E – Site Photographs (Existing Conditions)

Attachment F – Proposed Elevations

Attachment G – Exhibit A, Project Plans

**RESOLUTION NO. 2022-
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LEMON GROVE, CALIFORNIA, RECOMMENDING CITY COUNCIL
APPROVAL OF TENTATIVE MAP TMO-000-0066; AUTHORIZING THE
SUBDIVISION OF A 2.22-ACRE PARCEL INTO 14 SINGLE FAMILY
RESIDENTIAL DWELLING UNITS AND 1 PRIVATE STREET ON AN
EXISTING UNDEVELOPED SITE LOCATED WEST OF BONITA STREET
AND NORTH OF ALICIA LANE, LEMON GROVE, CALIFORNIA.**

WHEREAS, on May 24, 2021 Bonita Place, LLC (property owner) filed Planned Development Permit No. PDP-210-0002 and Tentative Map TMO-000-0066; authorizing the subdivision of a 2.22-acre parcel into 14 single family residential dwelling units and 1 private street located west of Bonita Street and north of Alicia Lane, Lemon Grove, California (APNs:479-501-35-00 and 479-501-36-00) in the Residential Low Medium (RLM) zone; and

WHEREAS, Notice of the Public Hearing was given in compliance with Lemon Grove Section 17.28.020(F). On April 15, 2022, the Notice of Public Hearing for PDP-210-0002 and TMO-000-0066 was posted to the City website, posted at City Hall, and mailed to all property owners within 500 feet of the subject property; and

WHEREAS, on April 25, 2022, Planning Commission held a duly noticed public hearing to consider Tentative Map TMO-000-0066; and

WHEREAS, the Planning Commission is also considering Planned Development Permit No. PDP-210-0002 associated with this Tentative Subdivision Map (TMO-000-0066); and

WHEREAS, the City has found the proposed Tentative Map and Planned Development Permit to be categorically exempt from the environmental review requirements of the California Environmental Quality Act Guidelines (Section 15332, In-Fill Development Projects); and

WHEREAS, the Planning Commission has considered said Tentative Map and recommendations of the Community Development Department, City Engineer, and the Heartland Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the

improvements thereof will conform to all ordinances, plans rules, standards and improvement and design standards of the City of Lemon Grove; and

WHEREAS, *the Planning Commission finds that the tentative map complies with the findings of fact required to approve this project pursuant to Development Code Section 16.16.400 as follows:*

- 1. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property has no environmentally protected resources; and*
- 2. The proposed Tentative Subdivision Map (TMO-000-0066) is consistent with the Residential Low Medium land use designation density; and*
- 3. The site is physically suitable for the proposed density of development because public utilities will be available to serve the proposed density; and*
- 4. The design of the subdivision or the type of improvements will not cause serious public health problems because public services (e.g., sewer, water, gas, and electricity) will be provided to the subdivision; and*
- 5. The design of the subdivision or type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision as defined under Section 66474 of the Government Code, State of California; and*
- 6. The Planning Commission finds that the subdivision conforms fully to the requirements of the Subdivision Ordinance and the Municipal Code and that the subdivision is consistent with the purpose and spirit of the Subdivision Map Act and Subdivision Ordinance; and*
- 7. The design and improvements of the proposed subdivision map complies with the requirements of the State Subdivision Map Act and the Subdivision Ordinance; and*

NOW, THEREFORE, BE IT RESOLVED *that the Planning Commission of the City of Lemon Grove, California transmits the following recommendation to the City Council:*

SECTION 1. Approve Tentative Map TMO-000-0066 in conjunction with Planned Development Permit No. PDP-210-0002 and the grading, landscape, and architectural plans received on May 24, 2021 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the subdivision of a 2.22-acre parcel into 14 single family residential dwelling units and 1 private street on an existing undeveloped lot located west of Bonita Street and north of Alicia Lane, Lemon Grove, California. Except as amended, the approval of this project shall be subject to the following conditions:

NO PARCEL SHOWN ON THIS APPROVED TENTATIVE SUBDIVISION MAP SHALL BE LEASED, SOLD, CONVEYED, OR TRANSFERRED, UNLESS AND UNTIL A SUBDIVISION MAP APPROVED BY THE CITY ENGINEER HAS BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER.

A. Within five days of approval, the sub divider/applicant shall comply with the following:

1. Submit the appropriate payment for the CEQA filing fee and County Clerk Processing Fee (Categorical Exemption).
2. Pay all outstanding fees for City permits related to this project.

B. Prior to the recordation of the final map:

3. Obtain approval of all required discretionary permits Planned Development Permit No. PDP-210-0002.
4. The applicant shall execute a covenant agreeing not to oppose the formation of future utility undergrounding districts that may affect this property.
5. Pay \$120 for the preparation and recordation of each document as required for the subject permit.
6. A secured agreement to construct the public improvements shall be required prior to either recordation of the final map or building permitting. A cost estimate for work proposed within the public right of way shall be submitted with the plans. Subsequent to approval of the cost estimate, the City will prepare the improvement agreement for signature by the owner. A security equal to the approved cost estimates shall be posted with the public improvement agreement.
7. In order to provide permanent access for sanitation maintenance vehicles, a permanent easement for right of entry must be granted to the Lemon Grove

Sanitation District for both the upper and lower portion of the lot. This right of entry easement must be shown on the final map.

- 8. The design and area of all lots and the design of the final map shall be in substantial conformance to that shown on the approved tentative map to the satisfaction of the Community Development Manager.*
- 9. The subdivider shall submit a title report for the property no more than 60 days in advance of the recordation of the Final Map to the City Engineer for review. The final map shall identify any easements indicated within the Title Report.*
- 10. A Homeowner's Association (HOA) shall be created to manage the Covenants, Conditions and Restrictions (CC&Rs). Said CC&Rs shall be submitted to the City for review and shall be written to the satisfaction of the Community Development Manager and the City Engineer. The CC&Rs shall include the requirements of the Storm Water Quality Management Plan (SWQMP) approved for this project to the satisfaction of the Water Quality Program Coordinator, City Engineer and Community Development Manager and all other HOA requirements and shall be recorded concurrent with the final map and shall include but not limited to:
 - i. Best Management Practices (BMP's) and a Private Driveway and Drainage Maintenance Agreement. The maintenance and the preservation of the drainage facilities shall be included in the CC&Rs. The Developer, Current and Future Property Owners shall adhere to the recommendations of the Water Quality Documents and CC&Rs approved for this project.*
 - ii. The HOA shall provide on-going maintenance of landscaping and irrigation of planting areas, parkways, and open space areas. The CC&Rs shall show private on-grade open space areas (near individual units) and designate unit responsibilities for maintenance.*
 - iii. Immediate removal of graffiti is required.*
 - iv. All garage doors shall be automatic roll-up type doors and equipped with remote control devices.*
 - v. All landscaping and other exterior site improvements on-site shall be well maintained at all times in substantially the same condition as approved in accordance with the approved site and landscape plans.**

- vi. *Requirements to maintain the drainage facilities and any access easements (where they occur) on the property.*
 - vii. *Submit a Final Storm Water Quality Management Plan (SWQMP) consistent with the site plan and approved preliminary SWQMP. Final SWQMP must address all applicable comments from Water Quality Coordinator dated June 21, 2021 and meet all required City of Lemon Grove Jurisdictional Runoff Management Plan (JRMP) and BMP Design Manual.*
 - viii. *Funding of the long term maintenance of the all facilities required by the Water Quality documents shall be included in the annual HOA budget.*
 - ix. *A long-term operation and maintenance program (OMP) will be a requirement and the responsibility of the Homeowners' Association (HOA) to maintain. Funding for the program is required to be accounted for in the annual budget of the HOA.*
 - x. *Routine maintenance of all mechanical ventilation, heating and cooling equipment is required to ensure adequate air quality is achieved.*
 - 11. *The Declaration of Conditions, Covenants, and Restrictions (CC&Rs) shall clearly establish the responsibilities of the home owners with regard to the continuing maintenance and preservation of the buildings, driveways, private street and drainage facilities (where they occur), slopes, landscaping and irrigation. Said Conditions, Covenants and Restrictions shall specifically limit the number of dwelling units to 14 units and 1 private street to be built on the site, shall give the City the right but not the duty to enter the premises to do maintenance and levy assessments if the home owners fail or refuse to maintain said facilities, and shall prohibit amendments to the CC&Rs without express written consent of the City.*
 - 12. *The sub divider shall provide the City Engineer with two reproducible Mylar copies of the final map for recordation.*
 - 13. *Vacate existing 60' public Drainage easement and existing Open Space and Non-building covenant easement.*
- C. *Prior to Issuance of a Grading and/or Public Improvement Permit, and/or during Grading Activities, the Applicant shall comply with the following:*

1. *Per Municipal Code Section 12.10.050 a minimum 56-foot right-of-way is required on Bonita Street and requires a 28-foot minimum centerline to property line dimension. Based on a review of the Assessor's Map an 8.0' irrevocable offer to dedicate exists, and an 8-foot dedication is required on Bonita Street.*
2. *Per Lemon Grove Municipal Code Section 12.10.060, up to one half of the public street ultimate right-of-way abutting the subject property shall be improved with public street improvements for the entire length of the subject property abutting the public street so as to meet the current city adopted standards. This will require the submittal of improvement plans and associated documents to the Engineering Division for review, approval and issuance of an Improvement Permit. Should the existing street improvements meet current standards, be in a condition satisfactory to the City Engineer, the City Engineer may waive this requirement, or portions thereof.*
3. *The property owner(s) shall furnish all of the following to the engineering division upon applying for a permit to construct public street improvements:*
 - i. *A street improvement plan prepared by a civil engineer registered in the state of California;*
 - ii. *An erosion control plan prepared by a civil engineer or landscape architect registered in the state of California;*
 - iii. *A landscape and irrigation plan prepared by a landscape architect registered in the state of California;*
 - iv. *Engineering review fees for the construction permit as described in Section 12.10.070.*
4. *Propose public improvements, consistent with the City of Lemon Grove General Plan, Mobility Element, found to be lacking or in substandard condition at the time of construction and include:*
 - i. *5.0' sidewalk curb and gutter per SDRSD (N) on Bonita Street*
 - ii. *1-driveway cut per SDRSD G-14, G-15, G-16*
 - iii. *Street trees, and parkway landscaping (to be privately maintained)*
 - iv. *Pavement rehabilitation, crack and pothole repair up to Bonita Street centerline, as determined necessary by the City Engineer*
 - v. *Street and/or curb striping/restriping (as required)*
 - vi. *Utility services necessary to serve the project*

5. *Structural pavement section for any required public right-of way improvements shall be able to withstand a 75,000lb load, and be designed by a geotechnical Engineer, and to the satisfaction of the City Engineer.*
6. *An agreement to improve or install improvements which are to be located in the public right-of way and/or private easements is required. The applicant shall post a good and sufficient improvement security with the City comprised of a cash deposit or a combination of cash deposit and corporate surety bond of a surety authorized to do business in the state. The estimated cost of the work shall be determined by the city engineer after reviewing the civil engineer's estimates.*
7. *Per LGMC 16.12.240 (C): All new and existing utility distribution facilities, including cable television lines, within the boundaries of any new subdivision or within any half street abutting a new subdivision shall be placed underground. The subdivider is responsible for complying with the requirements of this subsection, and shall make the necessary arrangements for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground.*
8. *An Encroachment, Maintenance, and Removal Agreement (EMRA) will be required prior to the Improvement Permit issuance. The EMRA will mandate the responsibility of the property owner to maintain any proposed private improvements, utilities, or other miscellaneous facilities, landscape and irrigation within the public right-of-way (or public easements), and removals as required by the City.*
9. *A private drainage maintenance agreement shall be required for the maintenance of the proposed 24" storm drain in perpetuity.*
10. *A letter of permission shall be required for all temporary construction areas, grading and any permanent construction (brow ditches, walls..etc) on a neighboring property from the property Owner. The letter, authorizing specific work to be done, shall be required prior to approval of the grading and improvement permit.*
11. *Prior to the issuance of a permit, a Covenant Not-to-Oppose the formation of a future street improvement district shall be required.*

12. *Prior to the issuance of a permit, a Covenant Not-to-Oppose the formation of a future street undergrounding district shall be required.*
13. *All existing survey monuments shall be shown on the grading and public improvement plans. Prior to permit issuance, the Applicant, or Permittee shall retain the service of a professional Land Surveyor, L.S., or Civil Engineer authorized to practice Land Surveying who will be responsible for monument preservation and shall provide a corner record or record of survey to the County Surveyor as required by the Land Surveyors Act, if applicable (Section 8771 of the Business and Professions Code of the State of California.*
14. *All existing and proposed easements, public and private shall be shown on the grading and public improvement plans.*
15. *Maintain and show on the Grading and Public Improvement plans all “Sight zones”. Sight Zones are triangular areas formed by a line drawn between points twenty feet from the intersecting property lines of a corner lot’s street sides, within which no building may be built, nor may any fence, wall or other obstruction exceed three and one-half feet in height or in conformance with the current Highway Design Manual approved by the city council at the time of development approval. For private road, driveway entrances, a 10-foot Sight Zone triangles shall also be maintained at the site driveway entrance (begin behind property line).*
16. *Submit an application to the Lemon Grove Sanitation District for the addition of sewer discharge to the public sewer system.*
17. *Sewer system shall be designated and maintained as private, not public. A sewer maintenance agreement shall be submitted for the future repair and rehabilitation of the proposed private sewer connection. The City will provide the template for the agreement.*
18. *All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest adopted California Plumbing Code.*
19. *On-site drainage system shall be designated and maintained as private. A Storm Water Facilities Maintenance Agreement (SWFMA) shall be submitted for the future repair, rehabilitation of the proposed private drainage and private storm*

water treatment facilities. The applicant shall be responsible for providing applicable exhibits and operations and maintenance tables. The City will provide the template(s) for the agreement(s).

- 20. The installation of water, sewer, storm, gas, electric, communications, and any other underground utility shall take place prior to the installations of public curb, gutter, and sidewalk, and surfacing, or resurfacing of streets.*
- 21. Submit an application(s) to be included into the Lemon Grove Lighting District. The property owner(s) will be assessed annually.*
- 22. Per Lemon Grove Municipal Code (LGMC) Section 18.08.070, obtain a grading permit. Grading plans shall be prepared and submitted with the grading permit application in accordance with the City engineering standards and the requirements of the city engineer. All grading plans shall be signed by a registered civil engineer and by the soil engineer.*
- 23. No grading permit shall be issued for grading unless the applicant shall first post a security with the City comprised of a cash deposit or a combination of cash deposit and corporate surety bond of a surety authorized to do business in the state.*
- 24. All grading permit fees and deposits shall be paid and all actions necessary preceding issuance of the grading permit shall be completed.*
- 25. All grading shall be in conformance with Geotechnical recommendations, and Lemon Grove Municipal Code (LGMC) Chapter 18.08 Excavation and Grading, Article III Design Standards.*
- 26. Concrete or Masonry Walls that measure more than 4' from bottom of footing to the top of the retaining wall; and/or support a surcharge require a separate building permit. Submit Retaining Wall plans with Building Permit Application and fees to the City of Lemon Grove Building Department.*
- 27. At the time of Grading and Public Right-of-Way Permit approval, improvements within the project frontage shall comply with the requirements of Lemon Grove Ordinance 381, regarding pavement cuts, for underground utilities in all new, reconstructed, or resurfaced city roadway within three years following Pavement Treatment Project by the City.*
- 28. Safety fencing shall be required at the top of retaining walls, and slopes and shall be shown on all Grading Plans where appropriate.*

29. *Geotechnical*

- i. *All recommendations from a Geotechnical Engineer's investigations, reports, letters and addendums shall be adhered to.*
- ii. *A list of all applicable reports shall be listed under a Grading & Geotechnical Specifications notes on the title sheet of the Grading plans, and shall be signed by a licensed Geotechnical, or Soil's Engineer.*
- iii. *Pavement sections for public streets and fire access routes are required. Recommendations shall include section thicknesses, compaction efforts, etc. and state that the pavement design shall be able to withstand the 75,000 pound load of a fire engine. Recommendations made by the Geotechnical Engineer shall be implemented in the grading and/or improvement plans and installed at the expense of the applicant/owner.*
- iv. *Recommendations regarding the design of pervious/permeable pavements are required (if applicable).*
- v. *Specifications for subsurface drainage (at pervious pavements, walls, etc.) are required as applicable.*
- vi. *Recommendations regarding the project site's ability to infiltrate, and recommendations on the use of impermeable liners are required.*

30. *Submit for Traffic Control Permit for work affecting traffic within the right-of-way on Bonita Street.*

31. *Separately submit, and obtain current approval from the Helix Water District. A signature/date within a signature block on the final Grading and Public Improvement Plan will be required.*

32. *Obtain approval from the Heartland Fire & Rescue. A signature/date within a signature block on the final Grading and Public Improvement Plan will be required.*

33. *Provide a copy of a Will Serve letter from each serving agency.*

34. *Comply with the requirements of Lemon Grove Municipal Code (LGMC) Chapter 13.32, Construction and Demolition Debris Diversion Deposit Program.*

35. *Per the City of Lemon Grove Plan Grading Plan Submittal Checklist: Applicants for all Grading and Improvement projects are required to submit and an Erosion control Plan, and minimum BMP Requirement notes AND:*

- *WPCP \geq 5,000 SF*

- SWPPP > 1 acre

D. Prior to Issuance of a Building Permit:

1. *Provide a Certification letter signed by the Civil engineer reporting that the site is graded in conformance with the approved grading plan, as modified or amended by any construction changes approved by the city engineer, and which specifically states the following items were performed under his or her supervision, and are shown correctly on the as-graded drawings:*
 - i. *Staking of line and grade for all engineered drainage devices and retaining walls (rough and final grading);*
 - ii. *Staking of property corners for proper building and slope location (rough grading);*
 - iii. *Location of permanent walls or structure on property corners or property lines;*
 - iv. *Location and slope ratio of all manufactured slopes;*
 - v. *Construction of earthen berms and positive building pad drainage.*
2. *Soil's Engineer of record shall prepare and submit a final soils engineering report prepared by the soil's engineer, as required per LGMC 18.08.83; Section A.2.*
3. *All new dry utility distribution facilities within the boundaries of the proposed project shall be placed underground. If not completed, provide evidence of coordination and/or service requests for all dry utility agencies.*
4. *Onsite private sewer shall be in compliance with the California Plumbing Code, Chapter 7, Sanitary Drainage, and/or conform to the requirements of the Standard Specifications for Public Works Construction (2018), and the San Diego Area Regional Standard Drawings.*
5. *On the Precise Grading Plan/Plot Plan Demonstrate required accessible path(s) of travel (POT), and ADA parking shown on the Site Plan meets the requirements for accessibility. Show slopes and/or elevations. Show details of all accessible signage required per 2022 California Building Code.*
6. *Provide signage or striping indicating no parking shall be allowed along the curb on the private street (20' private street).*
7. *Pay sewer fees.*

E. This approval of this tentative map will expire two years from the date of approval. The final map or maps conforming to this conditionally approved tentative map

shall be filed with the Community Development Manager in time so that he/she may approve the map before this approval expires unless prior to that date the Community Development Manager subsequently grants a one-year time extension for obtaining such approval of said final map or maps as provided by the City Subdivision Ordinance.

F. The sub divider shall indemnify, protect, defend, and hold harmless, the City and any agency thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, or agents to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project, City shall promptly notify the applicant/sub divider of any claim, action, or proceeding brought within this time period, and City shall further cooperate fully. If the City fails to promptly notify the applicant/sub divider of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant/sub divider shall not thereafter be responsible to indemnify, defense, protect or hold harmless the City, any agency or instrumentality thereof, or any of its officers, employees, or agents.

PASSED AND ADOPTED on April 25, 2022, the Planning Commission of the City of Lemon Grove, California, adopted Resolution No. 2022-_____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert “Bob” Bailey, Chair

Attest:

Audrey Malone, Planning Commission Clerk

Approved as to Form:

Elizabeth Mitchell, Planning Commission Attorney

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMON GROVE, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED DEVELOPMENT PERMIT NO. PDP-210-0002; A REQUEST TO AUTHORIZE THE CONSTRUCTION OF 14 SINGLE FAMILY RESIDENTIAL DWELLING UNITS AND 1 PRIVATE STREET ON AN EXISTING UNDEVELOPED SITE LOCATED WEST OF BONITA STREET AND NORTH OF ALICIA LANE, LEMON GROVE, CALIFORNIA.

WHEREAS, on May 24, 2021 Bonita Place, LLC, (property owner) filed Planned Development Permit No. PDP-210-0002 and Tentative Map TMO-000-0066; a request to authorize the construction of 14 single family residential units and 1 private street located an existing undeveloped site located west of Bonita Street and north of Alicia Lane, Lemon Grove, California (APNs:479-501-35-00 and 479-501-36-00) in the Residential Low Medium (RLM) zone; and

WHEREAS, Notice of the Public Hearing was given in compliance with Lemon Grove Section 17.28.020(F). On April 25, 2022, the Notice of Public Hearing for PDP-210-0002 and TMO-000-0066 was posted to the City website, posted at City Hall, and mailed to all property owners within 500 feet of the subject property; and

WHEREAS, the Planning Commission is also considering Tentative Map TMO-000-0066 associated with this Planned Development Permit No. PDP-210-0002; and

WHEREAS, the City has found the proposed Tentative Map and Planned Development Permit to be categorically exempt from the environmental review requirements of the California Environmental Quality Act Guidelines (Section 15332, In-Fill Development Projects); and

WHEREAS, the Planning Commission has considered said Planned Development Permit (PDP-210-0002) and recommendations of the Community Development Department, City Engineer, and the Heartland Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the improvements thereof will conform to all ordinances, plans rules, standards and improvement and design standards of the City of Lemon Grove; and

WHEREAS, the Planning Commission has determined that the following deviations, waivers, or modifications as permitted by the Planned Development Permit regulations (Section 17.28.030D) are adequately offset by outdoor amenities. Outdoor amenities include a children's play area, common courtyard space and BBQ areas:

1. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required front yard setback. The RLM zone requires a minimum of 25 feet for the front yard setback. The project proposes front yard setback of 16 feet for Lots 10, 11, 12, 13 and 14, and a front yard setback of 17 feet for Lot 9.
2. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required rear yard setback. The RLM zone requires a minimum of 20 feet for the rear yard setback. The project proposes rear yard setback of 10 feet for Lot 13.
3. A waiver of Section 17.16.040(E)(6) (Minimum Usable Open Space) to allow a reduction in the amount of usable open space provided. The RLM zone requires 1,500 square feet of usable open space per dwelling unit, resulting in a total of 21,000 square feet of required usable open space. In addition, LGMC Section 17.24.070 requires at least 50% of the total required usable open space shall be devoted to common open space.

The project proposes to provide private open space in the rear and side yards of each dwelling unit which will vary from 515 sf to 2,174 sf for a total of 13,428 sq. ft. of private open space. The aforementioned passive recreation common open space area will occupy a total of 4,184 sq. ft. The HOA will maintain this area, as well as the drainage easement area within Lots 1 thru 9 including the sewer maintenance road which totals 2,978 sq. ft. The bio filtration basin and maintenance access road, 24" storm drain system, perimeter brow ditches, landscaped slopes and walls within Lots 1-9 total 28,587 sf. A total of 42,237 sq. ft. of open space will be provided. Notably, the HOA maintained areas to be included in the CC&R's which include front yard landscaping, driveways, guest parking, entry drive landscaping, upper perimeter brow ditches and landscaped slopes within

Lots 1 thru 14 provide additional valuable open space not included in the above calculation. 28,809 sq. ft. devoted to common space and 13,428 sq. ft. devoted to private space. The project is requesting a 38% (reduction of the total usable open space requirement.

- 4. A waiver of Section 12.10.050(A) (Public Street Dedication) to allow for the development of a 20' wide private access drive and fire lane (Lot A) in lieu of a public street for individual lot access and emergency access. Due to the physical constraints of the project site, the project proposes a private access drive that will intersect with existing Bonita Street to provide both individual lot and emergency access.*
- 5. A waiver of Section 17.16.040(E)(3) (Minimum Lot Width and Depth) to allow a reduction of the required lot width. The RLM zone requires a minimum of 60 feet for the lot width. The project proposes a lot width of 39 feet.*
- 6. A waiver of Section 17.16.040(E)(3) (Minimum Lot Width and Depth) to allow a reduction of the required lot depth. The RLM zone requires a minimum of 90 feet for the lot depth. The project proposes a lot depth of 69 feet.*
- 7. A waiver of Section 17.16.040(E)(1) (Minimum Site Area) to allow a reduction of the required lot area. The RLM zone requires a minimum of 6,000 square feet for site area. The project proposes a minimum lot area of 3,524 sf with an average lot of 6,223 sf.*

WHEREAS, the Planning Commission finds that the Planned Development Permit complies with the findings of fact required to approve this project pursuant to Development Code Section 17.28.030(C) as follows:

- 1. The development is not detrimental to the public interest, health, safety, or general welfare;*

The proposed use is categorically exempt from environmental impacts and no impacts are anticipated. The Planning Commission finds that the design of the proposed project complies or will be made to comply with all the applicable

requirements of the City Zoning Ordinance relating to public safety and no such detriment should occur.

- 2. The development complies with applicable provisions of this title and/or deviations that comply with applicable provisions in subsection D;*

The Planning Commission finds that the proposed project complies with, or conditions have been included for this project to require it comply with the Zoning Ordinance relating to maximum density, building height, and landscaping and waivers or modifications to the minimum front yard setback and minimum usable open space are offsets by the provision of outdoor amenities, pedestrian connectivity and resource conservation features for residents of the subdivision.

- 3. The development is consistent with general plan policies and standards and other applicable plans or policies adopted by the City Council;*

This Commission finds that the proposed development, as conditioned, will harmonize with the land uses in the area of the subject property and is consistent with the applicable objectives of the Lemon Grove General Plan.

- 4. The development density or intensity does not exceed general plan limitations;*

The Planning Commission finds that the planned development of 14 single family residential units at a density of 7 dwelling units per acre, is consistent with the Lemon Grove General Plan which limits density at 14 dwellings per acre.

- 5. Existing infrastructure such as utilities, transportation systems, and communication networks adequately serve the development or will be upgraded to efficiently accommodate the additional burdens imposed;*

The Planning Commission finds that appropriate public services (e.g., sewer, water, gas, and electricity) exist to the subject property and that improvements proposed for the project allow for safe circulation of

pedestrian, bicyclists, and motor vehicles and improve the general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemon Grove, California transmits the following recommendation to the City Council:

SECTION 1. *Waive or modify the following Design Standards in accordance with LGMC Section 16.12.280:*

- 1. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required front yard setback. The RLM zone requires a minimum of 25 feet for the front yard setback. The project proposes front yard setback of 16 feet for Lots 10, 11, 12, 13 and 14, and a front yard setback of 17 feet for Lot 9.*
- 2. A waiver of Section 17.16.040(E)(4) (Minimum Yards) to allow a reduction of the required rear yard setback. The RLM zone requires a minimum of 20 feet for the rear yard setback. The project proposes rear yard setback of 10 feet for Lot 13.*
- 3. A waiver of Section 17.16.040(E)(6) (Minimum Usable Open Space) to allow a reduction in the amount of usable open space provided. The RLM zone requires 1,500 square feet of usable open space per dwelling unit, resulting in a total of 21,000 square feet of required usable open space. In addition, LGMC Section 17.24.070 requires at least 50% of the total required usable open space shall be devoted to common open space.*

The project proposes to provide private open space in the rear and side yards of each dwelling unit which will vary from 515 sf to 2,174 sf for a total of 13,428 sq. ft. of private open space. The aforementioned passive recreation common open space area will occupy a total of 4,184 sq. ft. The HOA will maintain this area, as well as the drainage easement area within Lots 1 thru 9 including the sewer maintenance road which totals 2,978 sf. ft. The bio filtration basin and maintenance access road, 24” storm drain system, perimeter brow ditches, landscaped slopes and walls within Lots 1-9 total 28,587 sf. A total of 42,237 sq. ft. of open space will be provided. Notably, the HOA maintained areas to

- be included in the CC&R's which include front yard landscaping, driveways, guest parking, entry drive landscaping, upper perimeter brow ditches and landscaped slopes within Lots 1 thru 14 provide additional valuable open space not included in the above calculation. 28,809 sq. ft. devoted to common space and 13,428 sq. ft. devoted to private space. The project should be granted a 38% reduction of the total usable open space requirement.*
- 4. A waiver of Section 12.10.050(A) (Public Street Dedication) to allow for the development of a 20' wide private access drive and fire lane (Lot A) in lieu of a public street for individual lot access and emergency access. Due to the physical constraints of the project site, the project proposes a private access drive that will intersect with existing Bonita Street to provide both individual lot and emergency access.*
 - 5. A waiver of Section 17.16.040(E)(3) (Minimum Lot Width and Depth) to allow a reduction of the required lot width. The RLM zone requires a minimum of 60 feet for the lot width. The project proposes a lot width of 39 feet.*
 - 6. A waiver of Section 17.16.040(E)(3) (Minimum Lot Width and Depth) to allow a reduction of the required lot depth. The RLM zone requires a minimum of 90 feet for the lot depth. The project proposes a lot depth of 69 feet.*
 - 7. A waiver of Section 17.16.040(E)(1) (Minimum Site Area) to allow a reduction of the required lot area. The RLM zone requires a minimum of 6,000 square feet for site area. The project proposes a minimum lot area of 3,524 sf with an average lot of 6,223 sf.*

SECTION 2. *Approve Planned Development Permit No. PDP-210-0002 in conjunction with Tentative Map TMO-000-0066 and the grading, landscape, and architectural plans received on May 24, 2021 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the development of a 2.22-acre developed parcel into 14 single family residential dwelling units and 1 private street located west of Bonita Street and north of Alicia Lane, Lemon Grove, California. Except as amended, the approval of this project shall be subject to the following conditions:*

A. *Prior to the issuance of the building permit for the construction of the facility authorized by this Planned Development Permit the applicant shall comply with the following:*

1. *Submit construction plans that show all physical elements of the proposed project consistent with Exhibit A dated May 23, 2021 except as noted herein.*
2. *The project plans shall show compliance with the applicable provisions of the California Building Code.*
3. *Submit for the approval of the Community Development Manager a detailed landscape and irrigation plan for the entire project. Provide reference sheets for the grading and landscape erosion control plans (label these sheets “Reference Only”). Said landscape plan shall comply with the requirements of Section 17.24.050(B) of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan. The landscape plan shall be incorporated into the Conditions, Covenants and Restrictions (CC&Rs) and landscaping and irrigation shall be maintained by the Homeowner’s Association (HOA). The plans shall show:
 - i. *Plantings are drought tolerant materials and water conserving irrigation.*
 - ii. *Surface improvements including but not limited to the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments.*
 - iii. *Show all safety railings and construction details for retaining walls.**
4. *The building plans for the proposed residential units shall include one copy of the sample exterior building materials and colors to the satisfaction of the Community Development Manager.*
5. *Obtain sewer permits and pay capacity fees for 14 units.*
6. *Provide a Certification letter signed by the Civil Engineer reporting that the site is graded in conformance with the approved grading plan, as modified or amended by any construction changes approved by the City Engineer, and which specifically states the following items were performed under his or her supervision, and are shown correctly on the as-graded drawings:*

- i. *Staking of line and grade for all engineered drainage devices and retaining walls (rough and final grading);*
 - ii. *Staking of property corners for proper building and slope location (rough grading);*
 - iii. *Location of permanent walls or structure on property corners or property lines;*
 - iv. *Location and slope ratio of all manufactured slopes;*
 - v. *Construction of earthen berms and positive building pad drainage.*
7. *Soil's Engineer of record shall prepare and submit a final soils engineering report prepared by the soil's engineer, as required per LGMC 18.08.83; Section A.2.*
 8. *All new dry utility distribution facilities within the boundaries of the proposed project shall be placed underground. If not completed, provide evidence of coordination and/or service requests for all dry utility agencies.*
 9. *Onsite private sewer shall be in compliance with the California Plumbing Code, Chapter 7, Sanitary Drainage, and conform to the requirements of the Standard Specifications for Public Works Construction (2018), and the San Diego Area Regional Standard Drawings.*
 10. *On the Precise Grading Plan/Plot Plan, demonstrate that the accessible path of travel (POT) to any accessible unit, shown on the Site Plan by surveyed methods meets the requirements for accessibility. Show slopes and/or elevations.*
- B. Prior to the obtaining occupancy and/or final inspection for the facility authorized by this Planned Development Permit the applicant shall comply with the following:*
1. *Request final inspection approval from appropriate City Departments. The payment of the Parkland Dedication fee shall be paid for each dwelling unit prior to requesting a final inspection.*
 2. *All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.*
 3. *Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.*
 4. *All access roadways and driveways shall maintain a minimum vertical clearance of 13'-6" to the satisfaction of the Fire Marshal.*

5. *All physical elements of the project, including public street improvements, and all other improvements shown on the approved Grading, improvements, Landscape and Building related plans shall be located substantially where they are shown and shall be constructed in accordance with the approved City Codes and adopted Standards.*
 6. *Pay all associated Sewer Fees.*
- C. *Upon certification by the Community Development Manager for occupancy or establishment of use allowed by the Planned Development Permit of this project, the following shall apply:*
1. *Comply with all of the Conditions of Section A of this resolution and the requirements of TMO-000-0066, as applicable.*
 2. *All landscaping shall be well maintained and adequately watered at all times. The landscaping located on the subject property shall be maintained in a healthy and growing condition at all times. All on-site & off-site landscaped areas shall be planted and irrigated by a permanent irrigation system.*
 3. *The proposed facility shall fully comply with the requirements of the Fire Code to the satisfaction of the Fire Chief.*
 4. *The project shall maintain water quality requirements as outlined in the Water Quality Documents.*
 5. *The project shall comply with all applicable provisions of the California Building Code.*
 6. *All screening fences, walls and landscaping on the subject property shall be maintained in good condition at all times.*
 7. *All graffiti shall be removed or painted over with a paint that closely matches the color of the exterior of the building within 48 hours of the discovery of the graffiti.*
 8. *All dumpsters, recycling and refuse containers shall be maintained at all times.*
 9. *All structures on the subject property shall comply with all of the appropriate requirements of the Uniform Building Code, Mechanical Code, National Electric Code and Fire Code to the satisfaction of the City of Lemon Grove Building Official and Fire Chief.*
 10. *All aspects of the project shown on the approved plans dated May 24, 2021 shall be maintained in substantially the same condition as indicated and shall be*

constructed in accordance with all appropriate City of Lemon Grove Codes and Ordinances.

11. The terms and conditions of this Planned Development Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including Municipal Corporation, public agencies, and districts.

D. This Planned Development Permit expires two years from the effective date (or such longer period as may be approved by the Planning Commission or the City Council of the City of Lemon Grove prior to said expiration date) unless all requirements of this Planned Development Permit have been met prior to said expiration date.

E. This Planned Development Permit authorizes the construction of the project as an apartment complex and does not require or compel the recordation of the map.

PASSED AND ADOPTED on April 25, 2022, the Planning Commission of the City of Lemon Grove, California, adopted Resolution No. 2022-_____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert “Bob” Bailey, Chair

Attest:

Audrey Malone, Planning Commission Clerk

Approved as to Form:

Elizabeth Mitchell, Planning Commission Attorney




Attachment C

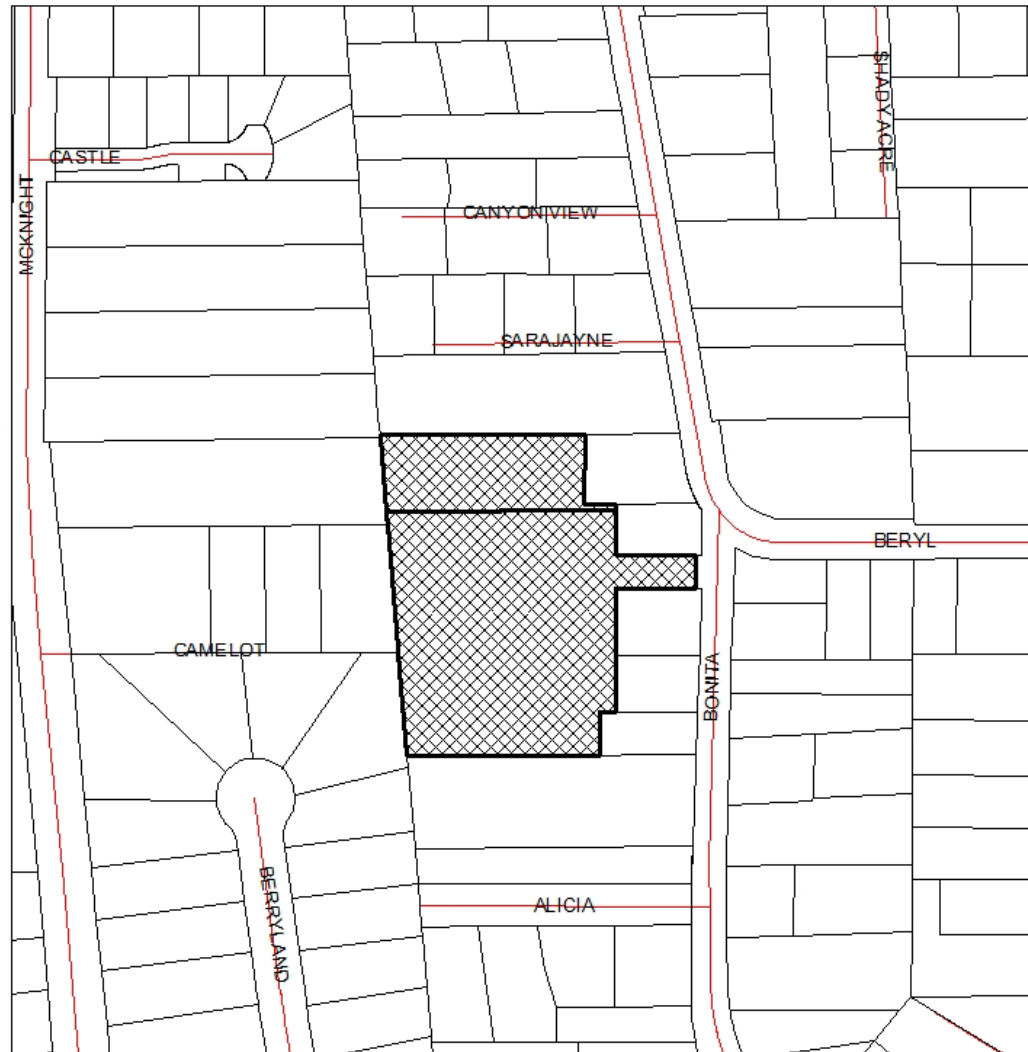
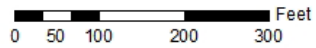
Planned Development Permit
PDP-210-0002

Tentative Map
TM0-000-0066



Legend

-  Bonita Place
-  LG Parcels
-  Roads





PLANNING PERMIT APPLICATION

Development Services Department / Planning Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

APPLICATION REQUEST- SELECT ALL THAT APPLY – (SUBJECT TO OTHER PERMIT REQUIREMENTS)

- | | |
|---|---|
| <input type="checkbox"/> Zoning Clearance (ZC) | <input type="checkbox"/> Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> Pre-Application (PA) | <input type="checkbox"/> Certificate of Compliance (CC) |
| <input type="checkbox"/> Minor Use Permit (MUP) | <input type="checkbox"/> Zoning Amendment (ZA) |
| <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Specific Plan Amendment (SPA) |
| <input checked="" type="checkbox"/> Planned Development Permit (PDP) | <input type="checkbox"/> General Plan Amendment (GPA) |
| <input type="checkbox"/> Minor Modification (MM) | <input type="checkbox"/> Modification of _____ |
| <input type="checkbox"/> Variance (VA) | <input type="checkbox"/> Time Extension for _____ |
| <input type="checkbox"/> Boundary Adjustment/Lot Merger (BA) | <input type="checkbox"/> Appeal of _____ |
| <input checked="" type="checkbox"/> Tentative Map (TM) - 5 or more lots | <input type="checkbox"/> Substantial Conformance Review of _____ |
| <input type="checkbox"/> Other | |

APPLICANT: BONITA PLACE, LLC PHONE: (858) 735-1283
 ADDRESS: 2014 HORN BLEND ST. #1 FAX:
SAN DIEGO, CA 92109 EMAIL: dlambert@djrcorporations.com

PROPERTY OWNER: BONITA PLACE, LLC PHONE:
 ADDRESS: FAX:
 EMAIL:

CONTACT PERSON: ANDY LAMBERT PHONE: (858) 735-0092
 ADDRESS: 4998 RESMAR ROAD FAX:
LA MESA, CA 91991 EMAIL: alambert@djrcorporations.com

*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME: BONITA PLACE
 PROJECT ADDRESS: WEST OF BONITA STREET @ BERYL ST, LEMON GROVE, CA
 ASSESSOR PARCEL #: 479-501-35 & 36 SITE ACREAGE: 2.2 ACRES

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:

15 LOT SUBDIVISION w/ 14 HOMES AND PRIVATE STREET LOT A.
PLANNED DEVELOPMENT FOR CLUSTERING & PRIVATE STREET
C-STORY HOMES. 3 BR, 2 1/2 BA 1778 SF. & 4 BR 2 1/2 BA 2180 SF
ALL HOMES HAVE ADJ OPTION OVER GARAGE

APPLICANT CERTIFICATION:	
I hereby certify that the statements furnished in this application and in the supplemental materials present the data and information required for this project to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge. In addition, I grant permission to the City of Lemon Grove to reproduce submitted materials, including but not limited to plans, exhibits, photographs, and studies for distribution to staff, Planning Commission, City Council and other agencies in order to process this application.	
Signature: <i>Drew Lambert</i>	Date: <i>5/24/21</i>
Name (please print): <i>DREW LAMBERT, MANAGER</i>	Phone: <i>(858) 735-1283</i>
<i>BONITA PLACE, LLC</i>	
CONSENT BY PROPERTY OWNER	
If applicant is other than property owner, owner must sign consent to filing. Attach additional sheets if necessary. If property owner is a corporation or trust, a designee authorization letter is required.	
I/We, as the owner(s) of the subject property, consent to the filing of this application. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application.	
Signature: <i>Drew Lambert</i>	Date: <i>5/24/21</i>
Name (please print): <i>DREW LAMBERT, MANAGER</i>	Phone: <i>(858) 735-1283</i>
<i>BONITA PLACE, LLC</i>	
Signature:	Date:
Name (please print):	Phone:
Note: This application being signed under penalty of perjury and does not require notarization.	
TO BE COMPLETED BY PLANNING STAFF	
APPLICATION PROCESSING:	
FILE #(s):	ACTION:
DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED
FEES: RECEIPT #:	<input type="checkbox"/> CONDITIONALLY APPROVED (See Below)
ZONE:	LAND USE DESIGNATION:
COMMENTS and/or CONDITIONS:	



Northeast of existing site facing southwest from Sarajayne Lane



Northwest corner of existing site facing north east corner

Attachment E –
Existing Conditions Photos



Southwest corner of existing site facing northwest corner from Alicia Lane



Southwest corner of existing site



Elevation of buildings and passive recreation open space facing south toward Alicia Lane



North facing elevation toward Sarajayne Lane



East facing elevation from proposed private street



Proposed entry way monument sign

EXHIBIT A – PROJECT PLANS

Bonita Place, Lemon Grove, CA 91945

14 NEW SINGLE-FAMILY HOMES

SHEET INDEX

#	SHEET NAME
A110	Optional Type A1 - Roof Plan - Proposed
A111	Optional Type B1 - First Floor Plan - Proposed
A112	Optional Type B1 - Second Floor Plan - Proposed
A113	Optional Type B1 - Roof Plan - Proposed
A201	Type A - Exterior Elevations - Proposed
A202	Type B - Exterior Elevations - Proposed
A203	Optional Type A1 - Exterior Elevations - Proposed
A204	Optional Type B1 - Exterior Elevations - Proposed
A901	Exterior Rendering - Proposed
A902	Exterior Rendering - Proposed
A903	Entry Monument Sign - Proposed
A904	Exterior Material Board - Proposed
G001	Cover Sheet
	Topographic Survey
A101	Architectural Site Plan - Proposed
A102	Type A - First Floor Plan - Proposed
A103	Type A - Second Floor Plan - Proposed
A104	Type A - Roof Plan - Proposed
A105	Type B - First Floor Plan - Proposed
A106	Type B - Second Floor Plan - Proposed
A107	Type B - Roof Plan - Proposed
A108	Optional Type A1 - First Floor Plan - Proposed
A109	Optional Type A1 - Second Floor Plan - Proposed

TECHNE
DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 m 313-595-5814

RENDERING NOTES

- The proposed aerial view is schematic and just for reference. For homes exterior design refer to Proposed Elevations, sheets A201-A204.



PROJECT INFORMATION

PROJECT ADDRESS:	Bonita Place Lemon Grove, CA 91945
ASSESSORS PARCEL NUMBER:	479-501-35-00 & 479-501-36-00 (project site composed by 2 existing lots)
LEGAL DESCRIPTION:	PAR 2* 1.66AC M/L IN\ PARCEL MAP NO19385 & PAR 2* 0.55AC M/L IN\ PARCEL MAP NO19385
EXISTING OCCUPANCY CLASSIFICATION:	None
PROPOSED OCCUPANCY CLASSIFICATION:	R-3
EXISTING USE:	None
PROPOSED USE:	Residential
CONSTRUCTION TYPE:	TYPE Vb - Sprinklered
NUMBER OF STORIES:	2
BUILDING HEIGHT:	Type A: 23' - 5 1/2" Type B: 23' - 11 1/2" Optional Type A1: 23' - 10" Optional Type B1: 23' - 11 1/2"
LOT AREAS:	LOT A: 9,432.0 S.F. LOT 1: (Type B) 9,377.0 S.F. LOT 2: (Type A, mirrored) 7,012.0 S.F. LOT 3: (Type A, mirrored) 5,773.0 S.F. LOT 4: (Type A) 5,674.0 S.F. LOT 5: (Type A, mirrored) 5,576.0 S.F. LOT 6: (Type A) 5,477.0 S.F. LOT 7: (Type A, mirrored) 5,376.0 S.F. LOT 8: (Type A) 5,280.0 S.F. LOT 9: (Type B) 10,471.0 S.F. LOT 10: (Type B) 5,089.0 S.F. LOT 11: (Type A) 3,524.0 S.F. LOT 12: (Type B) 6,191.0 S.F. LOT 13: (Type B) 7,319.0 S.F. LOT 14: (Type A) 4,982.0 S.F. Total Project Site Area: 2.22 ACRES

ZONING INFORMATION

Zoning Designation	Residential Low Medium - RLM
NUMBER OF BUILDINGS:	14
SETBACKS: (for each new subdivided lot)	FRONT: 23'-0" STREET: 23'-0" SIDE: 5'-0" REAR: 5'-0"
MAX. STRUCTURE HEIGHT:	35' (RLM)
REQUIRED GUEST PARKING SPACES:	4.0 (1 per 4 units)
PROPOSED GUEST PARKING SPACES:	4.0 (spaces #1 to #4)
DESIGNATED USPS PARKING	1.0
REQUIRED PARKING SPACES:	28.0 (2 per unit)
PROPOSED PARKING SPACES:	28.0 (2 garaged spaces on each unit, 9'x19' each typ.)
EXTRA OFF-STREET PARKING SPACES:	28.0 (2 driveway spaces on each unit, 8.5'x15', 17' min. driveways) (per Lemon Grove Municipal Code, 17.24.010 Off-Street Parking)
The Minimum parking requirements are as follows: Single-family residential unit use: 2 parking spaces per unit, one of which must be garaged For optional types A1 and B1: No additional parking required per Junior Accessory Dwelling Unit (JADU). Guest parking shall be provided at a rate of one space per four dwelling units.	

BUILDING AREAS

Type	Proposed	S.F.
Type A	First Floor	685
	Second Floor	1,099
	Gross Habitable Floor Area	1,784
	1st Floor Garage (not in FAR)	397
Gross Building Floor Area		2,181
Type B	First Floor	854
	Second Floor	1,359
	Gross Habitable Floor Area	2,213
	1st Floor Garage (not in FAR)	397
Gross Building Floor Area		2,610
Type A1 (optional)	First Floor	685
	Second Floor	810
	Main Unit Gross Habitable Floor Area	1,495
	2nd Floor J.ADU	289
Total Gross Habitable Floor Area		1,784
1st Floor Garage (not in FAR)		401
Gross Building Floor Area		2,185
Type B1 (optional)	First Floor	854
	Second Floor	1,013
	Main Unit Gross Habitable Floor Area	1,867
	2nd Floor J.ADU	347
Total Gross Habitable Floor Area		2,214
1st Floor Garage (not in FAR)		397
Gross Building Floor Area		2,611

SCOPE OF WORK

The project consists of a 14 single-family units development combined building permit.
 • Combination permit includes:
 • Reconfiguration of 2 existing lots into 14 subdivided lots, access roads and common areas.
 • Reconfiguration of existing grade, through a retaining wall system.
 • Misc. site improvements including landscape, hardscape, access road from public Bonita St to each proposed unit, common areas or guest parking spaces.

DEFERRED SUBMITTALS

- 130 Fire Sprinkler Systems
- Photovoltaic Panels

APPLICABLE CODES

- City of Lemon Grove Municipal Code
- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Fire Code

PROJECT TEAM

APPLICANT/OWNER:
 Bonita Place LLC.
 2014 HORNBLEND STREET, STE. 1, SAN DIEGO, CA 92109
 (858)412-4373
 DREW LAMBERT, MANAGER
 ABHAY SCHWEITZER, MANAGER

PROJECT PLANNER/CIVIL ENGINEER:
 A. LAMBERT & ASSOCIATES
 4998 RESMAR ROAD, LA MESA, CA 91941
 (858)735-0092
 ANDREW E. LAMBERT, RCE 34949, LS 5467

DESIGN FIRM:
 TECHNE
 2934 LINCOLN AVE, SAN DIEGO, CA 92104
 (619)940-5814
 ABHAY SCHWEITZER, ASSOC. AIA, PRINCIPAL
BIOLOGICAL CONSULTANT:
 VINCENT N. SCHEIDT
 3158 OCCIDENTAL STREET, SAN DIEGO, CA 92122
 (858)457-3873

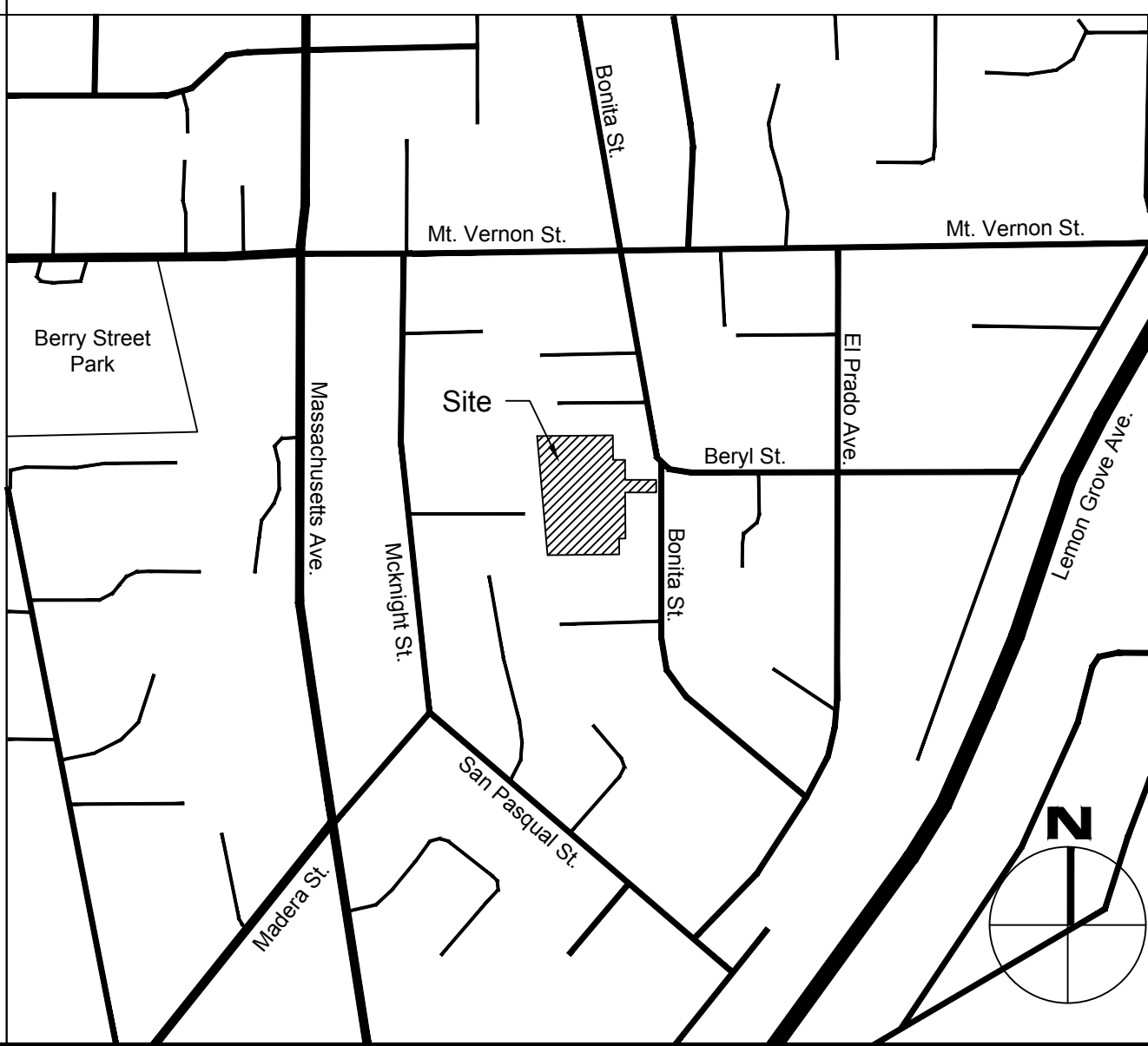
LANDSCAPE ARCHITECT:
 HOWARD ASSOCIATES LANDSCAPE ARCHITECTURE
 1951 4TH AVENUE, STE. 302, SAN DIEGO, CA 92101
 (619)718-9660 x100
 JULIE HOWARD, PRESIDENT

HYDROLOGY AND STORM WATER QUALITY MANAGEMENT CONSULTANT:
 SNIPES-DYE ASSOCIATES
 CIVIL ENGINEERS AND LAND SURVEYORS
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 (619)697-9234
 SON NGUYEN, RCE

LAND SURVEYOR FOR BOUNDARY AND TOPOGRAPHIC SURVEY:
 LG LAND SURVEYING, INC
 30355 CALLEJO FELIZ TERRACE
 VALLEY CENTER, CA 92082
 (619)535-1172
 JOHN GERVAIS, PLS

GEOTECHNICAL ENGINEER:
 CHRISTIAN WHEELER ENGINEERING
 3980 HOME AVENUE
 SAN DIEGO, CA 92105
 (619)550-1700
 DAVID R. RUSSELL, PRINCIPAL GEOLOGIST

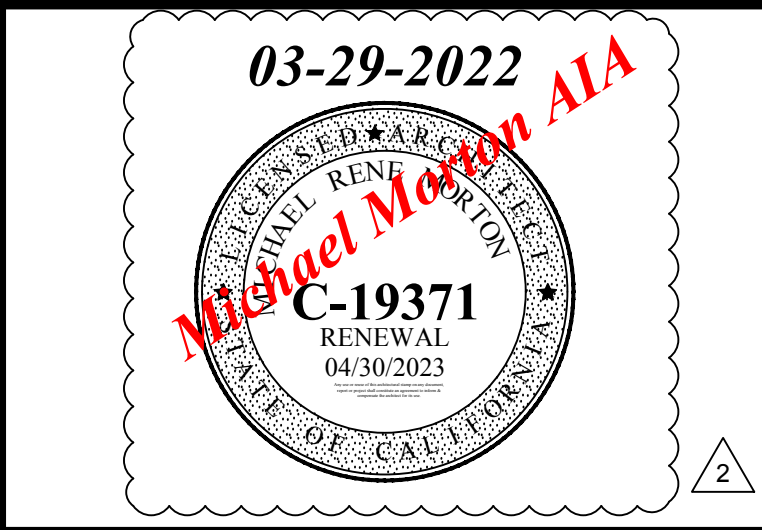
VICINITY MAP



CONSULTANTS

Bonita Place,
 Lemon Grove, CA 91945

OWNER
 Bonita Place LLC.



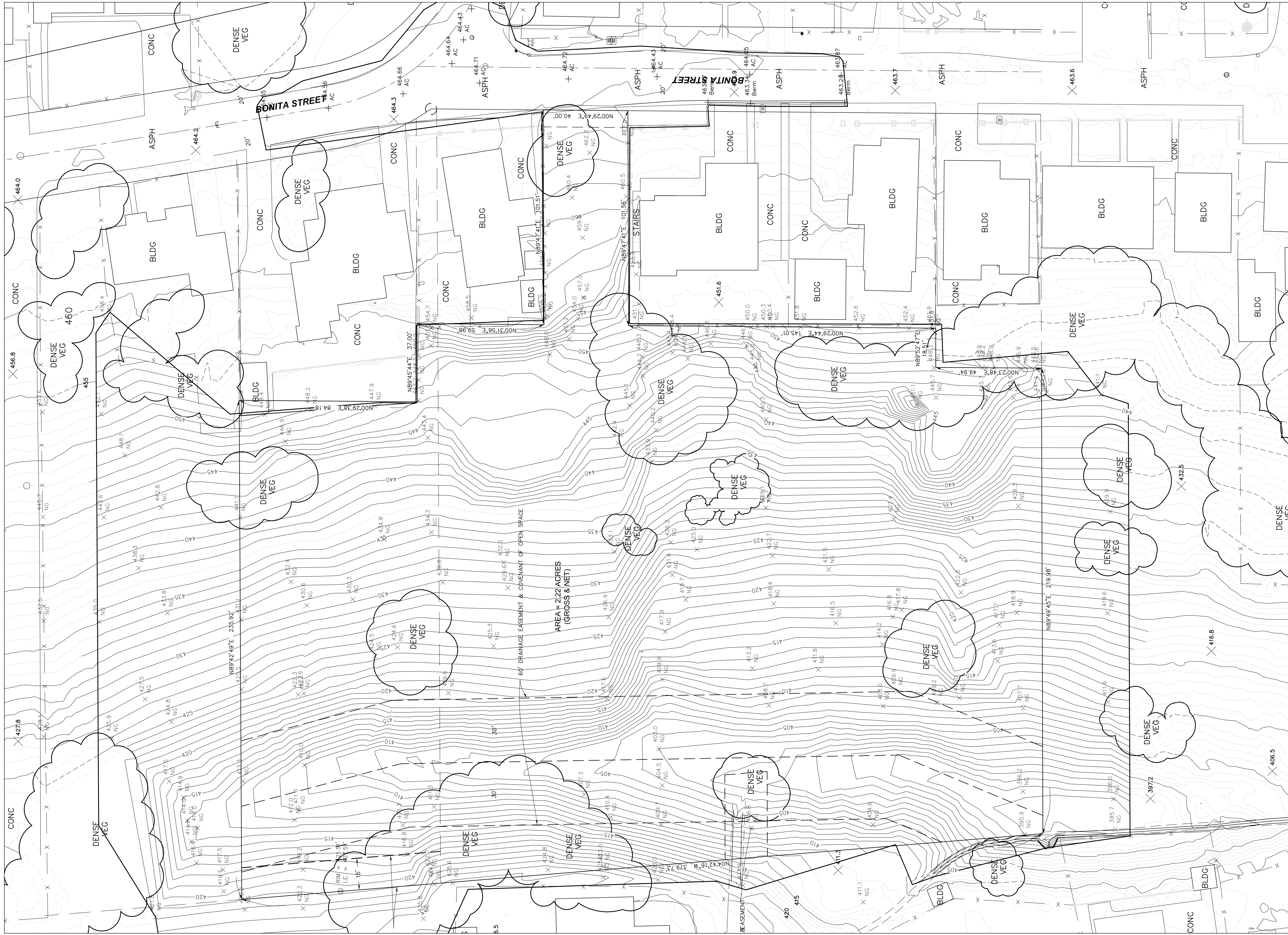
MARK	DATE	DESCRIPTION
01	11.10.21	TM - 2nd Submittal
02	03.29.22	TM - Final Submittal

PROJECT NO: 2002
 CAD DWG FILE: G001 COVER SHEET -A.DWG
 DRAWN BY: A.S., B.P., C.G., S.V.
 CHK'D BY: A.S.

COVER SHEET

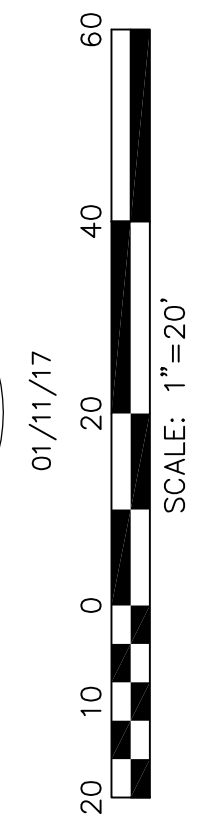
G001

SHEET 1 OF 23



AREA = 2.22 ACRES
(GROSS & NET)

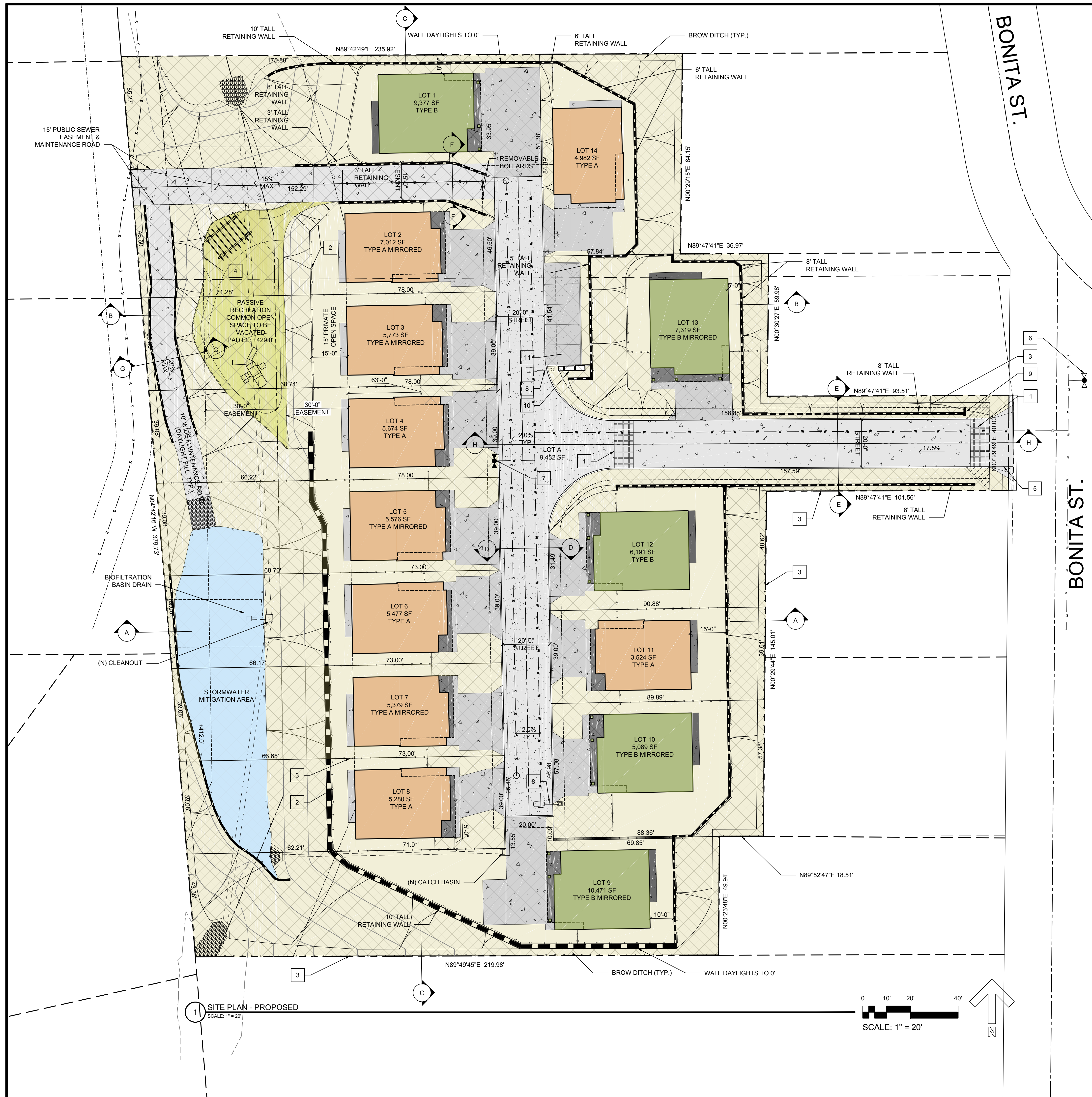
60' DRAINAGE EASEMENT & COVENANT OF OPEN SPACE



LG LAND SURVEYING, INC.
"Quality Service You Can Count On"
 3035 CALLEJO DEL PUERTO
 VALLEY CENTER, CA 90989
 P: 619-535-1172
 F: 619-618-1972
 www.lglsinc.com

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GRID BEARING N27°42'16"E BETWEEN STATIONS NUMBERS 31 AND 32 PER ROS 16575, NAD 83, EPOCH 1991.35.

BASIS OF ELEVATIONS:
 FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK STATION NO. 1192, BEING A BRASS TAG STAMPED "SD CITY ENG" FOUND IN CONCRETE GUTTER AT THE NE CORNER OF EDDING DR AND MT VERNON ST PER ROS 14492, EL+424.53 NAVD 88.



SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF PROPOSED STRUCTURES
- TYPE A HOUSE FOOTPRINT
- TYPE B HOUSE FOOTPRINT
- STORMWATER BASIN
- COMMON PARK AREA
- LANDSCAPE AREA
- COVERED AREA
- CONCRETE SURFACE
- ROAD PAVEMENT
- H.O.A. (HOMEOWNER ASSOCIATION)
- PCC PAVEMENT
- AC PAVEMENT
- PROPOSED RETAINING WALL (MASONRY OR SEGMENTED GRAVITY WALL)

SITE PLAN NOTES

- A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
- B. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- C. Refer to Topographic Survey for additional information.
- D. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
- E. Refer to sheets C2 and C3 of the Tentative Map Set for cross sections.

- ### SITE PLAN KEYNOTES
1. DECORATIVE PAVERS
 2. 42" TALL STEEL FENCE, TYP.
 3. 6'-0" TALL WOOD FENCE, TYP.
 4. 4'-0" TALL STEEL FENCE ALONG COMMON PARK
 5. PROPOSED COMMERCIAL DRIVEWAY PER SDRSD G-26
 6. EXISTING FIRE HYDRANT
 7. PROPOSED FIRE HYDRANT
 8. PROPOSED STREET LAMP
 9. MONUMENT SIGN
 10. USPS CBU
 11. USPS PARKING

TECHNE
DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 m 313-595-5814

CONSULTANTS

03-29-2022

 Michael M. AIA

Bonita Place,
Lemon Grove, CA 91945

OWNER
Bonita Place LLC.

01	11.10.21	TM - 2nd Submittal
02	03.23.22	TM - Final Submittal

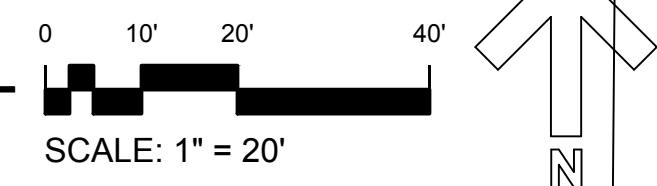
MARK DATE DESCRIPTION

PROJECT NO: 2002
 CAD DWG FILE: A101 ARCHITECTURAL SITE PLAN - PROPOSED - D.DWG
 DRAWN BY: A.S., B.P., C.G., S.V.
 CHK'D BY: A.S.

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SHEET TITLE
SITE PLAN - PROPOSED

11 SITE PLAN - PROPOSED
 SCALE: 1" = 20'



CONSULTANT

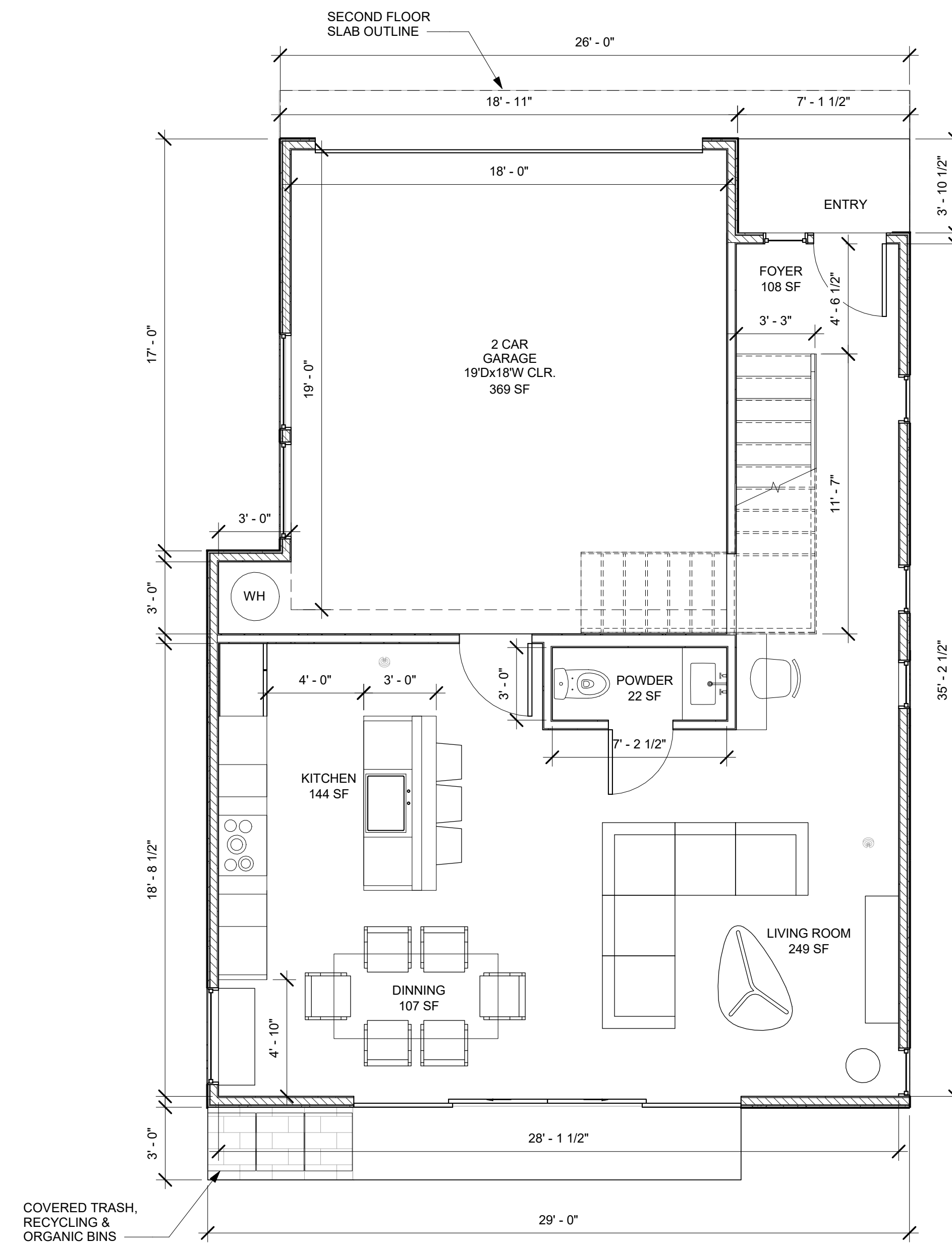
03-29-2022



Bonita Place,
 Lemon Grove, CA 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



COVERED TRASH,
 RECYCLING &
 ORGANIC BINS

1 FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

- PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL:
 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board
 inside, 3/8" sheathing +7/8" stucco on outside, R-19
 insulation.
- PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL:
 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board
 both sides.
- PROPOSED DOOR
- PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 4:51:58 PM	

PROJECT NO.: 2002
 RVT. FILE: Bonita Place
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
 CHK'D BY: A.S.

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SHEET TITLE
**TYPE A - FIRST
 FLOOR PLAN -
 PROPOSED**

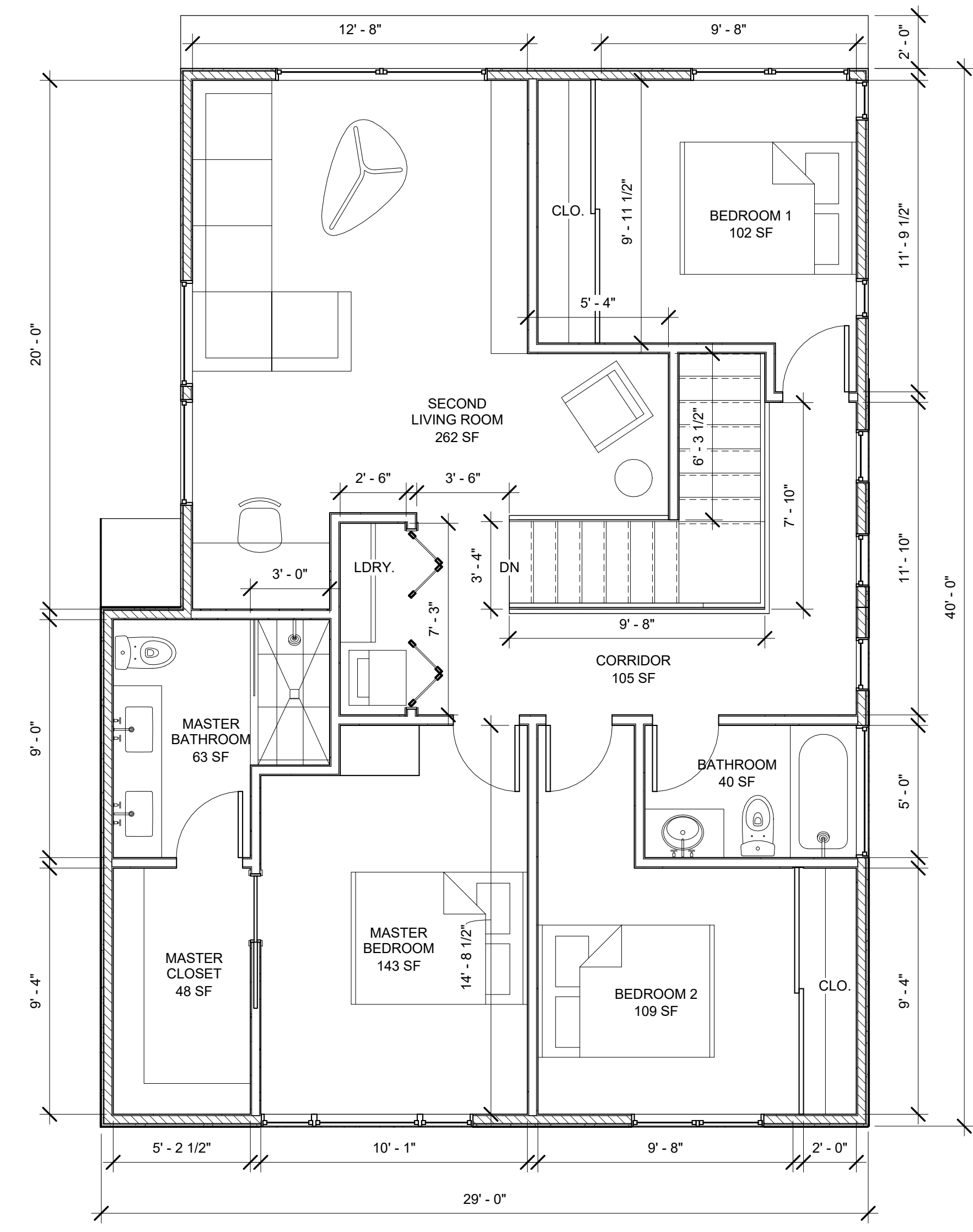
CONSULTANT



Bonita Place,
 Lemon Grove, CA 91945

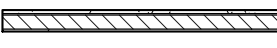

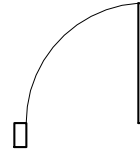
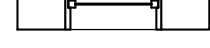
APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

-  PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL:
2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing + 7/8" stucco on outside, R-19 insulation.
-  PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL:
2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.
-  PROPOSED DOOR
-  PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 5:11:02 PM	

PROJECT NO.: 2002
 RVT. FILE: Bonita Place
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
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SHEET TITLE
TYPE A - SECOND FLOOR PLAN - PROPOSED

CONSULTANT

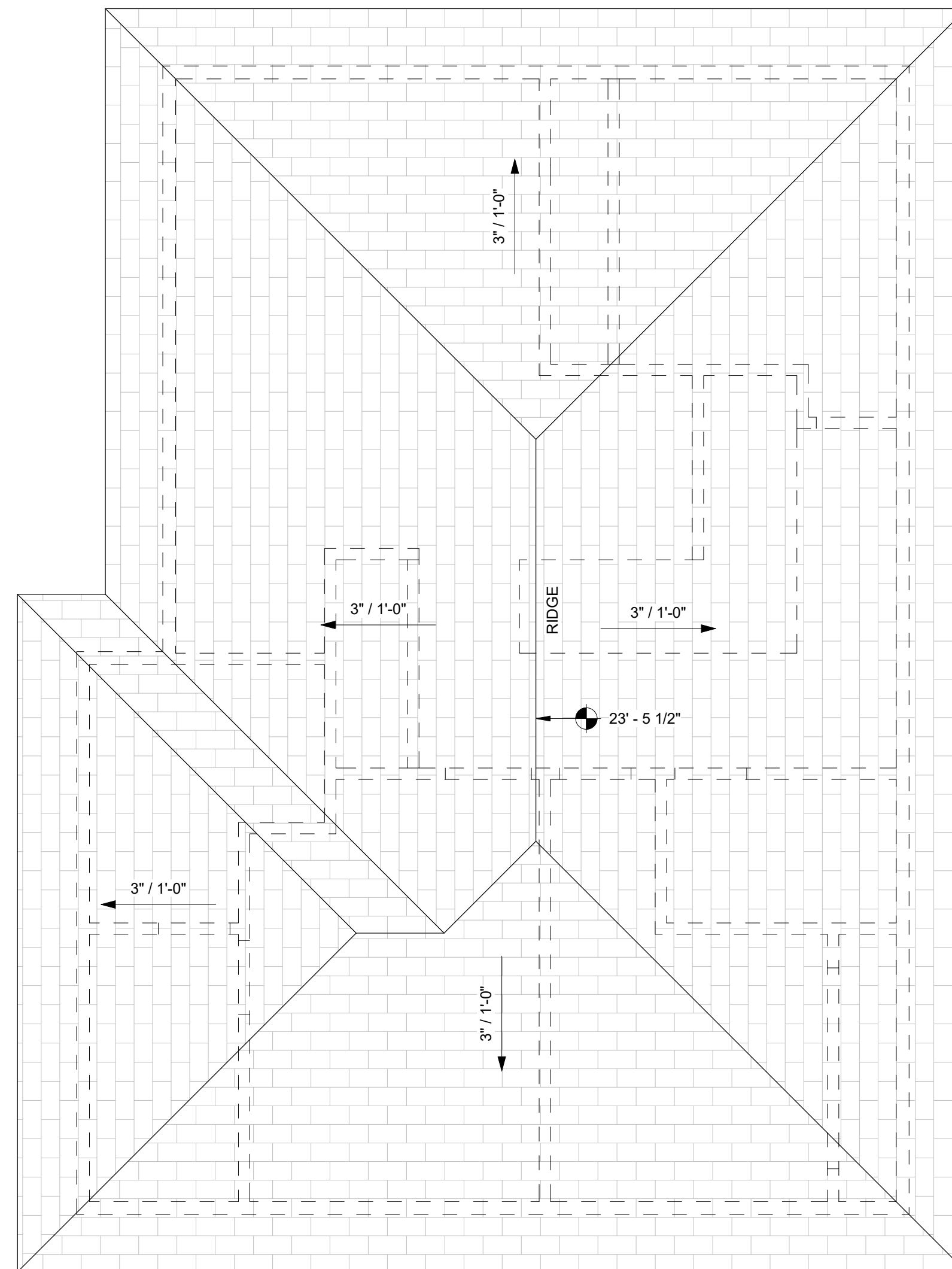
03-29-2022



Bonita Place,
 Lemon Grove, CA 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 ROOF PLAN - PROPOSED
 1/4" = 1'-0"

ROOF PLAN LEGEND

[- - - -] OUTLINE OF SECOND FLOOR WALLS BELOW ROOF

[- - - -] OUTLINE OF PROPOSED ASPHALT SHINGLE ROOF SYSTEM "CERTAIN TEED" WEATHERED WOOD OR EQUAL

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 5:11:37 PM	

PROJECT NO.:	2002
RVT. FILE:	Bonita Place
DRAWN BY:	A.S., C.G., S.V., D.C., J.A.
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ROOF PLAN NOTES

A. Elevation points are relative to 1st Floor Finish Elevation.

SHEET TITLE

TYPE A - ROOF PLAN
 - PROPOSED

CONSULTANT

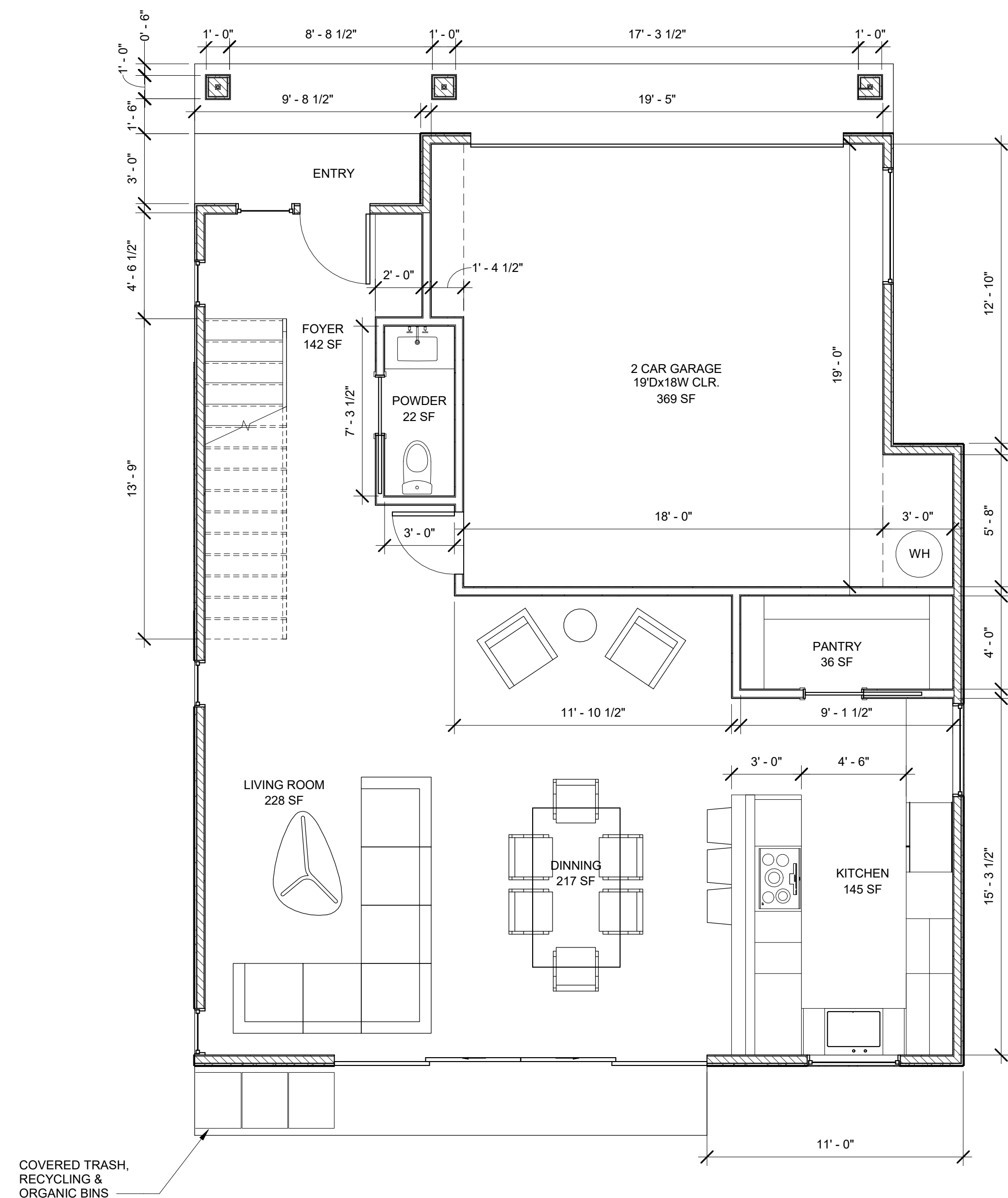
03-29-2022



Bonita Place

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon Grove, CA. 91945



1 FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

- PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL:
2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing +7/8" stucco on outside, R-19 insulation.
- PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL:
2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.
- PROPOSED DOOR
- PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 8:22:50 PM	

PROJECT NO.: 2002
 RVT. FILE: B1
 DRAWN BY: A.S., C.G., S.V., J.A., D.C.
 CHK'D BY: A.S.

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SHEET TITLE
TYPE B - FIRST FLOOR PLAN - PROPOSED

CONSULTANT

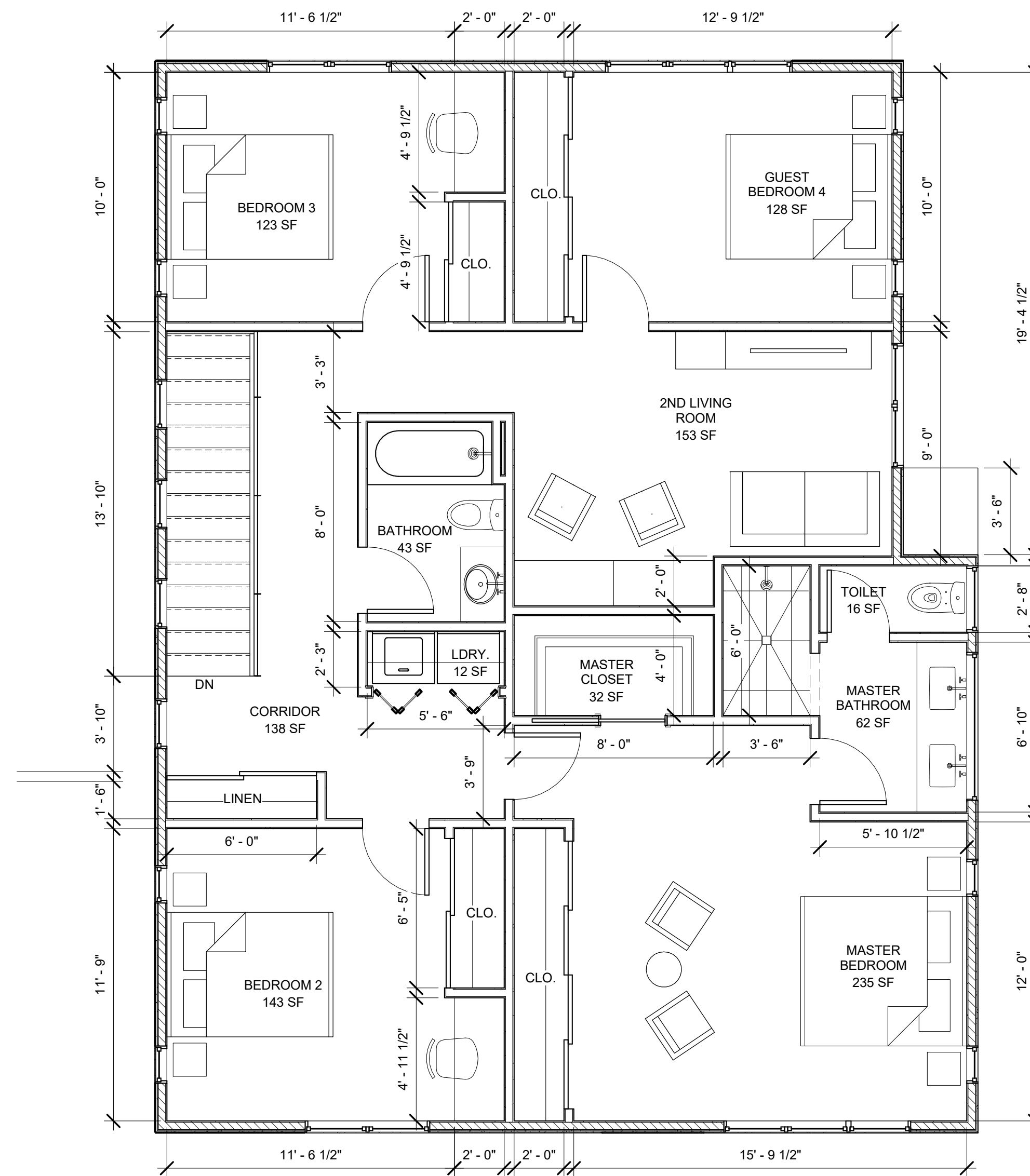
03-29-2022



Bonita Place

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon Grove, CA. 91945

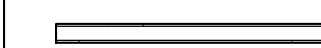


1 SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

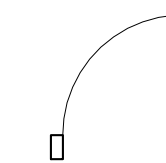
FLOOR PLAN LEGEND



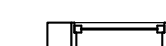
PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL:
 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing +7/8" stucco on outside, R-19 Insulation.



PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL:
 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.



PROPOSED DOOR



PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 6:23:35 PM	

PROJECT NO.:	2002
RVT. FILE:	B1
DRAWN BY:	A.S., C.G., S.V., J.A., D.C.
CHK'D BY:	A.S.

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SHEET TITLE
TYPE B - SECOND FLOOR PLAN - PROPOSED

CONSULTANT

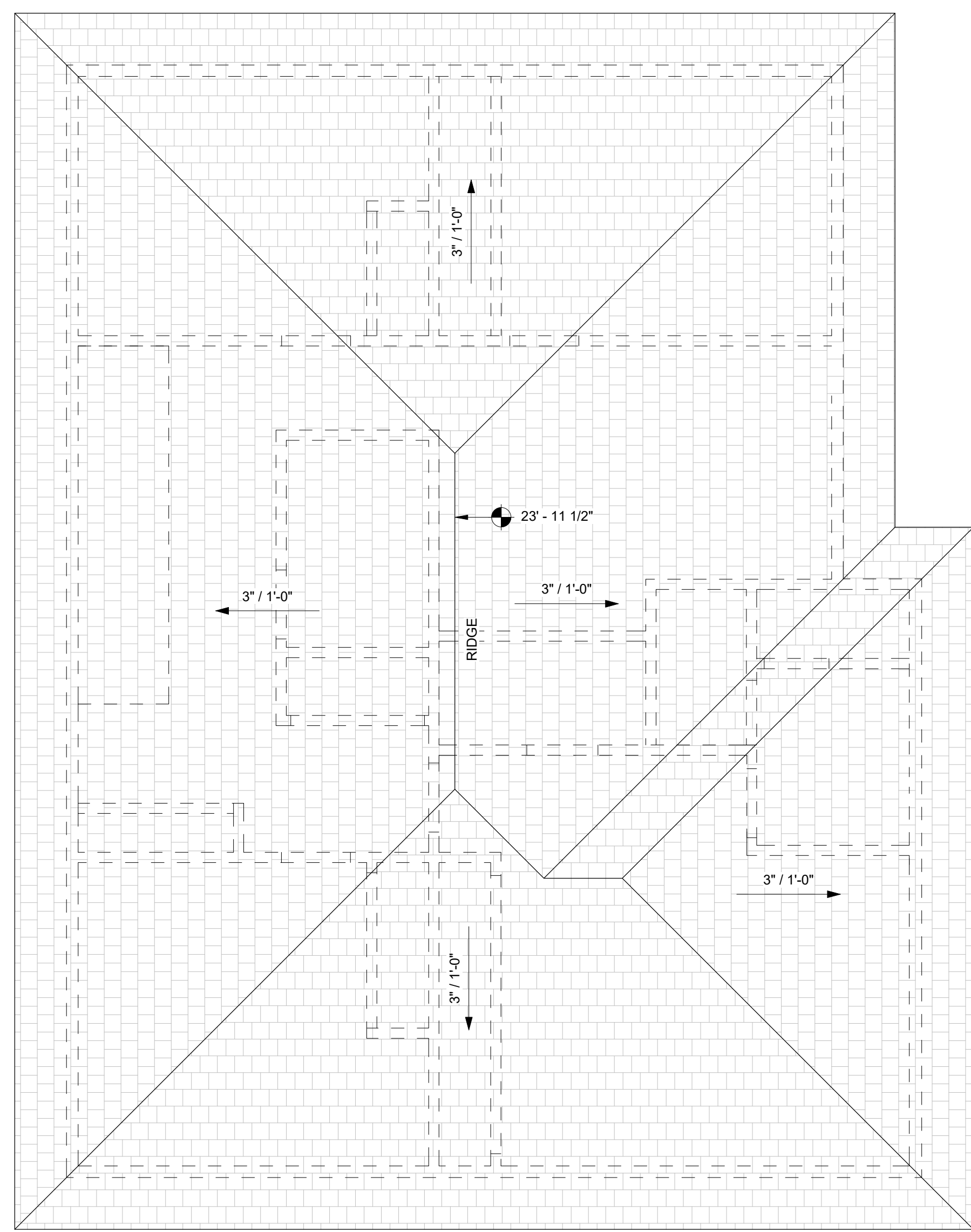
03-29-2022



Bonita Place

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon Grove, CA. 91945



1 ROOF PLAN - PROPOSED
 1/4" = 1'-0"

ROOF PLAN LEGEND

[- - - -] OUTLINE OF SECOND FLOOR WALLS BELOW ROOF

[[]] OUTLINE OF PROPOSED ASPHALT SHINGLE ROOF SYSTEM, "CERTAIN TEED" CLOBBESTONE GRAY OR EQUAL

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 5:25:49 PM	

PROJECT NO.: 2002
 RVT. FILE: B1
 DRAWN BY: A.S., C.G., S.V., J.A., D.C.
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ROOF PLAN NOTES

A. Elevation points are relative to 1st Floor Finish Elevation.

SHEET TITLE

TYPE B - ROOF PLAN - PROPOSED

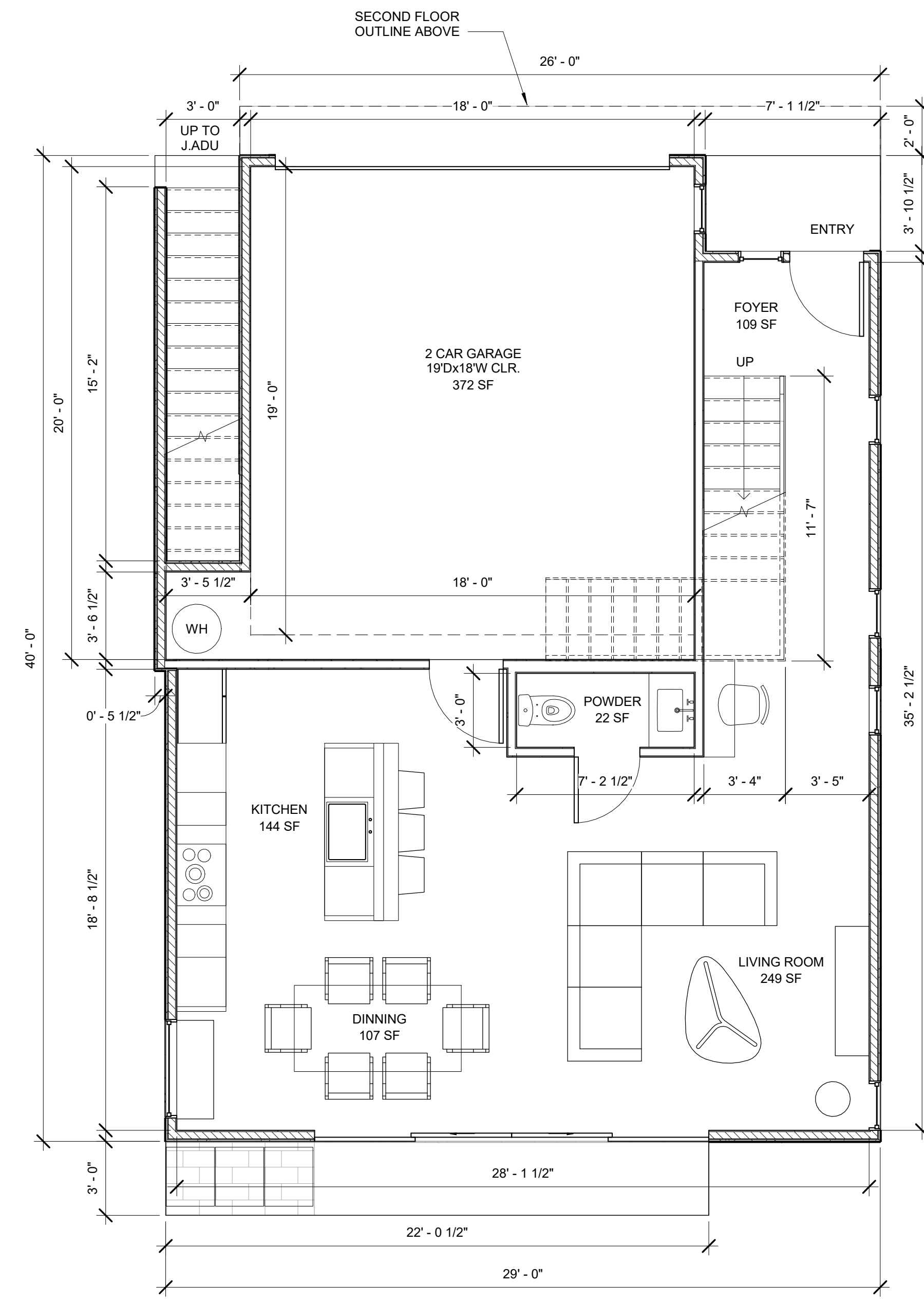
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

	PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL: 2x4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing +7/8" stucco on outside, R-19 Insulation.
	PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL: 2x4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.
	PROPOSED DOOR
	PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
3/29/2022 4:59:20 PM		
PROJECT NO.: 2002		
RVT. FILE: Bonita Place		
DRAWN BY: S.V.		
CHK'D BY: Abhay Schwelitzer		

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SHEET TITLE

**OPTIONAL TYPE A1 -
 FIRST FLOOR PLAN -
 PROPOSED**

CONSULTANT

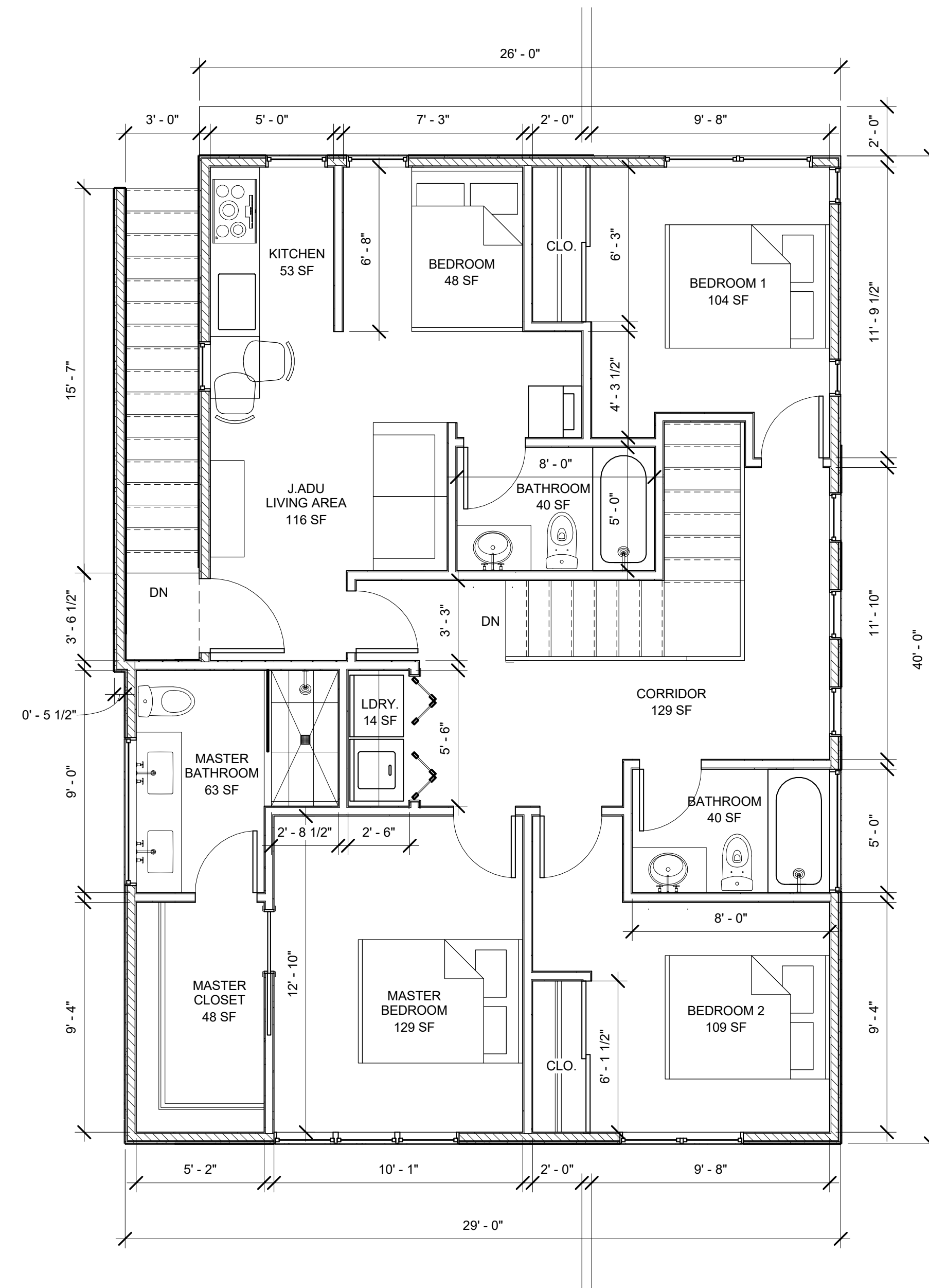
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

	PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL: 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing + 7/8" stucco on outside, R-19 Insulation.
	PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL: 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.
	PROPOSED DOOR
	PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal
MARK	DATE	DESCRIPTION
3/29/2022 4:59:53 PM		
PROJECT NO.:	2002	
RVT. FILE:	Bonita Place	
DRAWN BY:	S.V.	
CHK'D BY:	A.S.	

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SHEET TITLE
**OPTIONAL TYPE A1 -
 SECOND FLOOR
 PLAN - PROPOSED**

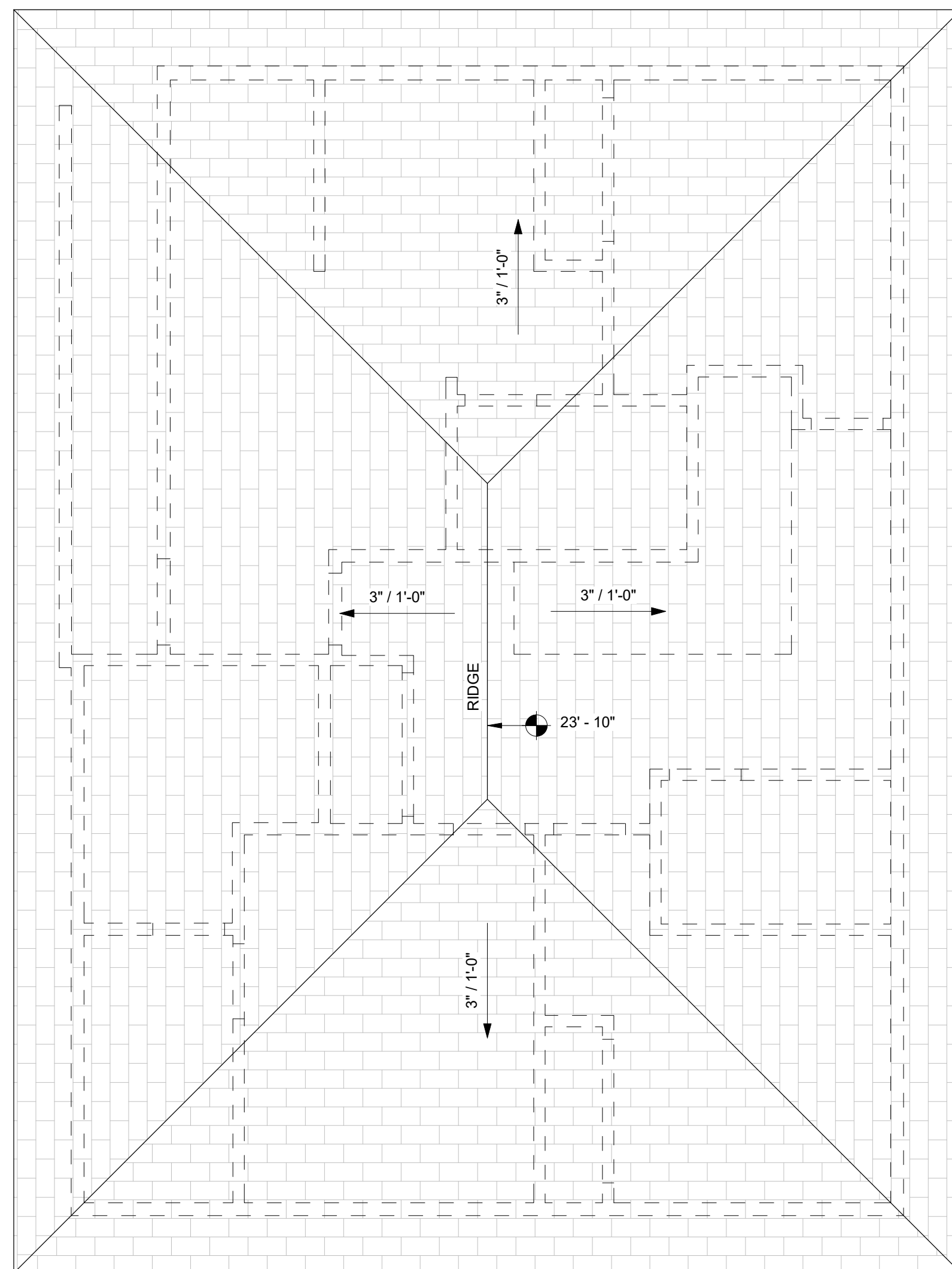
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945

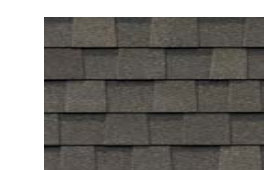


1 ROOF PLAN - PROPOSED
 1/4" = 1'-0"

ROOF PLAN LEGEND

[- - - -] OUTLINE OF SECOND FLOOR WALLS BELOW ROOF

[] OUTLINE OF PROPOSED ASPHALT SHINGLE ROOF SYSTEM, "CERTAIN TEED" WEATHERED WOOD OR EQUAL



ROOF PLAN NOTES

A. Elevation points are relative to 1st Floor Finish Elevation.

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 5:00:24 PM	

PROJECT NO.: 2002
 RVT. FILE: Bonita Place
 DRAWN BY: S.V.
 CHK'D BY: ABHAY SCHEWEITZER

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SHEET TITLE

OPTIONAL TYPE A1 -
 ROOF PLAN -
 PROPOSED

CONSULTANT

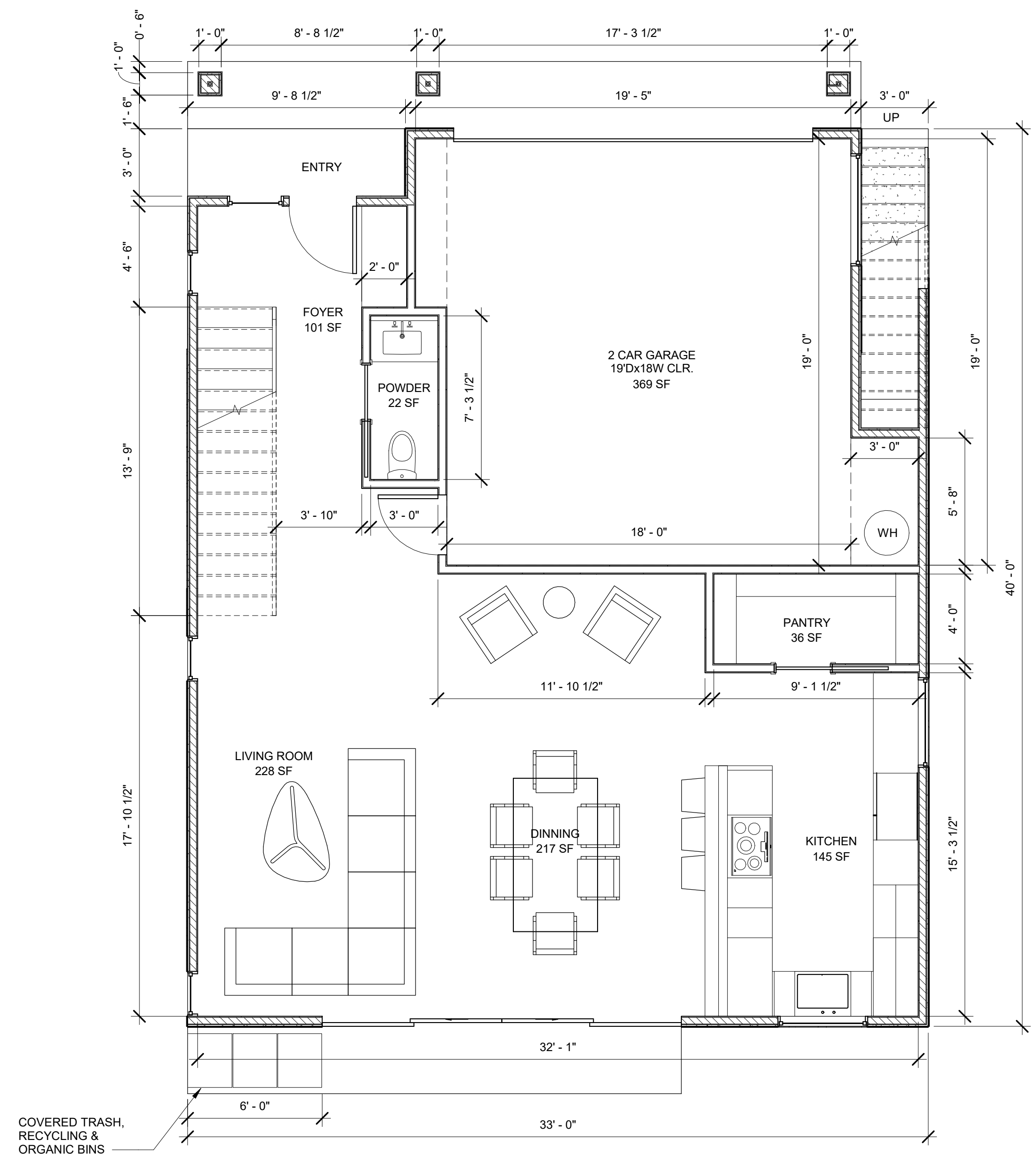
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945



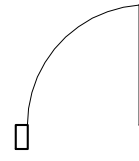
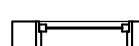
APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

-  PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL:
2x4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing +7/8" stucco on outside, R-19 Insulation.
-  PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL:
2x4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.
-  PROPOSED DOOR
-  PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
3/29/2022 5:14:08 PM		
PROJECT NO.: 2002		
RVT. FILE: Bonita Place		
DRAWN BY: A.S., C.G., S.V., J.A., D.C.		
CHK'D BY: A.S.		

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SHEET TITLE
**OPTIONAL TYPE B1 -
 FIRST FLOOR PLAN -
 PROPOSED**

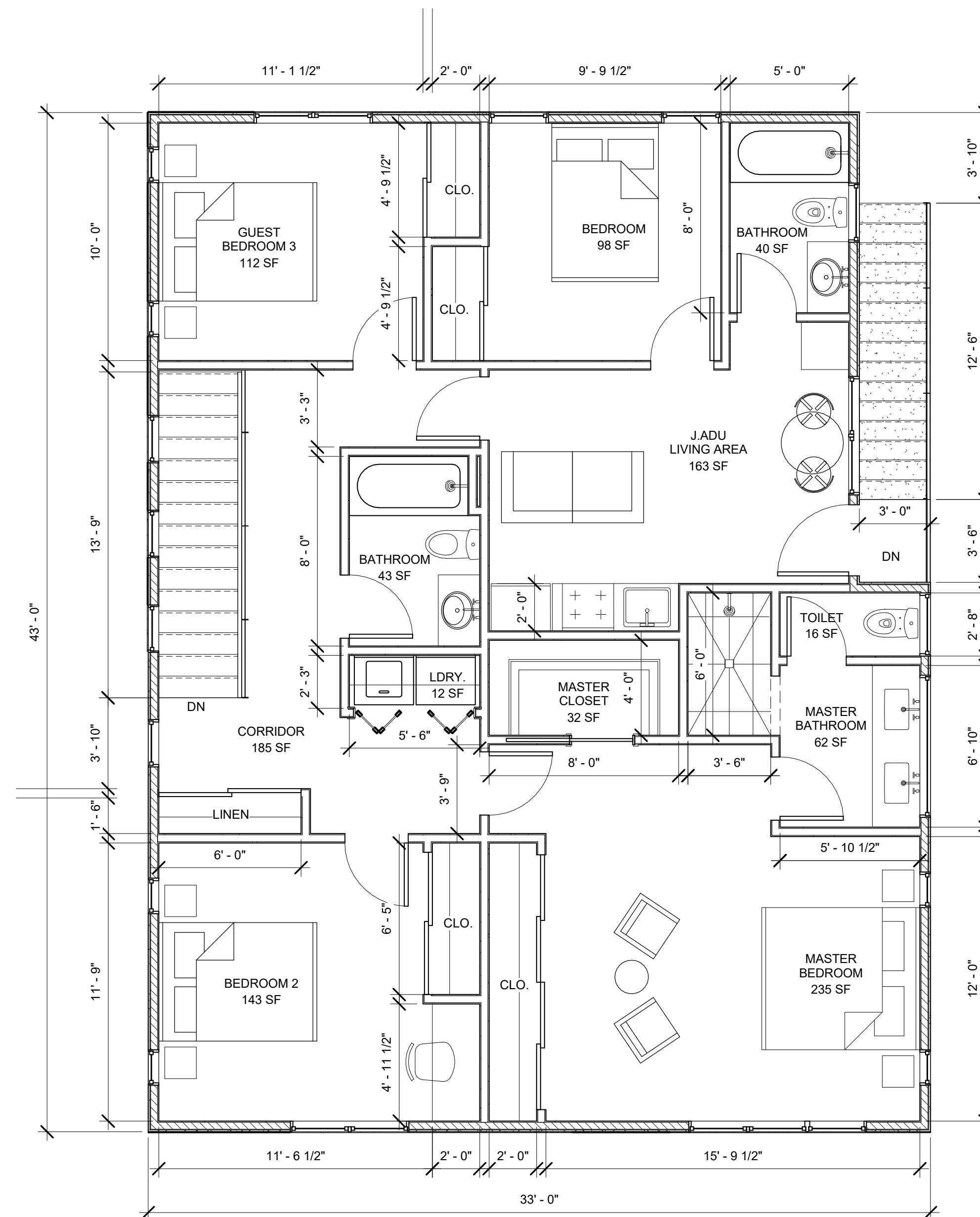
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN LEGEND

	PROPOSED NON-STRUCTURAL EXTERIOR WALL/INFILL: 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board inside, 3/8" sheathing +7/8" stucco on outside, R-19 Insulation.
	PROPOSED NON-STRUCTURAL INTERIOR WALL/INFILL: 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board both sides.
	PROPOSED DOOR
	PROPOSED WINDOW

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 5:14:46 PM	

PROJECT NO.:	2002
RVT. FILE:	Bonita Place
DRAWN BY:	A.S., C.G., S.V., J.A., D.C.
CHK'D BY:	A.S.

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SHEET TITLE
**OPTIONAL TYPE B1 -
 SECOND FLOOR
 PLAN - PROPOSED**

CONSULTANT

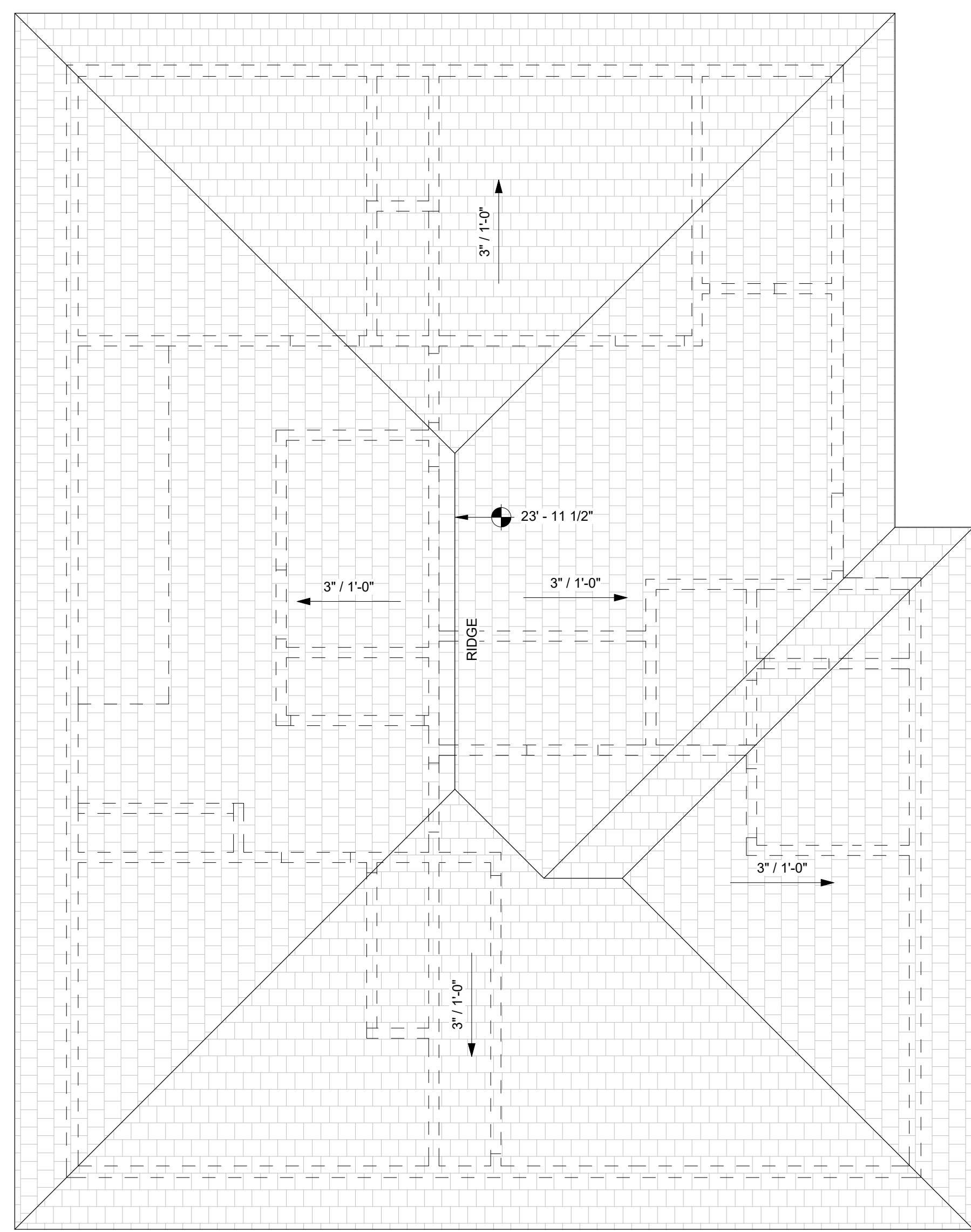
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



1 ROOF PLAN - PROPOSED
 1/4" = 1'-0"

ROOF PLAN LEGEND

[- - - -] OUTLINE OF SECOND FLOOR WALLS BELOW ROOF

[[]] OUTLINE OF PROPOSED ASPHALT SHINGLE ROOF SYSTEM, "CERTAIN TEED" CLOBBESTONE GRAY OR EQUAL

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/2022 5:16:17 PM	

PROJECT NO.: 2002
 RVT. FILE: Bonita Place
 DRAWN BY: A.S., C.G., S.V., J.A., D.C.
 CHK'D BY: A.S.

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ROOF PLAN NOTES

A. Elevation points are relative to 1st Floor Finish Elevation.

SHEET TITLE
**OPTIONAL TYPE B1 -
 ROOF PLAN -
 PROPOSED**

03-29-2022



Bonita Place,
 Lemon Grove, CA 91945

APPLICANT

Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
3/29/2022 5:08:04 PM		
PROJECT NO.: 2002		
RVT. FILE: Bonita Place		
DRAWN BY: A.S., C.G., S.V., J.A.		
CHK'D BY: A.S.		

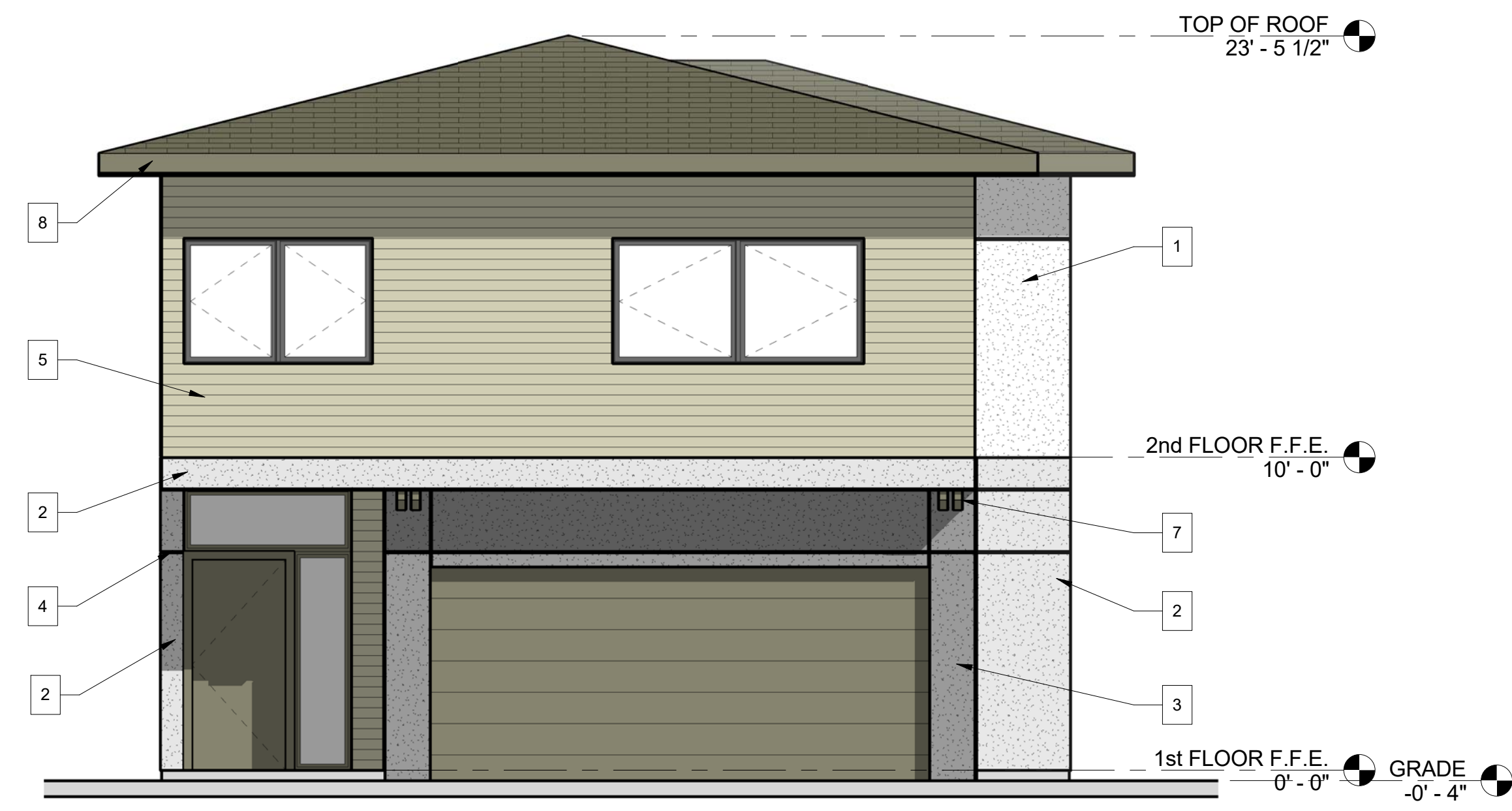
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SHEET TITLE
**TYPE A - EXTERIOR
 ELEVATIONS -
 PROPOSED**

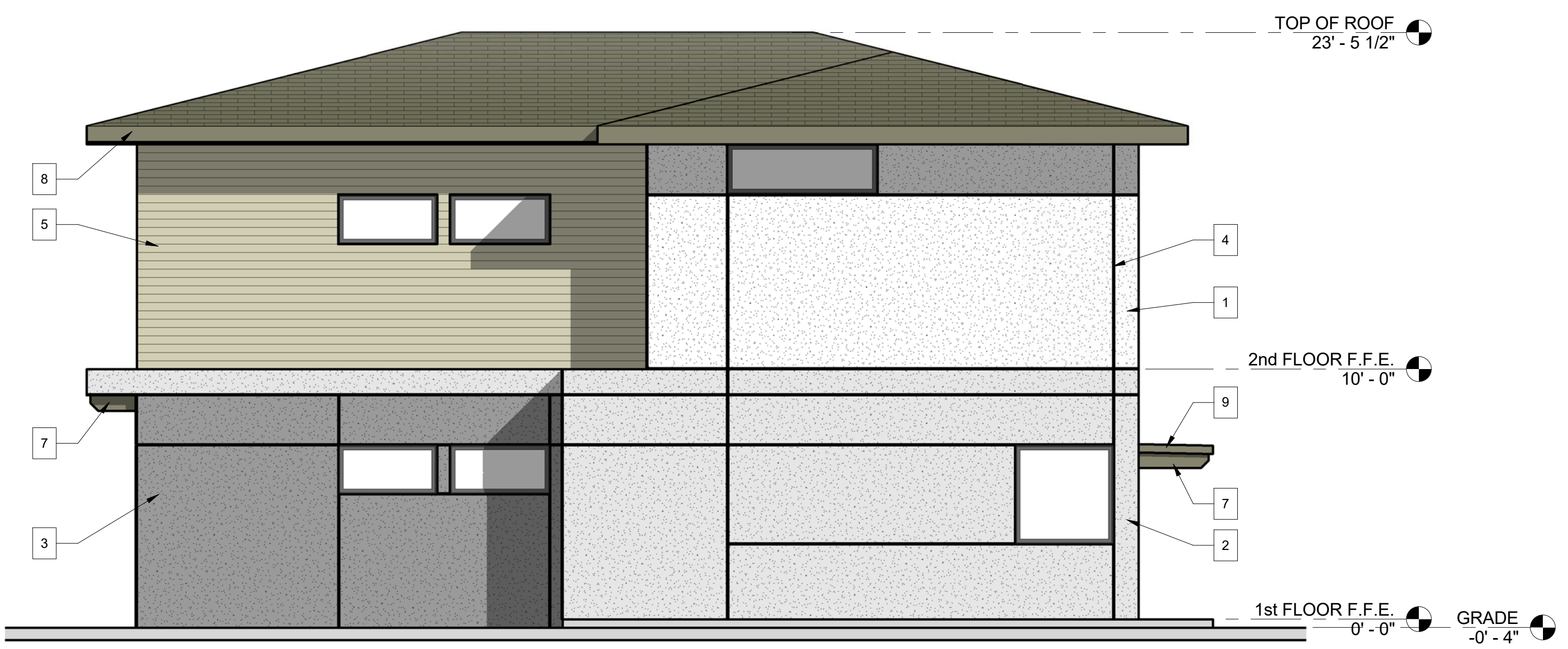
A201



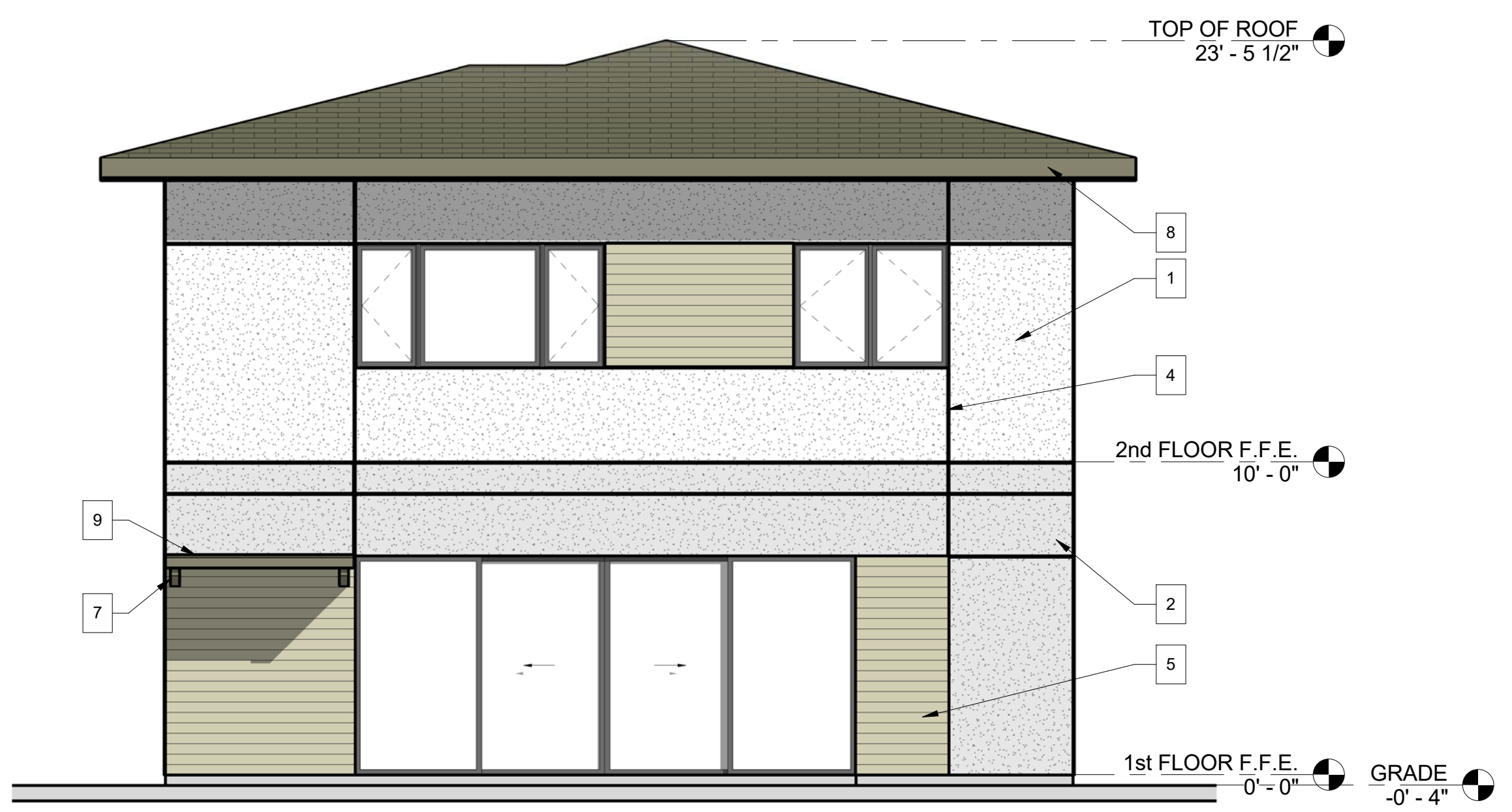
1 EAST ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"



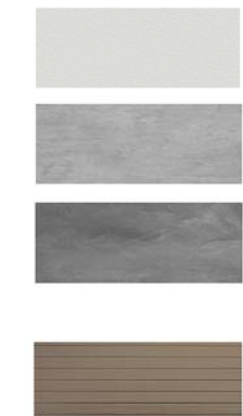
4 SOUTH ELEVATION
 1/4" = 1'-0"

ELEVATION KEYNOTES

- A. Elevations shown are relative to First Floor Finish Elevation 1st F.F.E.
- B. Garage F.F.E. 4" below 1st F.F.E.

ELEVATION KEYNOTES

- 1. STUCCO 1: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: White.
- 2. STUCCO 2: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: Light gray.
- 3. STUCCO 3: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: Dark gray.
- 4. STUCCO EXPANSION JOINT
- 5. COMPOSITE WOOD SIDING. Color: Light brown.
- 7. WOOD BEAMS. Color: Dark brown.
- 8. ROOF FASCIA MATCHING WOOD BEAMS FINISH
- 9. WOODEN COVERAGE STRUCTURE



03-29-2022



Bonita Place

APPLICANT

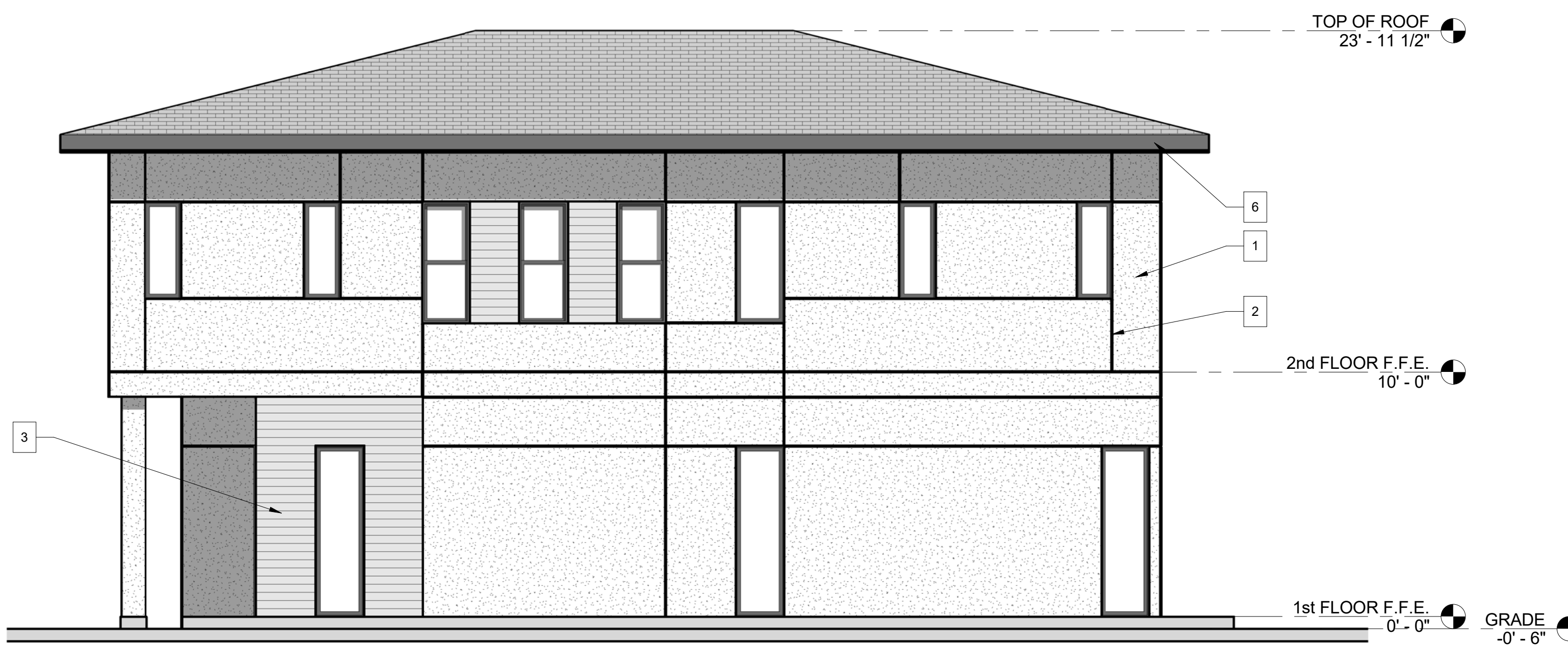
Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



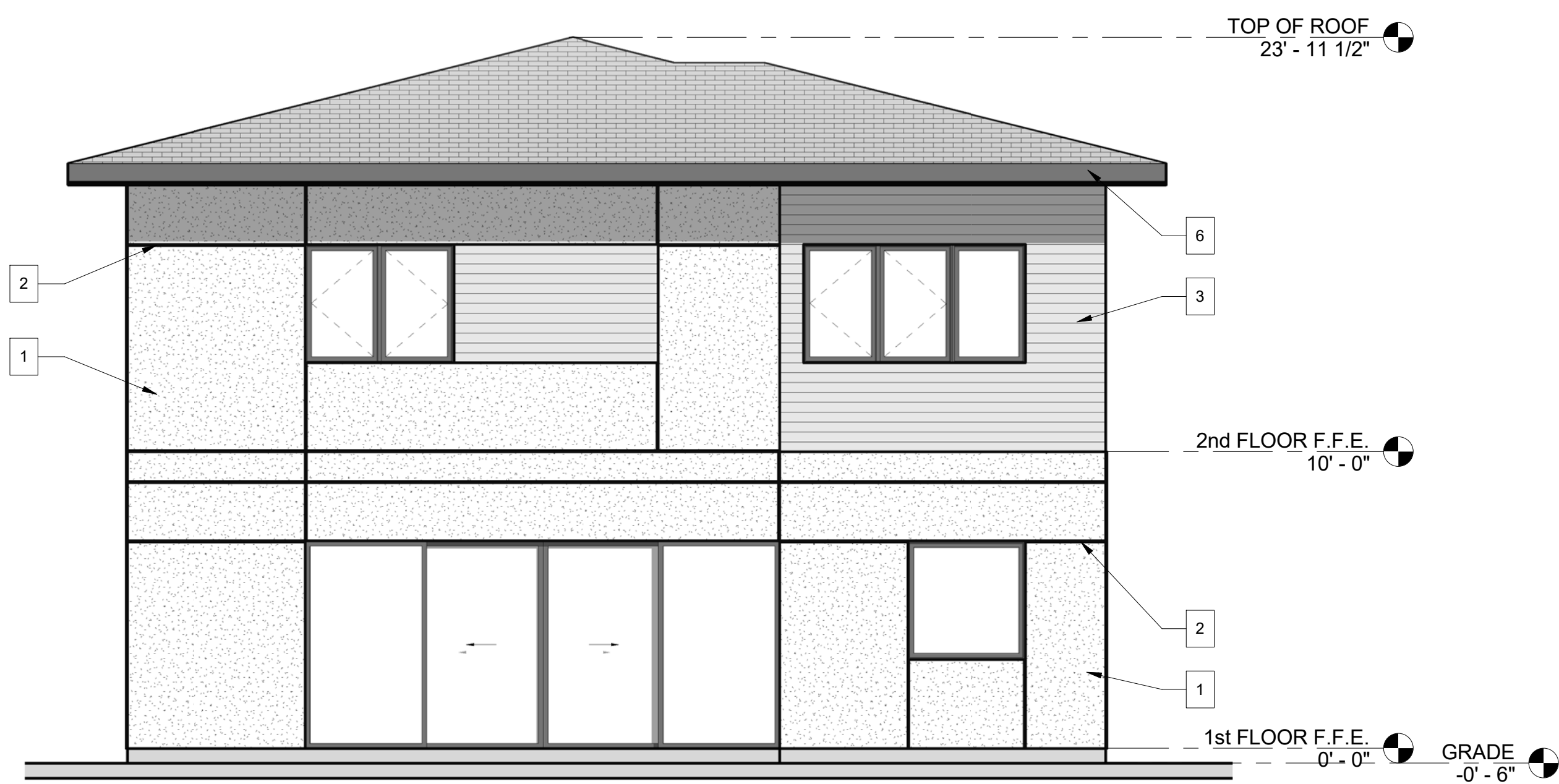
① EAST ELEVATION
 1/4" = 1'-0"



② NORTH ELEVATION
 1/4" = 1'-0"



③ WEST ELEVATION
 1/4" = 1'-0"



④ SOUTH ELEVATION
 1/4" = 1'-0"

ELEVATION NOTES

- A. Elevations shown are relative to First Floor Finish Elevation 1st F.F.E.
- B. Garage F.F.E. 6" below 1st F.F.E.

ELEVATION KEYNOTES

- 1. STUCCO 1: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: White.
- 2. STUCCO EXPANSION JOINT
- 3. COMPOSITE WOOD SIDING - Color: Light gray.
- 4. METAL PIPE GUARDRAIL. Dark Aluminum finish.
- 5. WOOD BEAMS. Color: Dark gray.
- 6. ROOF FASCIA MATCHING WOOD BEAMS.

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
3/29/2022	8:20:54 PM	

PROJECT NO.: 2002

RVT. FILE: B1

DRAWN BY: A.S., C.G., S.V., J.A., D.C.

CHK'D BY: A.S.

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SHEET TITLE
TYPE B - EXTERIOR ELEVATIONS - PROPOSED

A202

03-29-2022



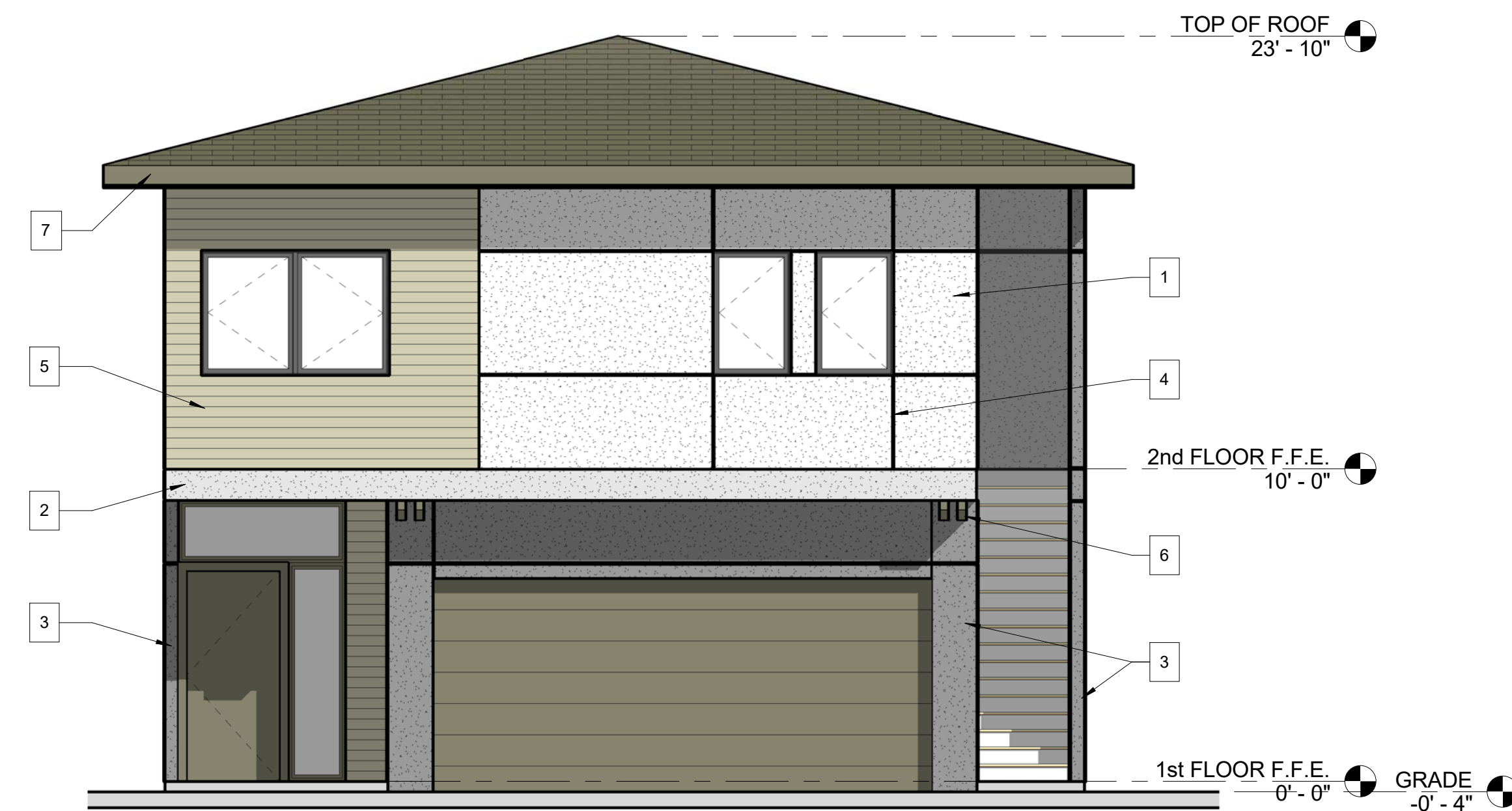
Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

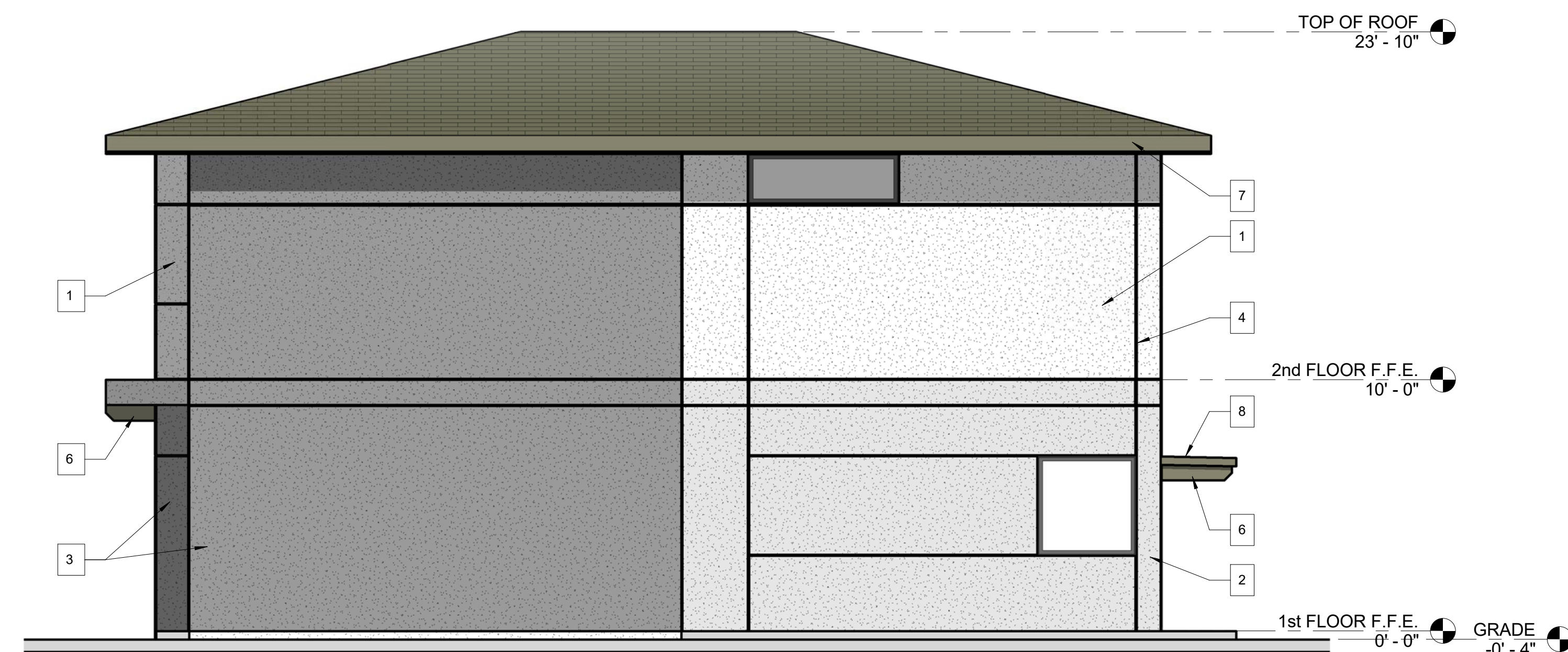
Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



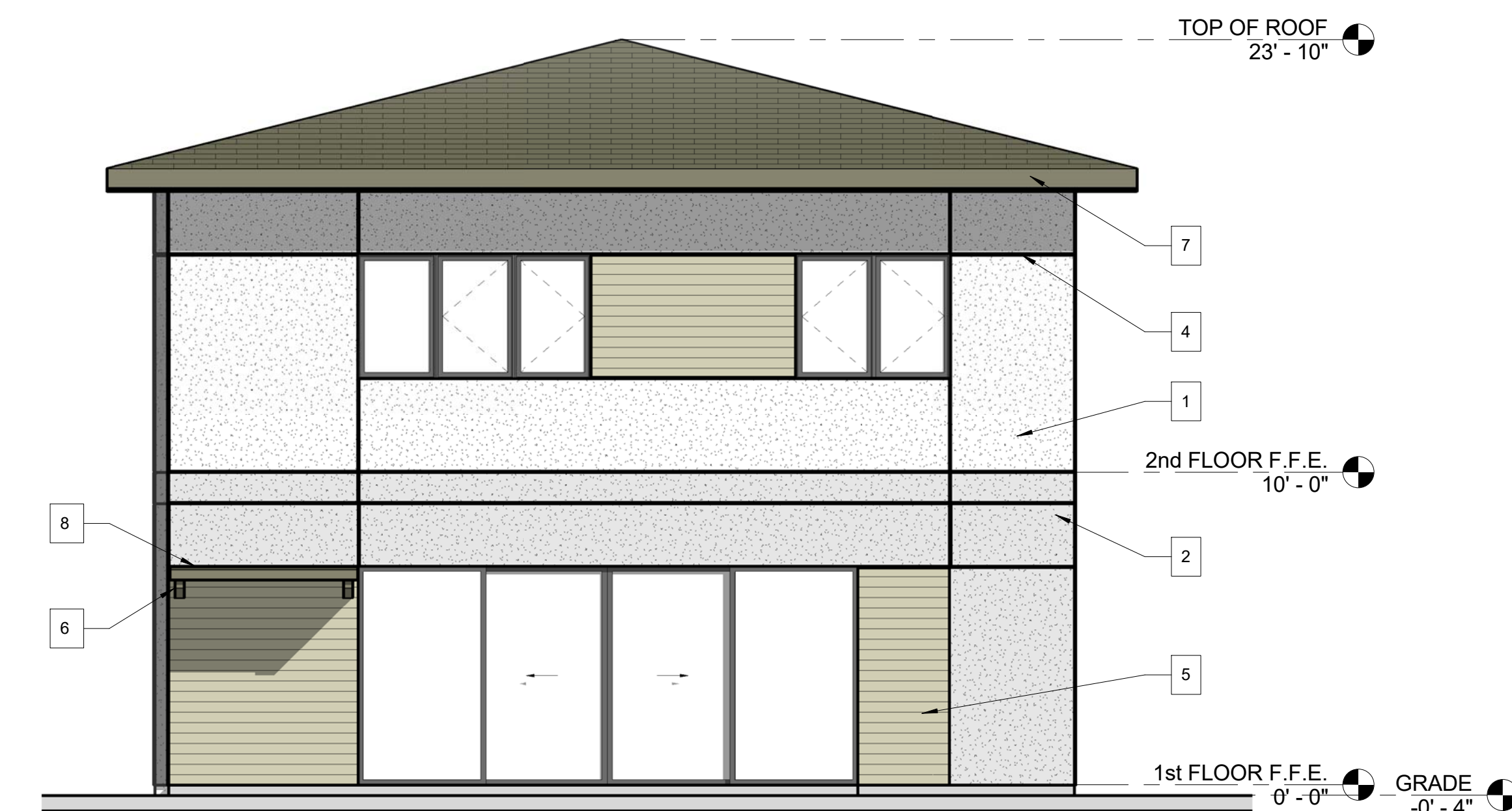
1 EAST ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"



4 SOUTH ELEVATION
 1/4" = 1'-0"

ELEVATION KEYNOTES

- A. Elevations shown are relative to First Floor Finish Elevation 1st F.F.E.
- B. Garage F.F.E. 4" below 1st F.F.E.

ELEVATION KEYNOTES

- 1. STUCCO 1: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: White.
- 2. STUCCO 2: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: Light gray.
- 3. STUCCO 3: 7/8" thick 3-coat Portland Cement
 Stucco: Smooth finish; finish coat to be hand applied.
 Color: Dark gray.
- 4. STUCCO EXPANSION JOINT
- 5. COMPOSITE WOOD SIDING. Color: Light brown.
- 6. WOOD BEAMS. Color: Dark brown.
- 7. ROOF FASCIA MATCHING WOOD BEAMS FINISH
- 8. WOODEN COVERAGE STRUCTURE

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
3/29/2022 5:51:56 PM		
PROJECT NO.: 2002		
RVT. FILE: Bonita Place		
DRAWN BY: S.V.		
CHK'D BY: A.S.		

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SHEET TITLE
**OPTIONAL TYPE A1 -
 EXTERIOR
 ELEVATIONS -
 PROPOSED**

A203

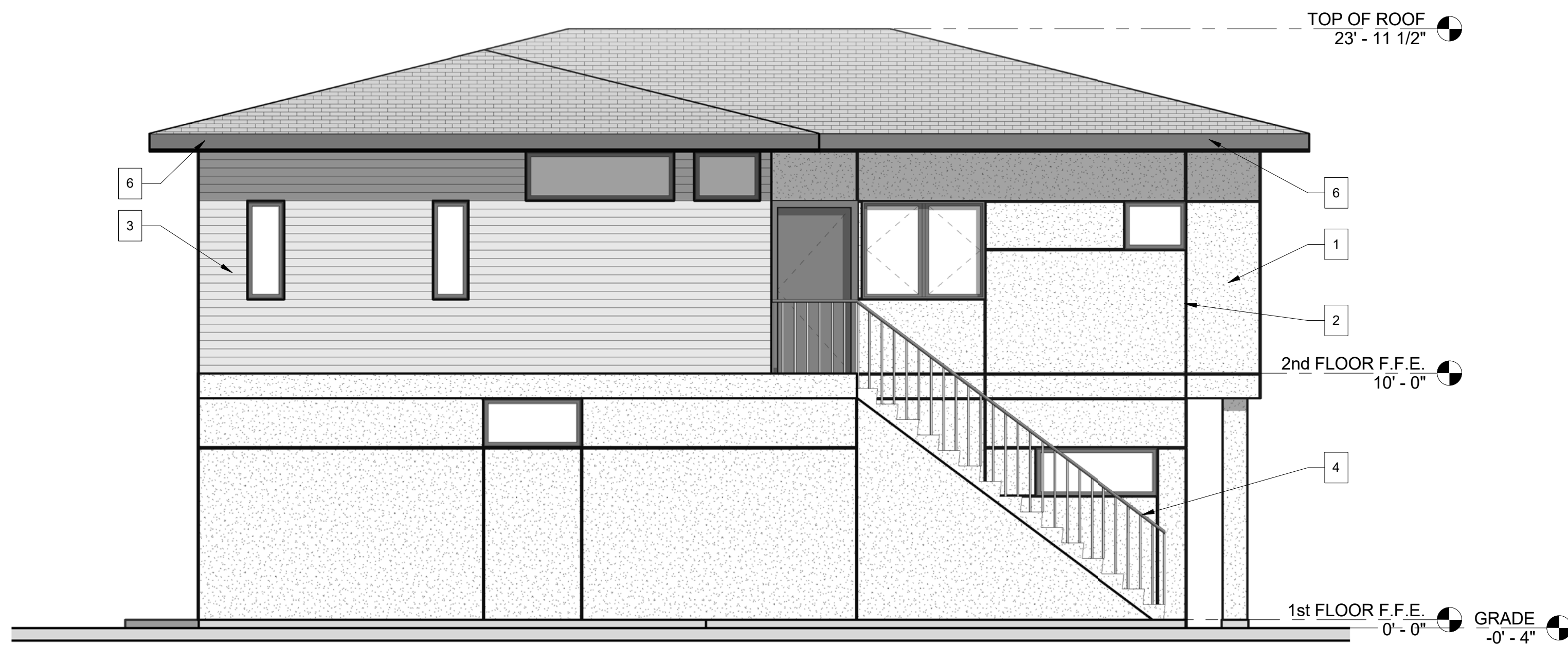
03-29-2022



Bonita Place,
 Lemon Grove, CA. 91945

APPLICANT

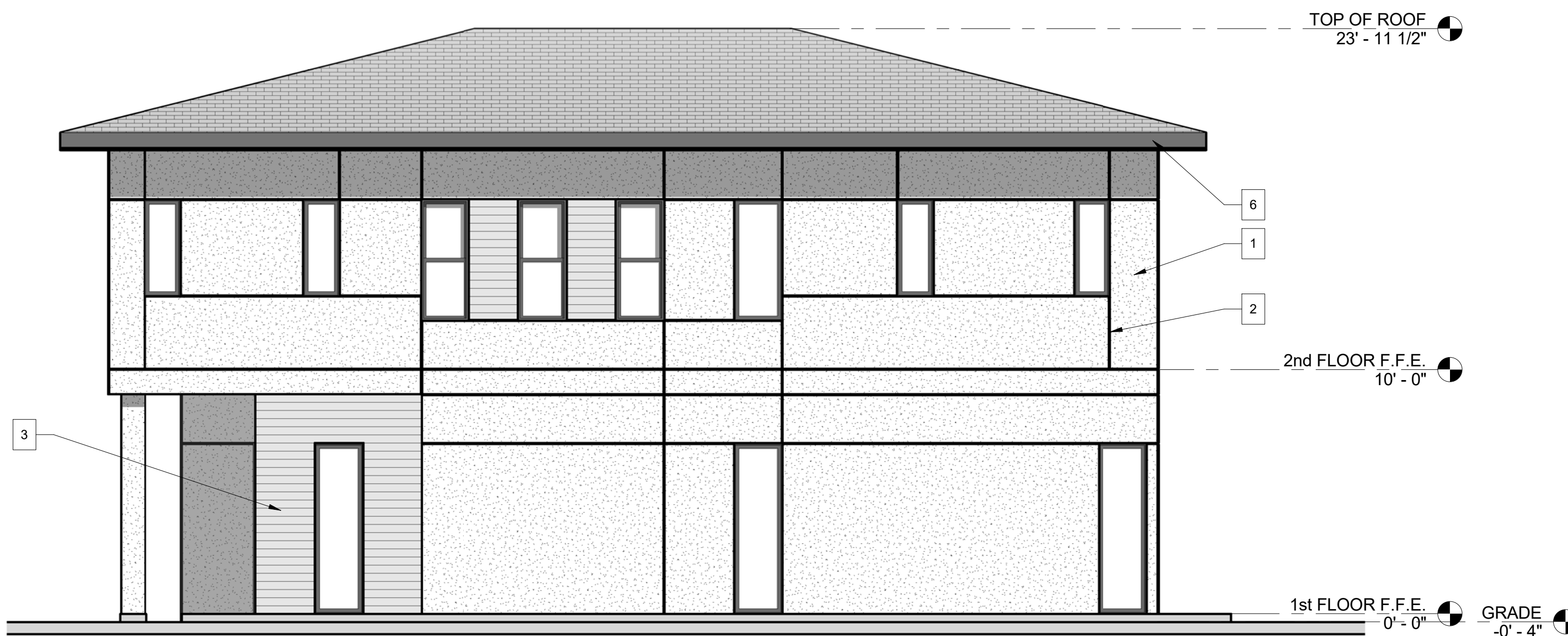
Bonita Place, LLC.
 Bonita Place, Lemon
 Grove, CA. 91945



① EAST ELEVATION
 1/4" = 1'-0"



② NORTH ELEVATION
 1/4" = 1'-0"



③ WEST ELEVATION
 1/4" = 1'-0"



④ SOUTH ELEVATION
 1/4" = 1'-0"

ELEVATION NOTES

- A. Elevations shown are relative to First Floor Finish Elevation 1st F.F.E.
- B. Garage F.F.E. 4" below 1st F.F.E.

ELEVATION KEYNOTES

- 1. STUCCO 1: 7/8" thick 3-coat Portland Cement Stucco: Smooth finish; finish coat to be hand applied. Color: White.
- 2. STUCCO EXPANSION JOINT
- 3. COMPOSITE WOOD SIDING - Color: Light gray.
- 4. METAL PIPE GUARDRAIL. Dark Aluminum finish.
- 5. WOOD BEAMS. Color: Dark gray.
- 6. ROOF FASCIA MATCHING WOOD BEAMS.

1	11.10.2021	TM - 2nd Submittal
2	03.29.2022	TM - Final Submittal

MARK	DATE	DESCRIPTION
3/29/2022 5:27:46 PM		
PROJECT NO.: 2002		
RVT. FILE: Bonita Place		
DRAWN BY: A.S., C.G., S.V., J.A., D.C.		
CHK'D BY: A.S.		

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SHEET TITLE
**OPTIONAL TYPE B1 -
 EXTERIOR
 ELEVATIONS -
 PROPOSED**

TECHNE

DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
techn-e.us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS

03-29-2022



Bonita Place,
Lemon Grove, CA 91945

OWNER

Bonita Place LLC.



01	11.10.21	TM - 2nd Submittal
02	03.29.22	TM - Final Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2002
 CAD DWG FILE: A901 - A902 RENDERING - PROPOSED DWG
 DRAWN BY: A.S., B.P., C.G., S.V.
 CHK'D BY: A.S.

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SHEET TITLE
**EXTERIOR RENDERING
 - PROPOSED**

A901

1 EXTERIOR RENDERING - PROPOSED
NTS

TECHNE

DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
techno-us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS

03-29-2022



Bonita Place,
Lemon Grove, CA 91945

OWNER

Bonita Place LLC.



01	11.10.21	TM - 2nd Submittal
02	03.29.22	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/22 4:07:10 PM	
PROJECT NO: 2002		
CAD DWG FILE: A901 - A902 RENDERING - PROPOSED DWG		
DRAWN BY: A.S., B.P., C.G., S.V.		
CHK'D BY: A.S.		

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SHEET TITLE
**EXTERIOR RENDERING
- PROPOSED**

A902

1 EXTERIOR RENDERING - PROPOSED
NTS



1 ENTRY MONUMENT SIGN VIEW 1 - PROPOSED
NTS



2 ENTRY MONUMENT SIGN VIEW 2 - PROPOSED
NTS

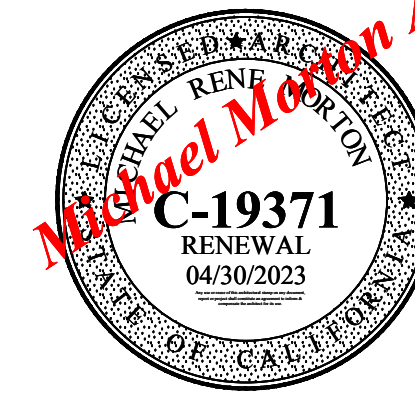
TECHNE

DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
 technе-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS

03-29-2022



Bonita Place,
Lemon Grove, CA 91945

OWNER

Bonita Place LLC.

01	11.10.21	TM - 2nd Submittal
02	03.29.22	TM - Final Submittal

MARK	DATE	DESCRIPTION
	03/29/22 4:08:21 PM	

PROJECT NO: 2002
 CAD DWG FILE: A903 ENTRY MONUMENT SIGN - PROPOSED.DWG
 DRAWN BY: A.S., B.P., C.G., S.V.
 CHK'D BY: A.S.

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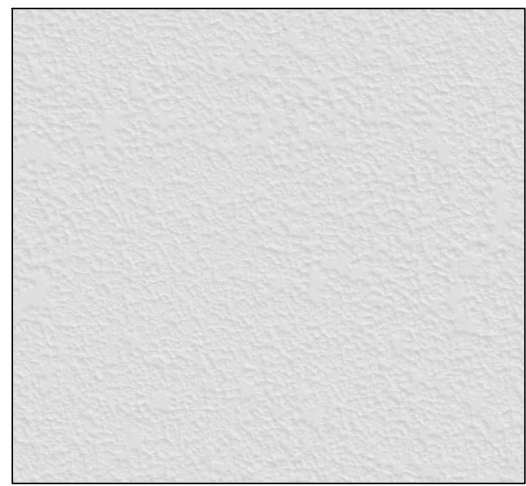
SHEET TITLE
 ENTRY MONUMENT
 SIGN - PROPOSED

Bonita Place, Lemon Grove, CA 91945

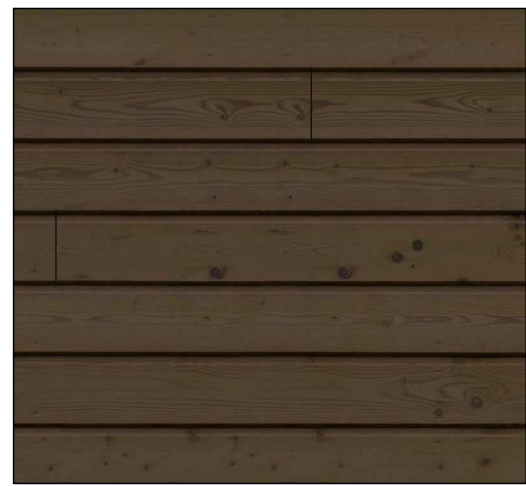
EXTERIOR MATERIAL BOARD

Exterior Materials

TYPE A, A1 (Sheets A104, A110, A201, A203)



Keynote #1
STUCCO 1: 7/8" thick 3-coat
Portland Cement Stucco: Smooth
finish; finish coat to be hand applied.
Color: White.



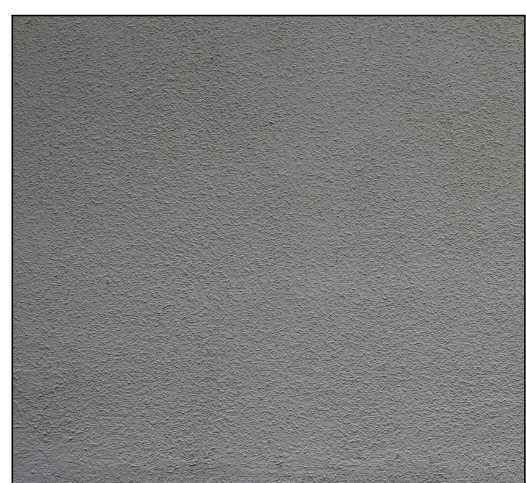
Keynote #7, 8, 9
Wood Beams. Roof Fascia. Wooden
Coverage Structure.
Color: Dark brown.



Keynote #2
STUCCO 2: 7/8" thick 3-coat
Portland Cement Stucco: Smooth
finish; finish coat to be hand applied.
Color: Light gray.



Keynote #5, 6
ASPHALT SHINGLE ROOF
SYSTEM. "CERTAIN TEED"
WEATHERED WOOD OR EQUAL

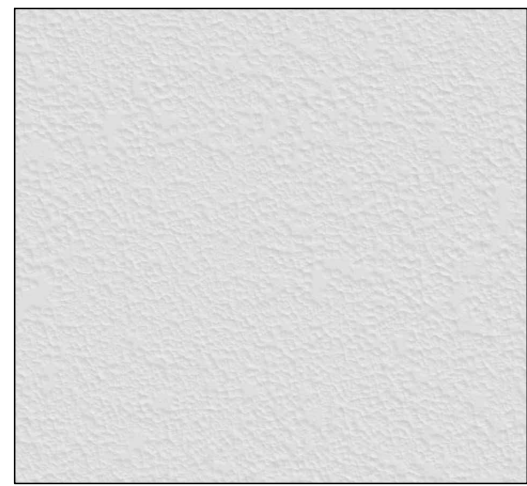


Keynote #3
STUCCO 3: 7/8" thick 3-coat
Portland Cement Stucco: Smooth
finish; finish coat to be hand applied.
Color: Dark gray.



Keynote #5
Composite Wood Siding.
Color: Light brown.

TYPE B, B1 (Sheets A202, A204)



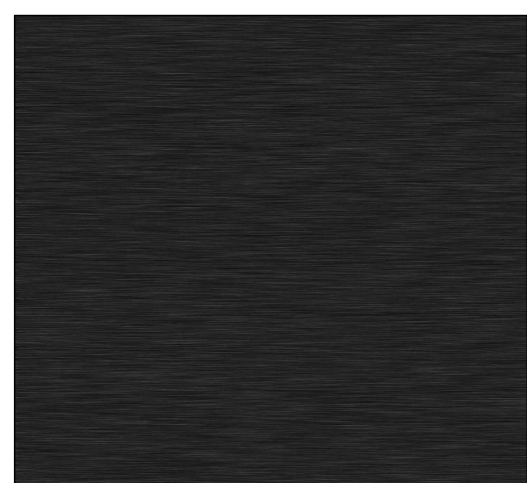
Keynote #1
STUCCO 1: 7/8" thick 3-coat
Portland Cement Stucco: Smooth
finish; finish coat to be hand applied.
Color: White.



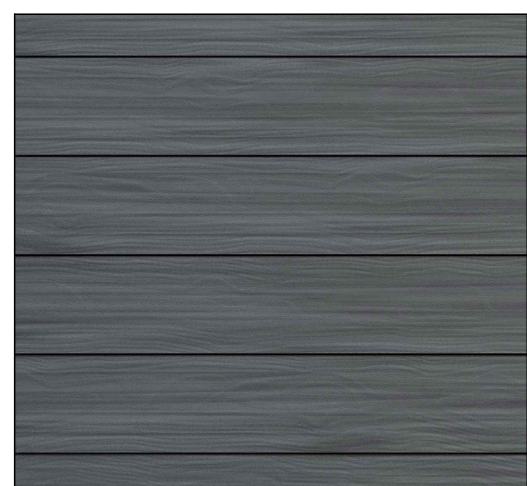
Keynote #5, 6
ASPHALT SHINGLE ROOF
SYSTEM. "CERTAIN TEED"
COBBLESTONE GRAY OR EQUAL



Keynote #3
Composite Wood Siding.
Color: Light gray.



Keynote #4
Metal Pipe Guardrail.
Color: Dark Aluminum finish.



Keynote #5, 6
Wood Beams. Roof Fascia.
Color: Dark Gray

TECHNE

DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS

03-29-2022



Bonita Place,
Lemon Grove, CA 91945

OWNER

Bonita Place LLC.

01	11.10.21	TM - 2nd Submittal
02	03.29.22	TM - Final Submittal

MARK	DATE	DESCRIPTION
03/29/22	4:18:59 PM	

PROJECT NO: 2002

CAD DWG FILE: A904 EXTERIOR MATERIAL BOARD - PROPOSED.DWG

DRAWN BY: A.S., B.P., C.G., S.V.

CHK'D BY: A.S.

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SHEET TITLE

EXTERIOR MATERIAL BOARD - PROPOSED

A904

SHEET 23 OF 23

CITY OF LEMON GROVE TENTATIVE MAP TM00-000-0065 A PLANNED DEVELOPMENT OF 14 SINGLE FAMILY HOMES PRELIMINARY GRADING AND UTILITY PLANS

REQUESTED DEVIATIONS AND EXCEPTIONS TO LEMON GROVE MUNICIPAL CODE:

- 20' WIDE PRIVATE ACCESS DRIVE AND FIRE LANE (LOT A) IN LIEU OF PUBLIC STREET FOR INDIVIDUAL LOT ACCESS AND EMERGENCY ACCESS.
- MODIFIED FRONT AND REAR YARD SETBACKS TO FACILITATE PROJECT DESIGN INCLUDING MINIMUM 16' FRONT YARD SETBACKS AT LOTS 10, 11, 12, 13 AND 14, MINIMUM 17' FRONT YARD SETBACK AT LOT 9 AND MINIMUM 10' REAR YARD SETBACK AT LOT 13.
- REDUCED MINIMUM LOT WIDTH TO 38' MINIMUM LOT DEPTH TO 69'. LOT DEPTH EXCEEDS THREE TIMES THE WIDTH.
- REDUCED MINIMUM LOT AREA OF 3,324 SF. AVERAGE LOT AREA 6,223 SF.
- USEABLE OPEN SPACE REQUIRED IS 1,500 SF PER LOT X 14 = 21,000 SF. PRIVATE OPEN SPACE IN REAR AND SIDE YARDS VARIES FROM 515 SF TO 2,174 SF FOR A TOTAL OF 13,428 SF. HOA MAINTAINED COMMON AREA OPEN SPACE AND DRAINAGE EASEMENT WITHIN LOTS 1 THRU 9 INCLUDING SEWER MAINTENANCE ROAD, 2,978 SF PASSIVE RECREATION AREA, 4,184 SF BIOFILTRATION BASIN AND MAINTENANCE ACCESS ROAD, 24" STORM DRAIN SYSTEM, PERIMETER BROW DITCHES, LANDSCAPED SLOPES AND WALLS TOTALS 28,587 SF. TOTAL OPEN SPACE PROVIDED = 42,237 SF (HOA MAINTAINED AREAS TO BE INCLUDED IN CC&R'S FOR FRONT YARD LANDSCAPING, DRIVEWAYS, GUEST PARKING, ENTRY DRIVE LANDSCAPING, UPPER PERIMETER BROW DITCHES AND LANDSCAPED SLOPES WITHIN LOTS 1 THRU 14 PROVIDE ADDITIONAL VALUABLE OPEN SPACE NOT INCLUDED IN ABOVE CALCULATION).

PARKING CALCULATIONS:

- MINIMUM REQUIRED PARKING IS 2 PER UNIT PLUS 0.25 GUEST SPACES PER UNIT = 32 SPACES.
- 2 COVERED PARKING SPACES ARE PROVIDED WITHIN A 2-CAR GARAGE PER UNIT, PLUS 5 GUEST PARKING SPACES FOR A TOTAL PROPOSED MINIMUM PARKING COUNT OF 33 SPACES.
- EXTRA OFF-STREET PARKING IS PROVIDED WITH 17' (MIN.) WIDE DRIVEWAYS TO EACH GARAGE WITH MINIMUM 19' FRONT YARD SETBACKS, PROVIDING 2 ADDITIONAL 8.5' X 15' OFF-STREET PARKING SPACES PER UNIT, ADDING 28 EXTRA SPACES.

DENSITY CALCULATIONS:

- GROSS AREA: 2.22 ACRES (96,875 SF)
- EXISTING 8' I.O.D. PER PM 19385: 320 SF
- LOT A (PRIVATE DRIVE AND FIRE LANE): 9,432 SF
- TOTAL AREA NET OF LOT A = 2.00 ACRES (87,122 SF)
- MAX DENSITY ALLOWED AT 7 UNITS PER ACRE = 14.00 AT MINIMUM LOT AREA OF 6,000 SF.
- 14 UNITS PROPOSED WITH AVERAGE LOT AREA OF 6,223 SF

AREA TABLE AND OPEN SPACE CALCULATIONS:

LOT NUMBER:	AREA:	PAD AREA:	PRIVATE OPEN SPACE AREA:
LOT 1	9,377sf	3,228sf	700sf
LOT 2	7,012sf	2,883sf	776sf
LOT 3	5,773sf	3,023sf	895sf
LOT 4	5,674sf	3,032sf	895sf
LOT 5	5,576sf	2,919sf	772sf
LOT 6	5,477sf	2,847sf	700sf
LOT 7	5,379sf	2,847sf	700sf
LOT 8	5,280sf	2,846sf	700sf
LOT 9	10,471sf	4,656sf	2,174sf
LOT 10	5,089sf	4,075sf	1,523sf
LOT 11	3,524sf	2,887sf	940sf
LOT 12	6,191sf	3,598sf	1,338sf
LOT 13	7,319sf	2,989sf	800sf
LOT 14	4,982sf	2,549sf	515sf

- TOTAL AREA LOTS 1 THRU 14: 87,124 SF. AVERAGE LOT AREA: 6,223 SF
 - COMMON AREA OPEN SPACE:
 HOA MAINTAINED COMMON AREA OPEN SPACE AND DRAINAGE EASEMENT INCLUDING SEWER MAINTENANCE ROAD, 2,978 SF PASSIVE RECREATION AREA, 4,184 SF BIOFILTRATION BASIN AND MAINTENANCE ACCESS ROAD, 24" STORM DRAIN SYSTEM, PERIMETER BROW DITCHES, LANDSCAPED SLOPES AND WALLS WITHIN LOTS 1-9: 28,587 SF.
 - NOTE: HOA MAINTAINED FRONT YARD LANDSCAPING, DRIVEWAYS, GUEST PARKING, ENTRY DRIVE LANDSCAPING, UPPER PERIMETER BROW DITCHES AND LANDSCAPED SLOPES WITHIN LOTS 1 THRU 14 WILL BE COVERED IN THE PROJECT CC&R'S AND ARE NOT INCLUDED IN THESE OPEN SPACE CALCULATIONS EVEN THOUGH THEY COMPRISE ADDITIONAL VALUABLE OPEN SPACE FOR THIS PROJECT.
 - TOTAL IMPERVIOUS AREA AFTER DEVELOPMENT: 0.93 ACRES

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 2 OF PARCEL MAP NO. 19385, IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 10, 2003.

ASSESSOR PARCEL NO.
 479-501-35-00 AND 479-501-36-00

SOURCE OF TOPOGRAPHY AND BOUNDARY DATA:

SURVEY BY LG LAND SURVEYING, INC. DATED JANUARY 11, 2017 SIGNED BY JOHN GERVAIS, LS NO. 8674. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GRID BEARING N27421.067°E BETWEEN STATION NUMBERS 31 AND 32 PER ROS 16575, NAD 83, EPOCH 1991.35. THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK STATION NO. 1192, BEING A BRASS TAG STAMPED "SD CITY ENG" FOUND IN THE CONCRETE GUTTER AT THE NE CORNER OF EDDING DRIVE AND MT. VERNON STREET PER ROS 14492, ELEV = 424.53 NAVD 88.

CA COORDINATE SYSTEM:
 CCS 27 206-1761
 CCS 83 1846-6322

BONITA PLACE
Lemon Grove, CA 91945
PARCEL 2, PARCEL MAP NO. 19385

PREPARED BY:

NAME:	A. LAMBERT & ASSOCIATES, ANDREW E. LAMBERT, PE, LS
ADDRESS:	4998 RESMAR ROAD, LA MESA, CA 91941
PHONE NO.:	(858)735-0092
PROJECT ADDRESS:	WEST OF BONITA STREET AT BERYL STREET
PROJECT NAME:	BONITA PLACE
SHEET TITLE:	CITY OF LEMON GROVE TENTATIVE MAP TM_00-000-0065 C-1

LEGEND:

- | SYMBOL: | ITEM: |
|---------|---|
| --- | SUBDIVISION BOUNDARY |
| --- | LOT LINE |
| --- | EASEMENT LINE |
| --- | PROPOSED FINISH CONTOUR |
| --- | LOT NUMBER |
| --- | DIRECTION OF DRAINAGE |
| --- | CUT/FILL SLOPE 2:1 MAXIMUM |
| --- | PROPOSED BROW DITCH |
| --- | PROPOSED AC PAVEMENT (PRIVATE) |
| --- | PROPOSED PCC PAVEMENT (PRIVATE) |
| --- | PROPOSED 20' COMMERCIAL DRIVEWAY AT BONITA STREET (PUBLIC) |
| --- | EXISTING EDGE OF PAVEMENT |
| --- | PROPOSED 6" CONCRETE CURB & GUTTER |
| --- | PROPOSED 6" CONCRETE CURB |
| --- | PROPOSED DECORATIVE PAVEMENT (PAVERS OR STAMPED CONCRETE) |
| --- | PROPOSED 8" PVC WATER MAIN (HWD) |
| --- | EXISTING FIRE HYDRANT (HWD) |
| --- | PROPOSED FIRE HYDRANT (HWD) |
| --- | PROPOSED 8" PVC SEWER MAIN (PRIVATE) |
| --- | EXISTING SEWER MANHOLE (PUBLIC) |
| --- | PROPOSED SEWER MANHOLE (PRIVATE) |
| --- | PROPOSED STREET LIGHT (PRIVATE) |
| --- | PROPOSED STORM DRAIN (PRIVATE) |
| --- | PROPOSED STORM DRAIN CATCH BASIN (PRIVATE) |
| --- | PROPOSED STORM DRAIN CLEANOUT (PRIVATE) |
| --- | PROPOSED STORM DRAIN HEADWALL (PRIVATE) |
| --- | PROPOSED STORM DRAIN RIP RAP ENERGY DISSIPATOR (PRIVATE) |
| --- | PROPOSED RETAINING WALL (MASONRY OR SEGMENTED GRAVITY WALL) |
| --- | PROPOSED 6" WOOD SIDERYARD AND PERIMETER PRIVACY FENCE |
| --- | PROPOSED 6" TUBULAR STEEL REAR YARD VIEW FENCE |
| --- | PROPOSED 42" TUBULAR STEEL RECREATION AREA FENCE |
| --- | PROPOSED BIOFILTRATION BASIN |

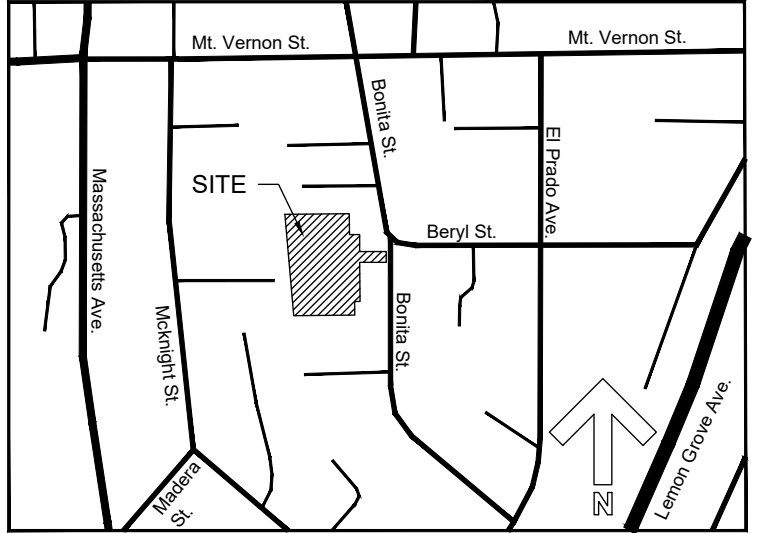
EXISTING EASEMENTS NOTES:

- EXISTING EASEMENTS PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DTR-5083865 AND SHOWN HEREON:
- PRIVATE DRAINAGE EASEMENT TO JAMES W. ALEXANDER RECORDED APRIL 25, 1995 AS DOC. NO. 1995-00172922.
 - 8' IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROADWAY PURPOSES PER PM 19385, TO BE DEDICATED ON FINAL MAP
 - 60' WIDE PUBLIC DRAINAGE EASEMENT PER PM 19385, TO BE VACATED.
 - PUBLIC SEWER EASEMENT TO CITY OF LEMON GROVE SANITATION DISTRICT RECORDED SEPTEMBER 10, 1992 AS DOC. NO. 1992-0576294.
 - 40' EASEMENT TO COUNTY OF SAN DIEGO RECORDED DECEMBER 27, 1927 IN BOOK 1430, PAGE 95 OF DEEDS (BONITA STREET).
 - OPEN SPACE (TO BE VACATED) AND NON-BUILDING COVENANT WITHOUT CONSENT OF CITY OF LEMON GROVE PER PM 19385, TO BE VACATED.

PROPOSED EASEMENTS NOTES:

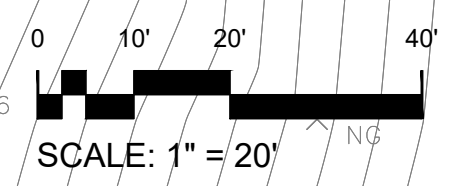
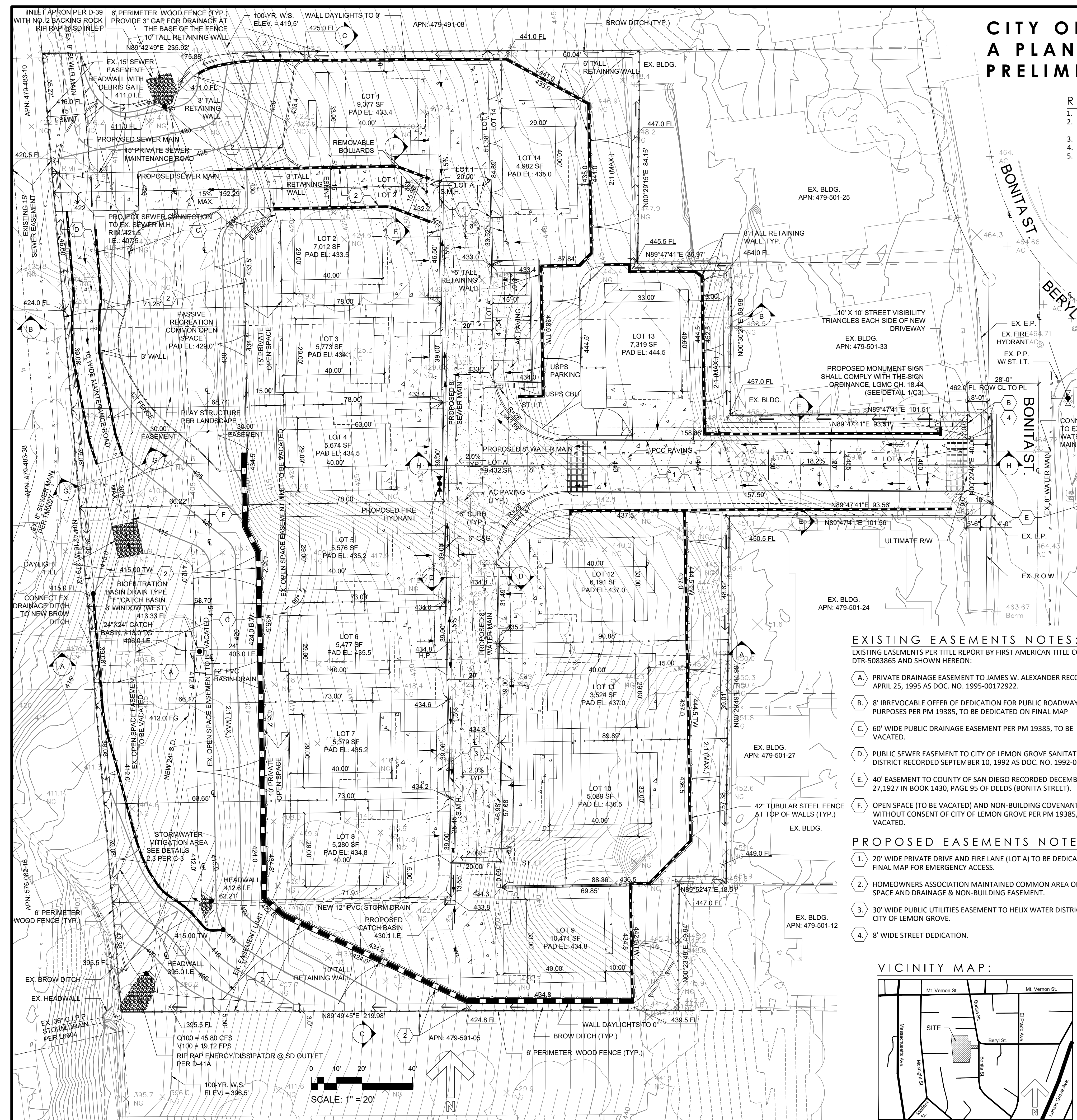
- 20' WIDE PRIVATE DRIVE AND FIRE LANE (LOT A) TO BE DEDICATED ON FINAL MAP FOR EMERGENCY ACCESS.
- HOMEOWNERS ASSOCIATION MAINTAINED COMMON AREA OPEN SPACE AND DRAINAGE & NON-BUILDING EASEMENT.
- 30' WIDE PUBLIC UTILITIES EASEMENT TO HELIX WATER DISTRICT AND CITY OF LEMON GROVE.
- 8' WIDE STREET DEDICATION.

VICINITY MAP:



ANDREW E. LAMBERT
 RCE 34949, LS 5467

DATE



CITY OF LEMON GROVE TENTATIVE MAP TM00-000-0065 A PLANNED DEVELOPMENT OF 14 SINGLE FAMILY HOMES PRELIMINARY GRADING AND UTILITY PLANS

EQUIVALENT BENEFIT NOTES FOR REQUESTED DEVIATIONS AND EXCEPTIONS TO LEMON GROVE MUNICIPAL CODE:

- 20' WIDE PRIVATE ACCESS DRIVE AND FIRE LANE (LOT A) IN LIEU OF PUBLIC STREET FOR INDIVIDUAL LOT ACCESS. DESIGNING THE PRIVATE DRIVE AT THE MINIMUM FIRE LANE WIDTH ALLOWS FOR THE PLANNED DEVELOPMENT DESIGN OF CLUSTERED LOTS AND HELPS TO MITIGATE THE GRADING AND RETAINING WALLS NECESSARY TO DEAL WITH THE EXISTING SITE TOPOGRAPHY.
- NO SIDEWALKS ARE PROVIDED BUT THIS PROJECT MAINTAINS A PEDESTRIAN FRIENDLY ENVIRONMENT FOR THE RESIDENTS. THIS AREA OF THE CITY HAS FEW SIDEWALKS AND MUCH OF IT HAS A SEMI-RURAL FEEL. THERE ARE NO SIDEWALKS ON BONITA STREET AND NO OPPORTUNITY FOR THIS PROJECT TO CONSTRUCT SIDEWALKS THERE, SO THERE IS NO CONNECTIVITY TO ANY PUBLIC SIDEWALK SYSTEM. THE PROJECT DESIGN CREATES A PRIVATE PARK AND INTERNAL WALKING AREAS, AND WITH JUST THE 14 HOMES, NO PARKING IN THE FIRE LANE, AND THE DEADEND PRIVATE DRIVES WITH MINIMAL PUBLIC VEHICULAR TRAFFIC, VEHICLES AND PEDESTRIANS CAN SHARE THE PRIVATE DRIVE AREA SAFELY. THE CONCRETE PAVING FOOTPRINT IS REDUCED WITHOUT SIDEWALKS, ALLOWING MORE GREEN SPACES WHERE POSSIBLE INSTEAD OF IMPERVIOUS CONCRETE.
- WITH THE RESTRICTED FRONTAGE OF JUST 40' AND THE EXISTING CONDITIONS AT BONITA STREET, THIS PROJECT PROVIDES A COMMERCIAL DRIVEWAY AT THE ENTRANCE TO THE PRIVATE DRIVE. THIS DRIVEWAY WILL HAVE DOUBLE WINGS ON EACH SIDE FOR A TOTAL WIDTH OF 32'. CONDITIONS DO ALLOW FOR THIS DRIVEWAY TO BE SET AT THE EXISTING DEDICATED RIGHT-OF-WAY AND THE EXISTING EDGE OF PAVEMENT IS VERY NEAR TO THE FRONT EDGE OF THE DRIVEWAY AS CURRENTLY DESIGNED, SO IT BLENDS NICELY WITH EXISTING CONDITIONS AND PROVIDES SAFE ACCESS INCLUDING EMERGENCY RESPONSE ACCESS TO THE PRIVATE DRIVE.
- AN OPEN SPACE EASEMENT AROUND AN EXISTING DRAINAGE SWALE AT THE REAR OF THIS PROPERTY WAS ESTABLISHED WHEN THE LAND PARCEL WAS CREATED BY PARCEL MAP SOME YEARS AGO. THIS SWALE AREA BEGINS AT THE EXIT FROM A STORM DRAIN UPSTREAM AND ENDS AT THE ENTRANCE TO ANOTHER STORM DRAIN JUST DOWNSTREAM. THIS PROJECT WILL GRADE AND IMPROVE THIS AREA WHILE CREATING A BIO-FILTRATION BASIN WITH A 24' BYPASS STORM DRAIN, A PRIVATE PASSIVE RECREATION PARK, ACCESS AND CONNECTIONS TO THE PUBLIC SEWER, REAR YARD USEABLE PRIVATE OPEN SPACE, AND OTHER LANDSCAPED COMMON AREAS. COMBINING MOSTLY IMPORTED FILL SOILS AND SEGMENTED GRAVITY WALLS UP TO 12' IN HEIGHT, THE GRADE DIFFERENTIAL IS MITIGATED AND THE BUILDING PADS ARE CREATED. THE EXISTING EASEMENT AREA IS TO BE VACATED AND IS MAINTAINED AS A NON-BUILDING AREA WITH THE WESTERLY LIMIT OF THE NEW HOME FOOTPRINTS AT THE ORIGINAL EASEMENT LINE, SO A MASSIVE COMMON AREA OPEN SPACE AREA IS PROVIDED FOR THE PROJECT. THE PROJECT BIOLOGY REPORT INDICATES WITH CERTAINTY THAT THERE ARE NO ENDANGERED SPECIES ISSUES AND NO FEDERAL OR STATE JURISDICTIONAL WATERS ISSUES IN THIS AREA. AND THE PROJECT STORM WATER SPECIALIST HAS DESIGNED THE BIO-FILTRATION BASIN TO ACCOMMODATE THE ENTIRE SITE WITHOUT ANY OFFSITE IMPACTS.
- TO FURTHER ENHANCE THE PROJECT AND COMMUNITY, A HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL COMMON AREA OPEN SPACE DESCRIBED ABOVE, ALONG WITH ALL FRONT YARD LANDSCAPING, DRIVEWAYS, GUEST PARKING, ENTRY DRIVE LANDSCAPING, LANDSCAPED SLOPES, PERIMETER BROW DITCHES, AND SUBVISION BOUNDARY FENCING.

GENERAL NOTES:

- THIS PROJECT CONSISTS OF 14 NUMBERED RESIDENTIAL LOTS (LOTS 1 THRU 14) AND ONE LETTERED PRIVATE DRIVE LOT (LOT A) FOR A TOTAL NUMBER OF LOTS OF 15. SEE AREA TABLE ON SHEET C1.
- TOTAL AREA WITHIN THIS SUBDIVISION IS 2.22 ACRES SLOTTED ON AND NET.
- EXISTING AND PROPOSED GENERAL PLAN DESIGNATION: RESIDENTIAL.
- EXISTING AND PROPOSED ZONING: RESIDENTIAL LOW MEDIUM - RLM.
- ASSOCIATED PERMITS AND ENTITLEMENTS: PDP -
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND. PARKING FEES TO BE PAID IN ACCORDANCE WITH PARK LAND DEDICATION ORDINANCE.
- SEE KEY MAP ON THIS SHEET FOR EXISTING BUILDING FOOTPRINTS, GENERAL SURFACE IMPROVEMENTS, TOPOGRAPHY, POWER POLES, STREET LIGHTS, AND RECORD SUBDIVISION DATA WITHIN 100 FEET OF SUBDIVISION BOUNDARY.
- SEE PLANNED DEVELOPMENT ARCHITECTURAL CONCEPT PLANS FOR SITE PLAN, FLOOR PLANS, AND ELEVATIONS SHOWING PROPOSED BUILDING PLAN TYPES, FLOOR AREAS, ACCESSORY DWELLING UNIT OPTION CONCEPT, AND ADDITIONAL PRIVATE USEABLE OPEN SPACE AREA DESIGNATIONS.
- SEE LANDSCAPE CONCEPT PLANS FOR PROPOSED LANDSCAPING, STREET TREES, EXISTING TREE REMOVALS, PASSIVE RECREATION AREA IMPROVEMENTS, FENCING, BOLLARDS, AND WALLS INFORMATION, HYDROZONE DESIGNATIONS, WATER EFFICIENT LANDSCAPE WORKSHEET, AND WATER CONSERVATION NOTES. PROJECT LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS IN CHAPTER 17.24 AND 18.44 OF THE LEMON GROVE MUNICIPAL CODE. PURSUANT TO SECTION 18.44.070(6)(B), LANDSCAPE AND IRRIGATION AS DESIGNED COMPLIES FULLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- THE HOMEOWNER'S ASSOCIATION SHALL HAVE RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS IN THE COMMON AREA OPEN SPACE AND DRAINAGE EASEMENT, TOGETHER WITH ALL PERIMETER BROW DITCHES AND FENCING, ALL OF THE PRIVATE DRIVE PAVING (LOT A), GUEST PARKING AREAS, ALL FRONT YARD LANDSCAPING, ENTRY DRIVE LANDSCAPING, AND ALL LANDSCAPED SLOPES.

GRADING:

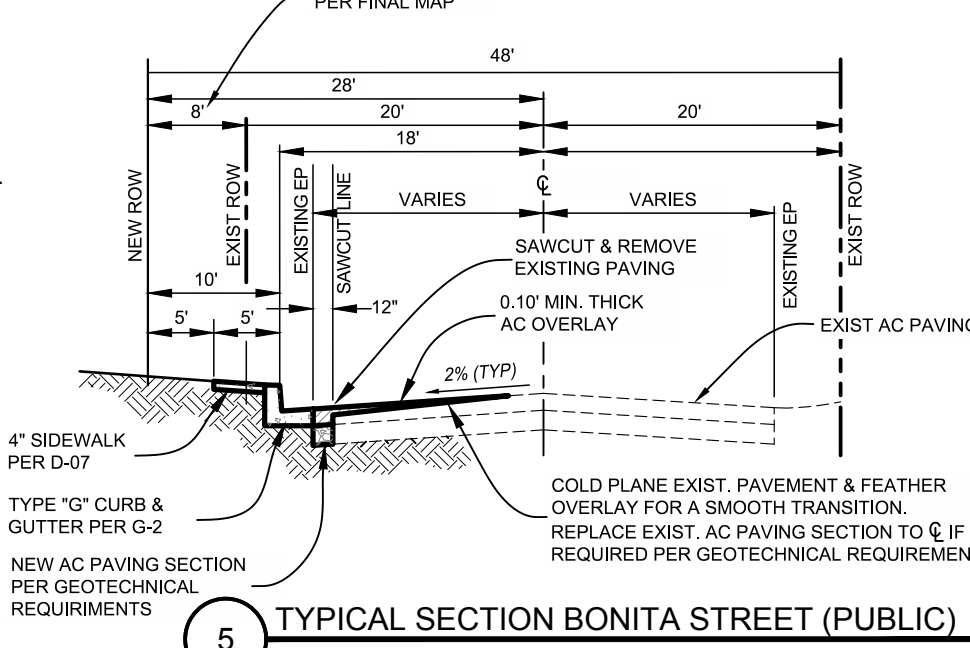
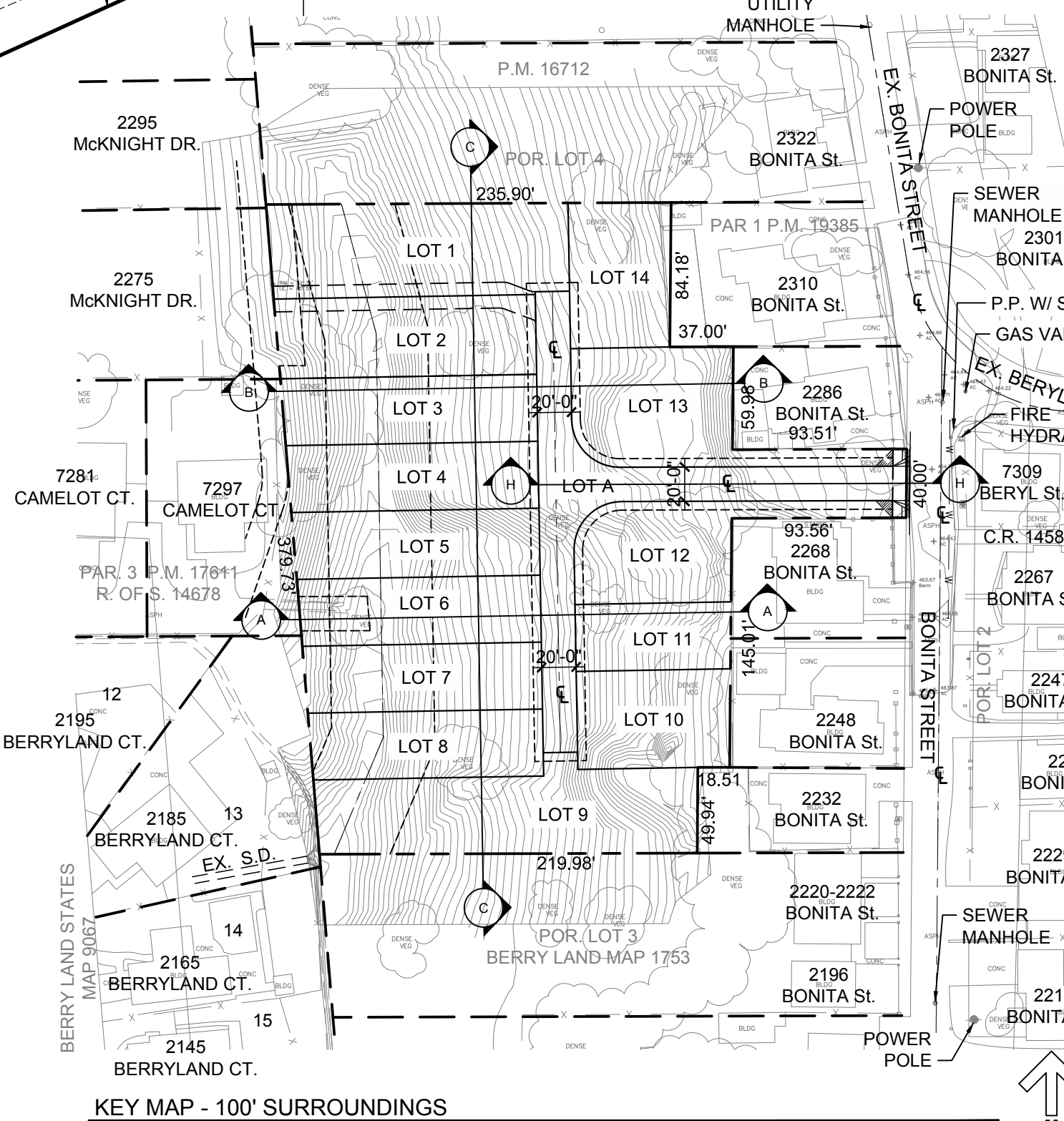
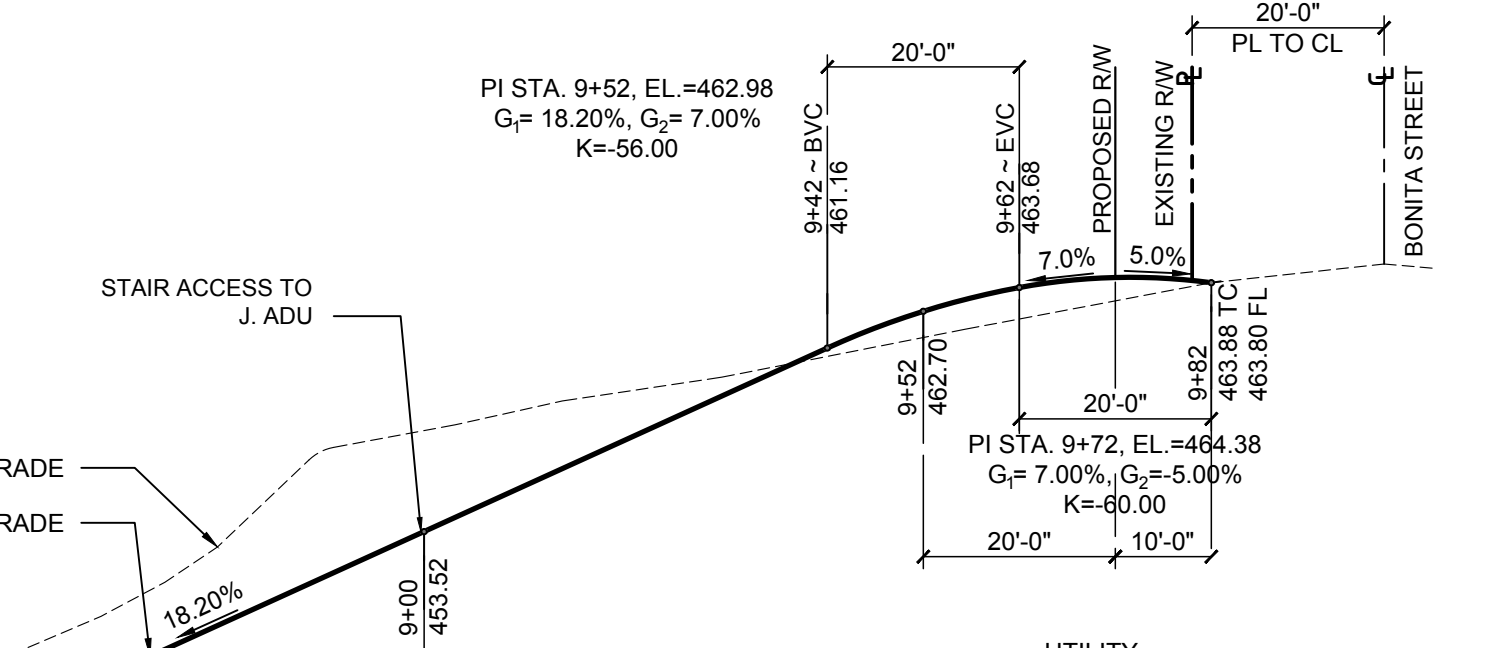
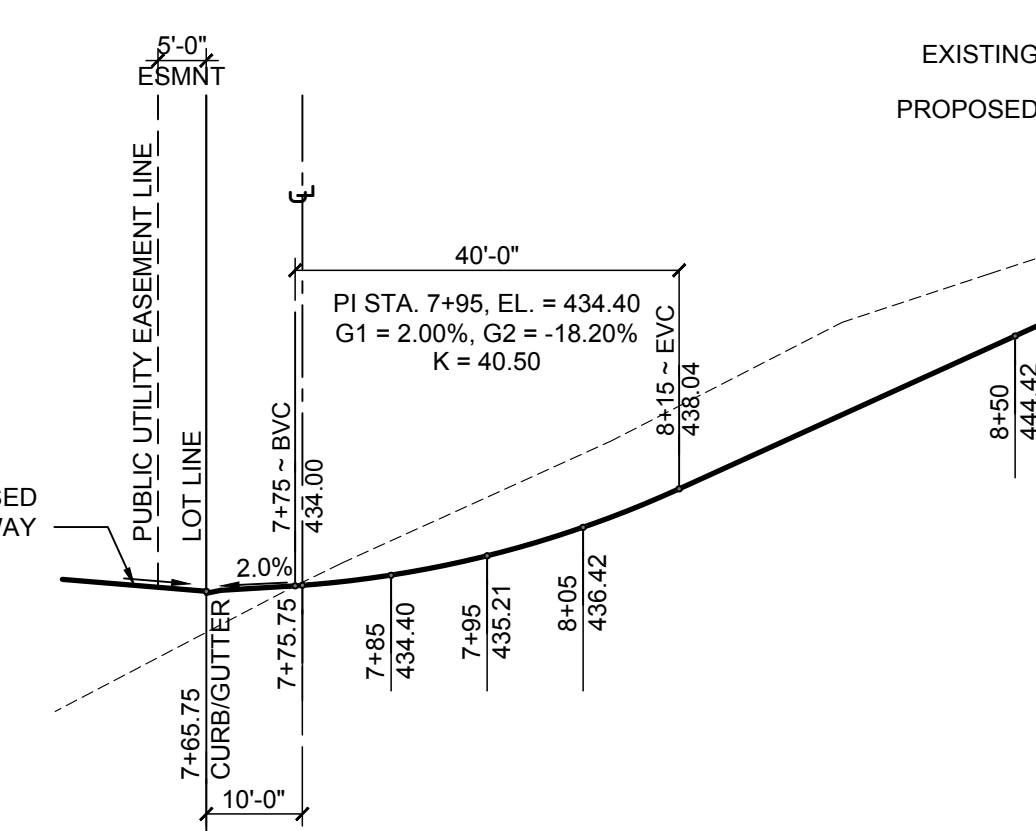
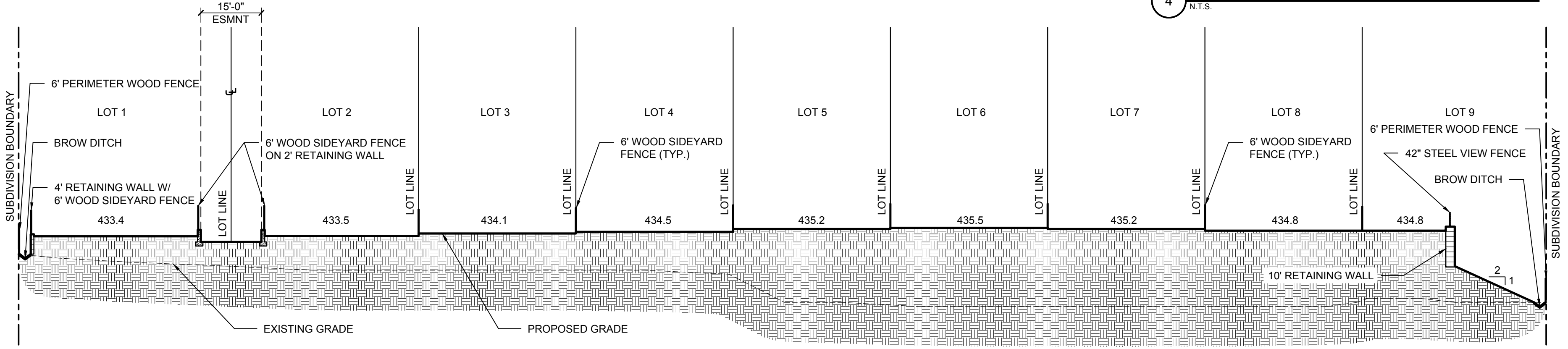
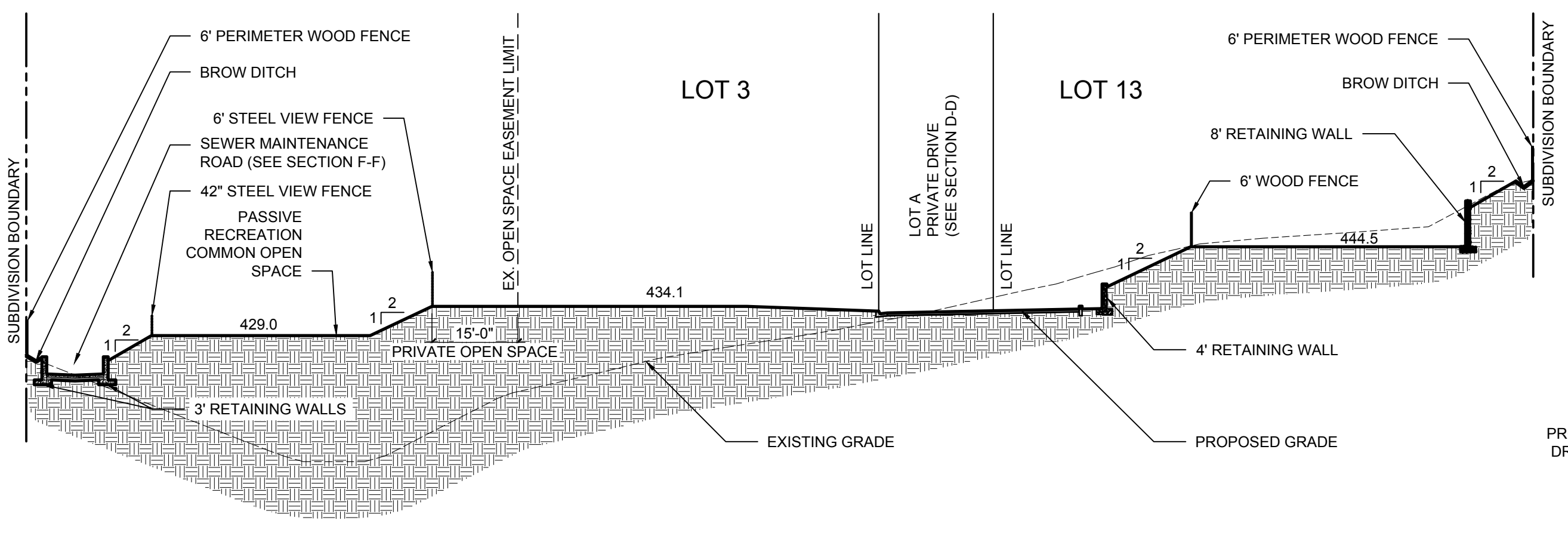
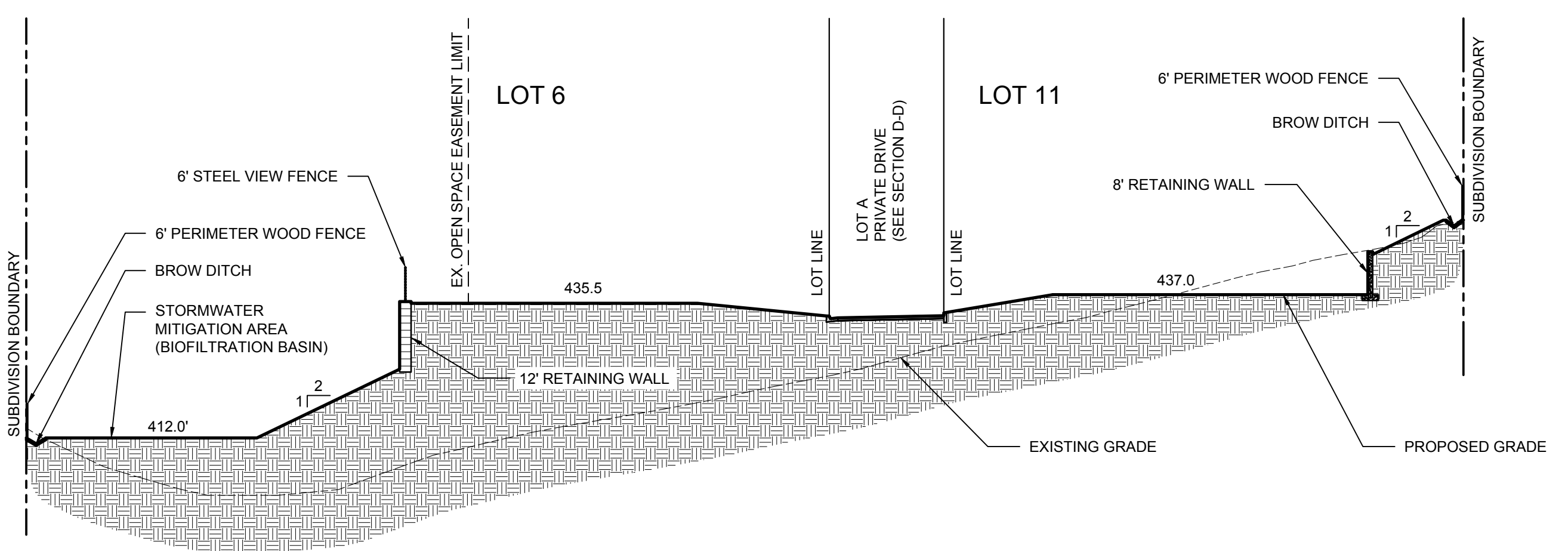
GRADING SHOWN HEREIN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. ALL PROPOSED SLOPES ARE 2:1 HORIZONTAL TO VERTICAL OR FLATTER UNLESS OTHERWISE NOTED. ALL GRADING, SLOPES, AND WALLS SHALL BE DESIGNED AND CONSTRUCTED PER THE APPROVED SOILS REPORT BY CHRISTIAN WHEELER ENGINEERING, PROJECT 2200485, DATED 03.31.2021. RETAINING WALLS TO BE SPLIT FACE MASONRY OR SPLIT FACE SEGMENTED GRAVITY WALLS SUCH AS KEYSTONE. 100% OF THE 2.22 ACRE SITE WILL BE GRADED OR DISTURBED BY CONSTRUCTION.

APPROXIMATE QUANTITIES:

1. FILL:	20,084	CUBIC YARDS
2. CUT:	2,471	CUBIC YARDS
3. IMPORT:	17,613	CUBIC YARDS
4. MAX HT FILL:	24'	FEET
5. MAX HT CUT:	14'	FEET
6. RET WALL AREA:	6,440	SQUARE FEET
7. MAX RET WALL LENGTH:	320	LINEAL FEET
8. MAX RET WALL HEIGHT:	12	FEET

SOLAR ACCESS NOTES:

THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 664731.1 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT. ALL HOMES HAVE A MINIMUM OF 100 SF OF SOLAR ACCESS.



PROJECT TEAM:

OWNER:
BONITA PLACE, LLC
2014 HORNBLIND STREET, STE. 1,
SAN DIEGO, CA 92109
(858)412-4373
DREW LAMBERT, MANAGER
ABHAY SCHWEITZER, MANAGER

BIOLOGICAL CONSULTANT:
VINCENT N. SCHEIDT
3158 OCCIDENTAL STREET,
SAN DIEGO, CA 92122
(858)457-3873

LANDSCAPE ARCHITECT:
HOWARD ASSOCIATES LANDSCAPE ARCHITECTURE
1951 4TH AVENUE, STE. 302,
SAN DIEGO, CA 92101
(619)718-9660 x100
JULIE HOWARD, PRESIDENT
(858)735-0092
ANDREW E. LAMBERT, RCE 34949, LS 5467

PROJECT PLANNER/CIVIL ENGINEER/LAND SURVEYOR:
A. LAMBERT & ASSOCIATES
4998 RESMAR ROAD,
LA MESA, CA 91941
(858)735-0092
ANDREW E. LAMBERT, RCE 34949, LS 5467

DESIGN FIRM:
TECHNE
2934 LINCOLN AVE,
SAN DIEGO, CA 92104
(619)940-5814
ABHAY SCHWEITZER, ASSOC. AIA, PRINCIPAL

LAND SURVEYOR FOR BOUNDARY AND TOPOGRAPHIC SURVEY:
LG LAND SURVEYING, INC
30355 CALLEJO FELIZ TERRACE
VALLEY CENTER, CA 92082
(619)535-1172
JOHN GERVAIS, PLS

GEOTECHNICAL ENGINEER:
CHRISTIAN WHEELER ENGINEERING
3980 HOME AVENUE
SAN DIEGO, CA 92105
(619)550-1700
DAVID R. RUSSELL, PRINCIPAL GEOLOGIST

HYDROLOGY AND STORM WATER QUALITY MANAGEMENT CONSULTANT:
SNIPES-DYE ASSOCIATES
CIVIL ENGINEERS AND LAND SURVEYORS
8348 CENTER DRIVE, STE. G,
LA MESA, CA 91942
(619)697-9234
SON NGUYEN, RCE

PUBLIC UTILITIES AND SERVICES PROVIDED:

GAS AND ELECTRIC:
TELE/INTERNET/CATV:
SAN DIEGO GAS & ELECTRIC AT&T
COX COMMUNICATIONS
LEMON GROVE LIGHTING DISTRICT
LEMON GROVE SANITATION DISTRICT
HELIX WATER DISTRICT
LEMON GROVE STORMWATER DIVISION
HEARTLAND FIRE & RESCUE
EDCO DISPOSAL SERVICES
LEMON GROVE ELEMENTARY SCHOOL DIST
GROSSMONT UNION HIGH SCHOOL DIST

FIRE PREVENTION NOTES:

- PRIVATE DRIVE (LOT A) TO BE DEDICATED AS AN EMERGENCY ACCESS EASEMENT WITH NO PARKING ALLOWED, AND IMPROVED WITH A LOAD CAPACITY OF 75,000 LBS TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS.
- FIRE LANE SIGNAGE AND RED CURBS TO BE PROVIDED TO THE SATISFACTION OF THE FIRE DEPARTMENT.
- AN NFPA 13D AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR EACH NEW HOME AND GARAGE.
- FIRE LANE HAMMERHEAD TURNAROUND TO BE PROVIDED TO THE SATISFACTION OF THE FIRE DEPARTMENT AS REQUIRED BY THE CALIFORNIA FIRE CODE CHART AND APPENDIX D.
- FIRE HYDRANTS (ONE 4" PORT, ONE 2 1/2" PORT, 1,500 GALLONS PER MINUTE) TO BE PROVIDED TO THE SATISFACTION OF THE FIRE DEPARTMENT.
- ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE PRIVATE DRIVE FRONTAGE SHALL BE PROVIDED TO THE SATISFACTION OF THE FIRE DEPARTMENT.

7. ENTRY DRIVEWAY SLOPE IS OVER 10%. ADEQUATE TRANSITIONS SHALL BE PROVIDED AS SHOWN IN SECTION H-H TO ACCOMMODATE FIRE APPARATUS 47'-1" LONG, 10' WIDE, & 13'-6" HIGH.

8. ALL FIRE ACCESS ROADWAYS AND WATER SUPPLIES SHALL BE INSTALLED PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS TO SITE.

ANDREW E. LAMBERT
RCE 34949, LS 5467

DATE

BONITA PLACE

Lemon Grove, CA 91945

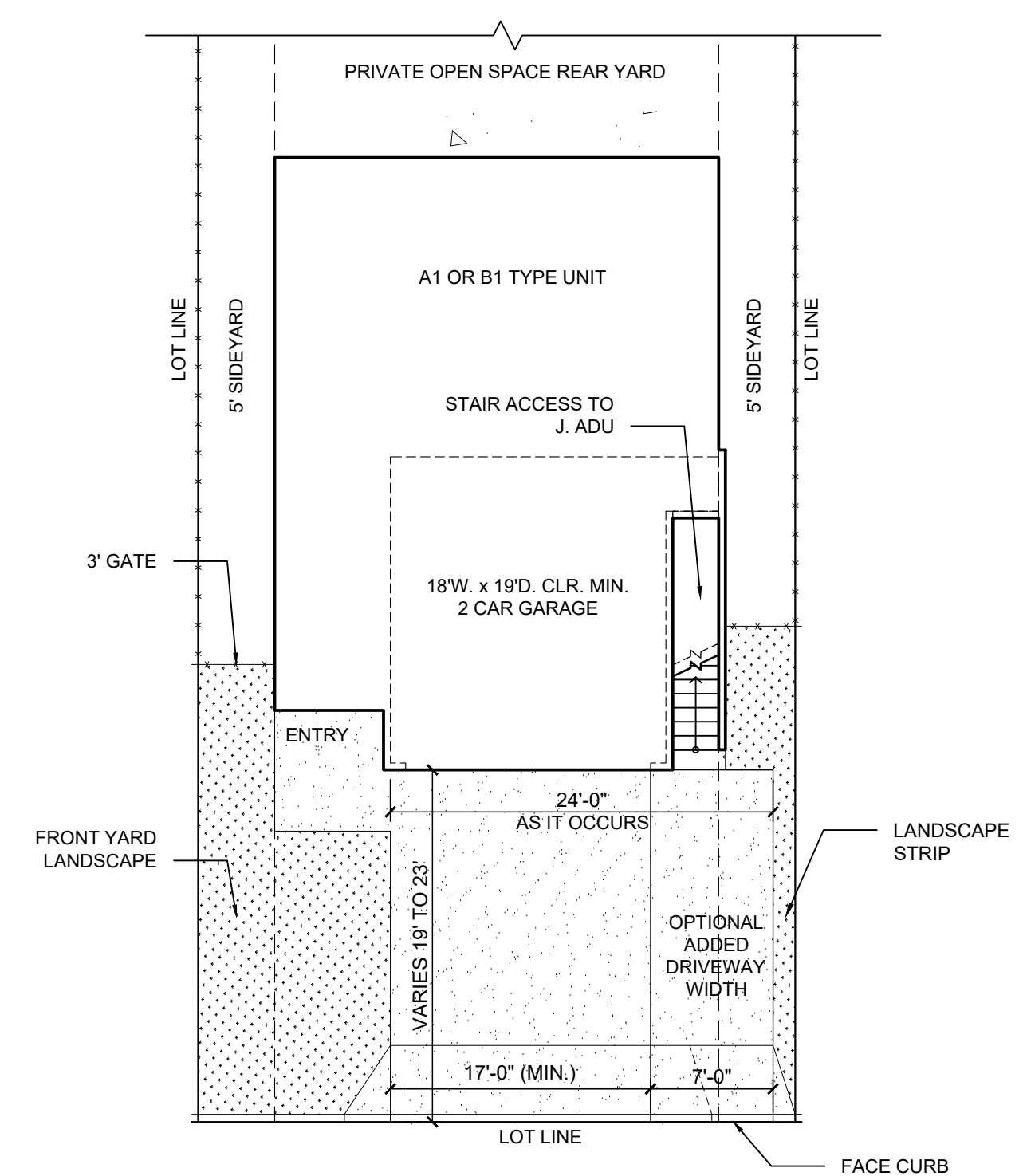
PARCEL 2, PARCEL MAP NO. 19385

PREPARED BY:

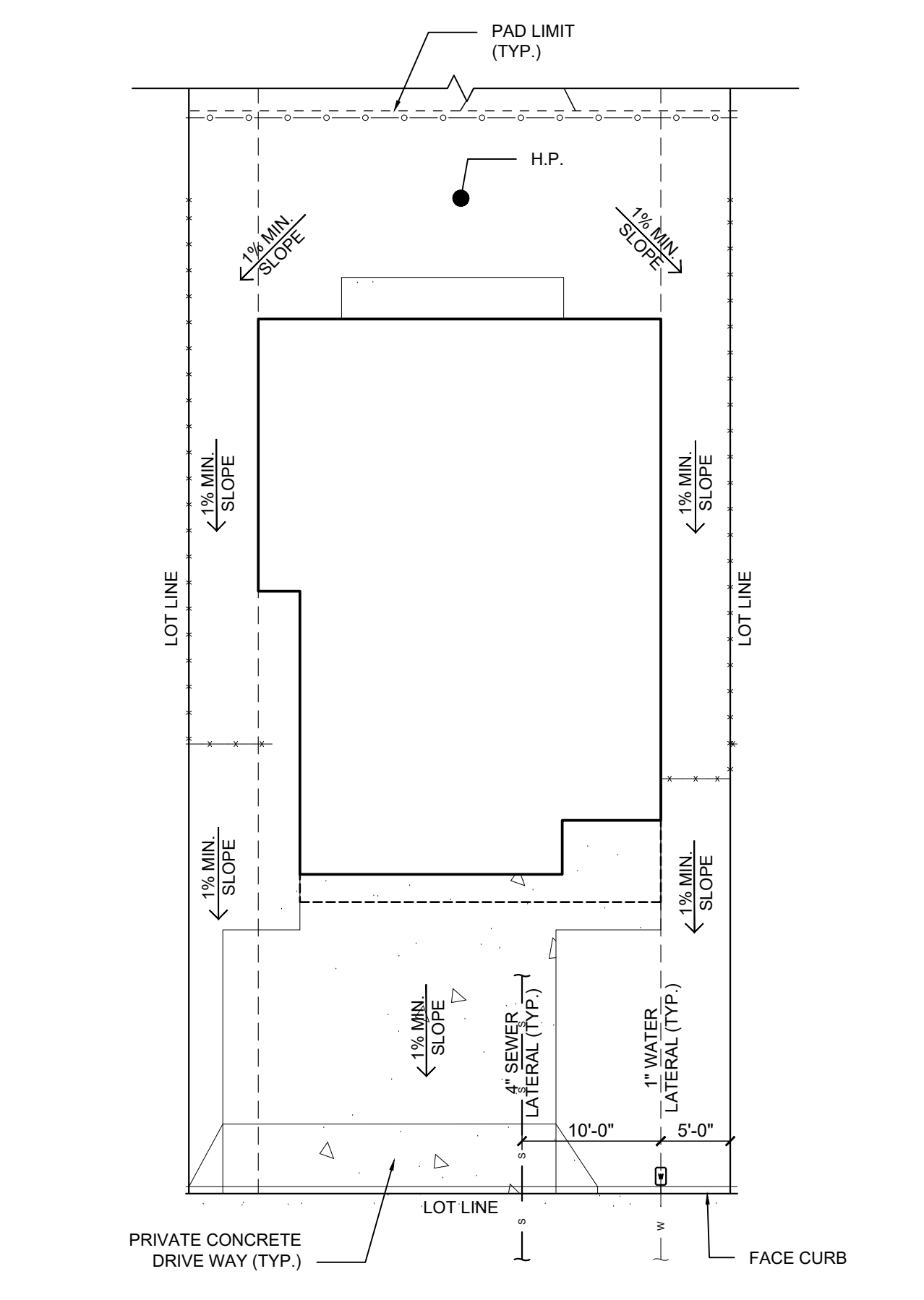
NAME:	A. LAMBERT & ASSOCIATES, ANDREW E. LAMBERT, PE, LS
ADDRESS:	4998 RESMAR ROAD, LA MESA, CA 91941
PHONE NO.:	(858)735-0092
PROJECT ADDRESS:	WEST OF BONITA STREET AT BERYL STREET
PROJECT NAME:	BONITA PLACE
SHEET TITLE:	CITY OF LEMON GROVE TENTATIVE MAP TM_00-000-0065

C-2

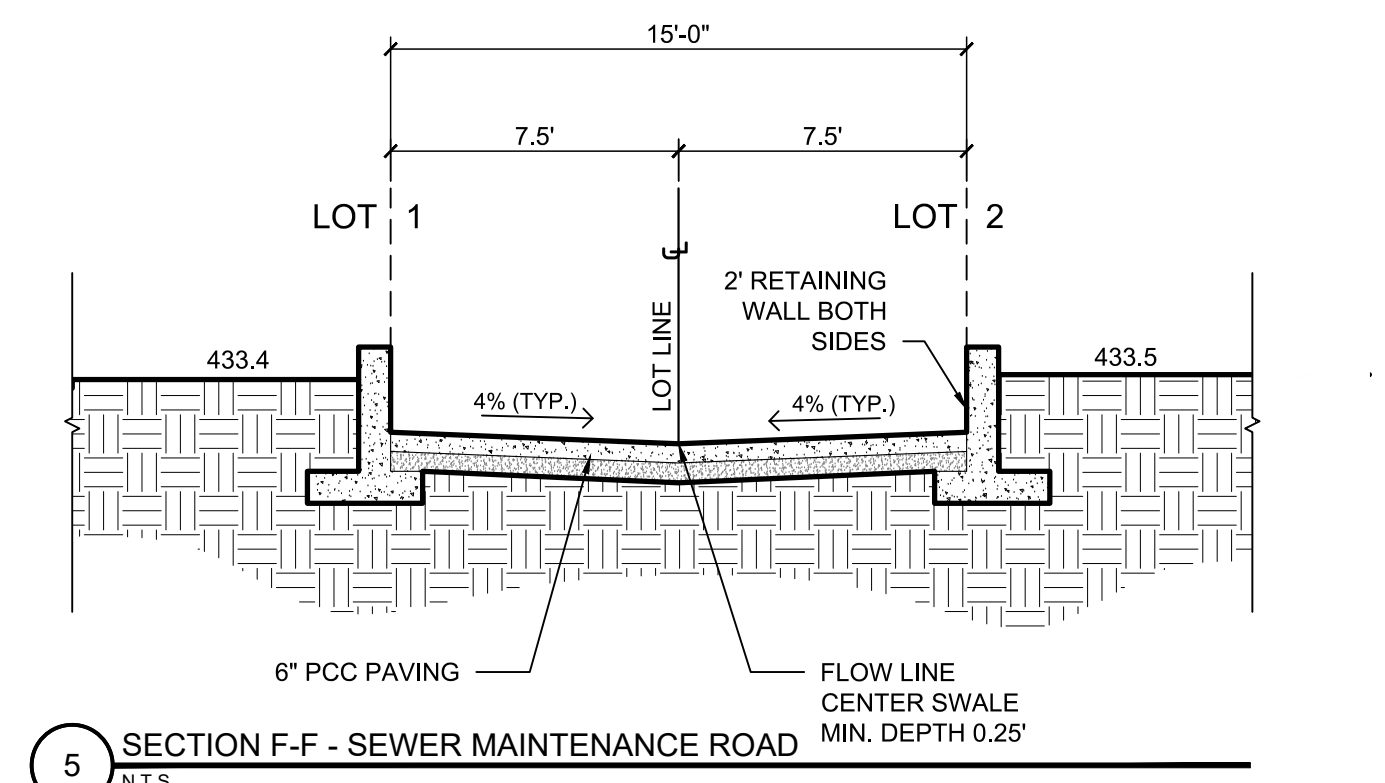
CITY OF LEMON GROVE TENTATIVE MAP TM00-000-0065 A PLANNED DEVELOPMENT OF 14 SINGLE FAMILY HOMES PRELIMINARY GRADING AND UTILITY PLANS



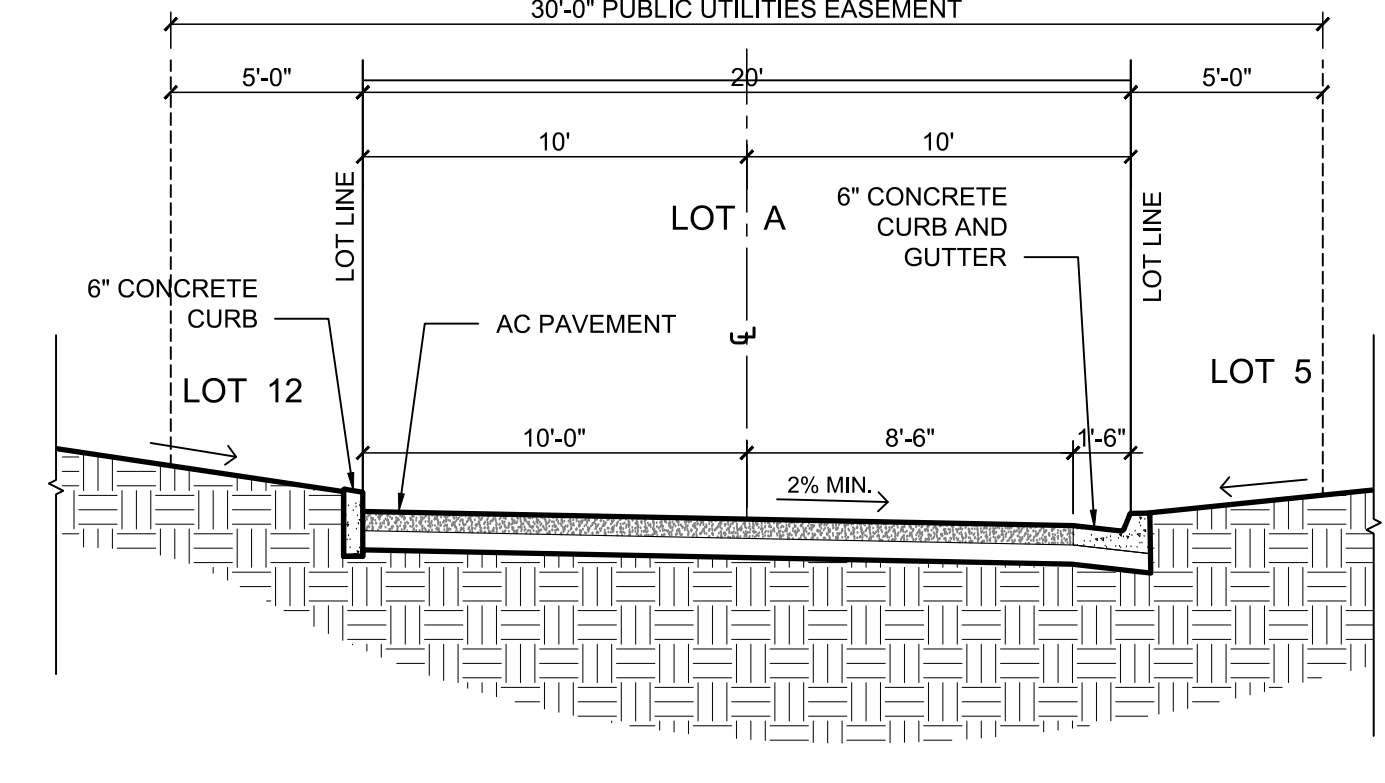
9 DRIVEWAY PARKING OPTION (TYPICAL)
N.T.S.



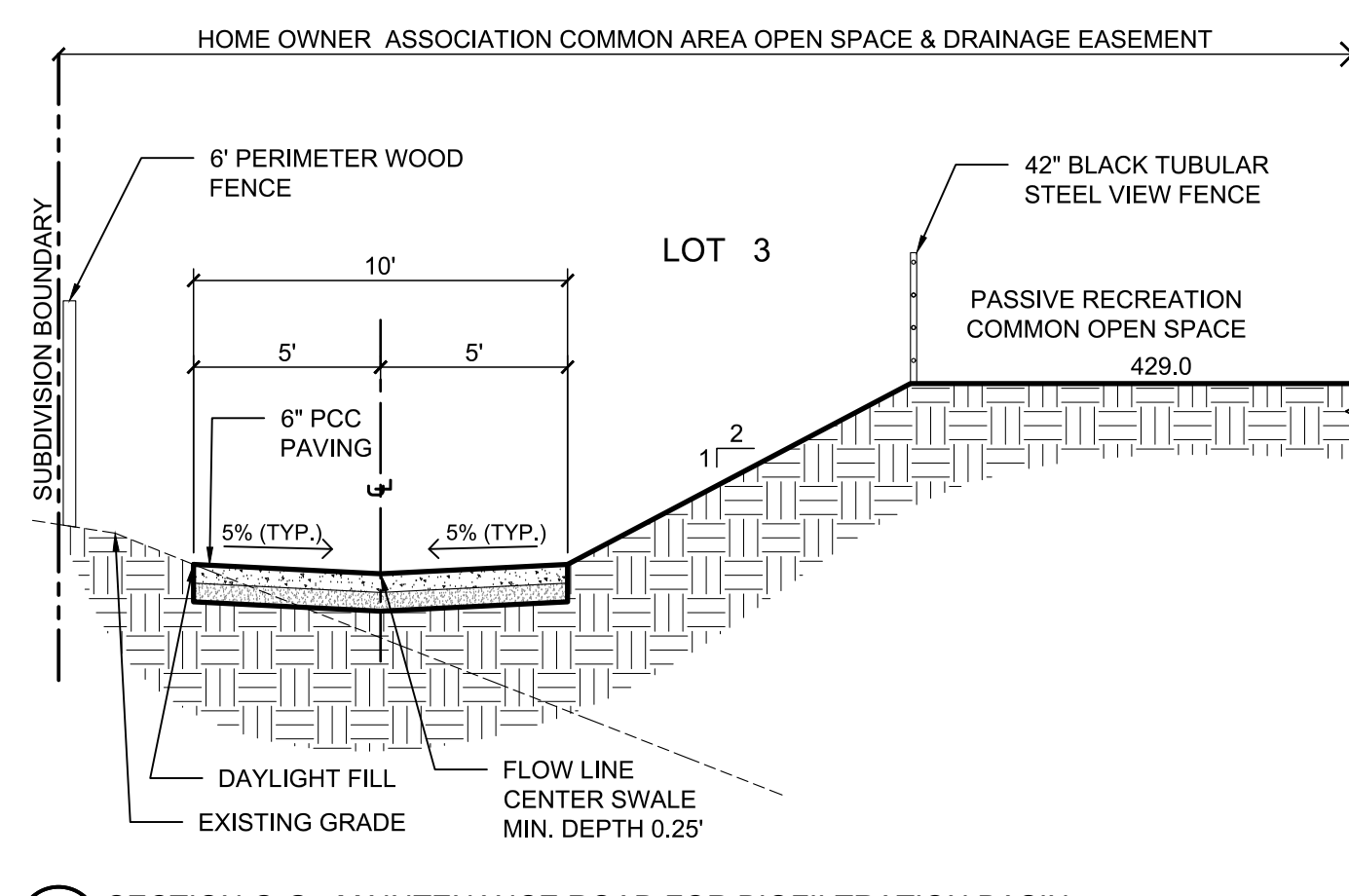
10 TYPICAL LOT DRAINAGE
N.T.S.



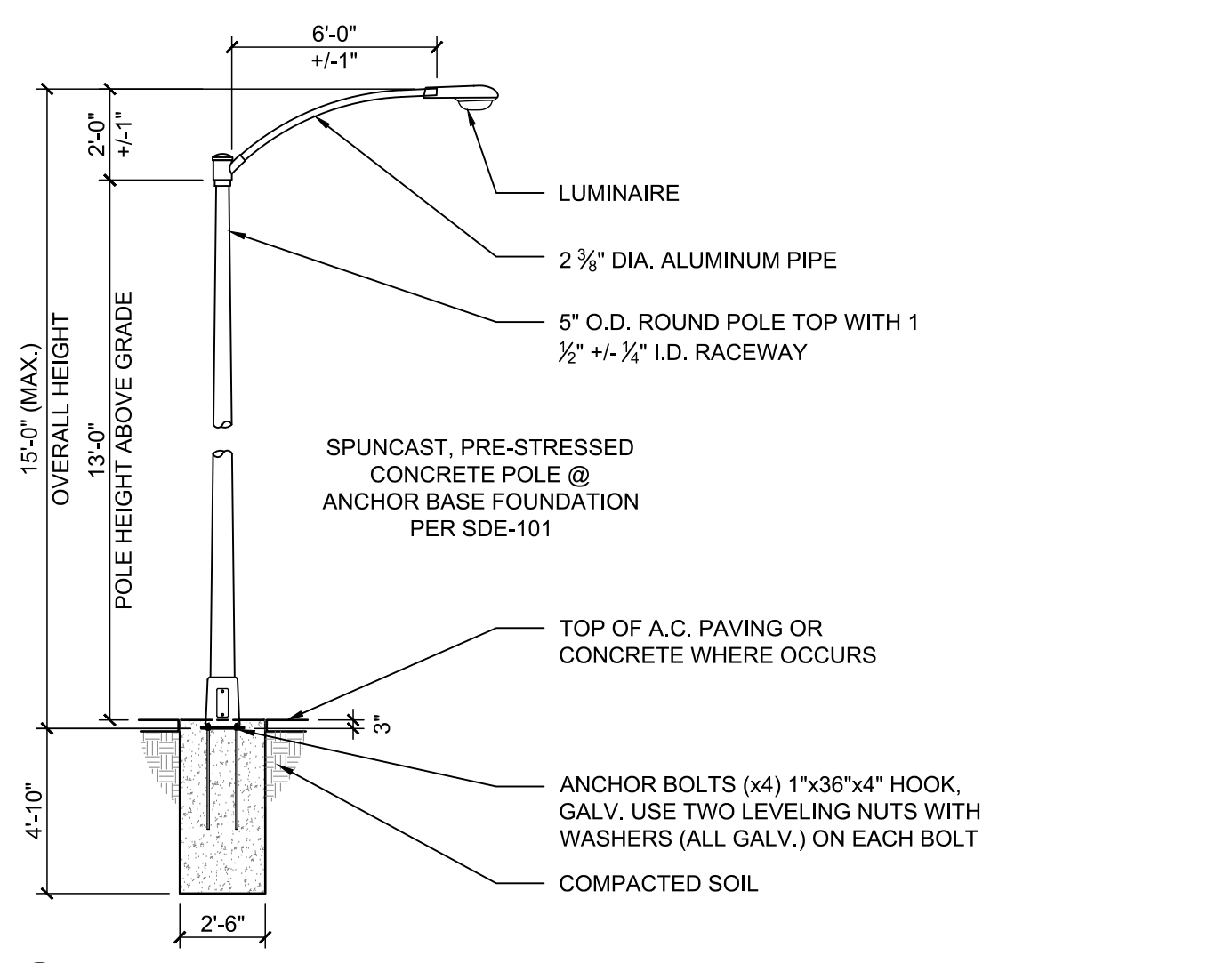
5 SECTION F-F - SEWER MAINTENANCE ROAD
N.T.S.



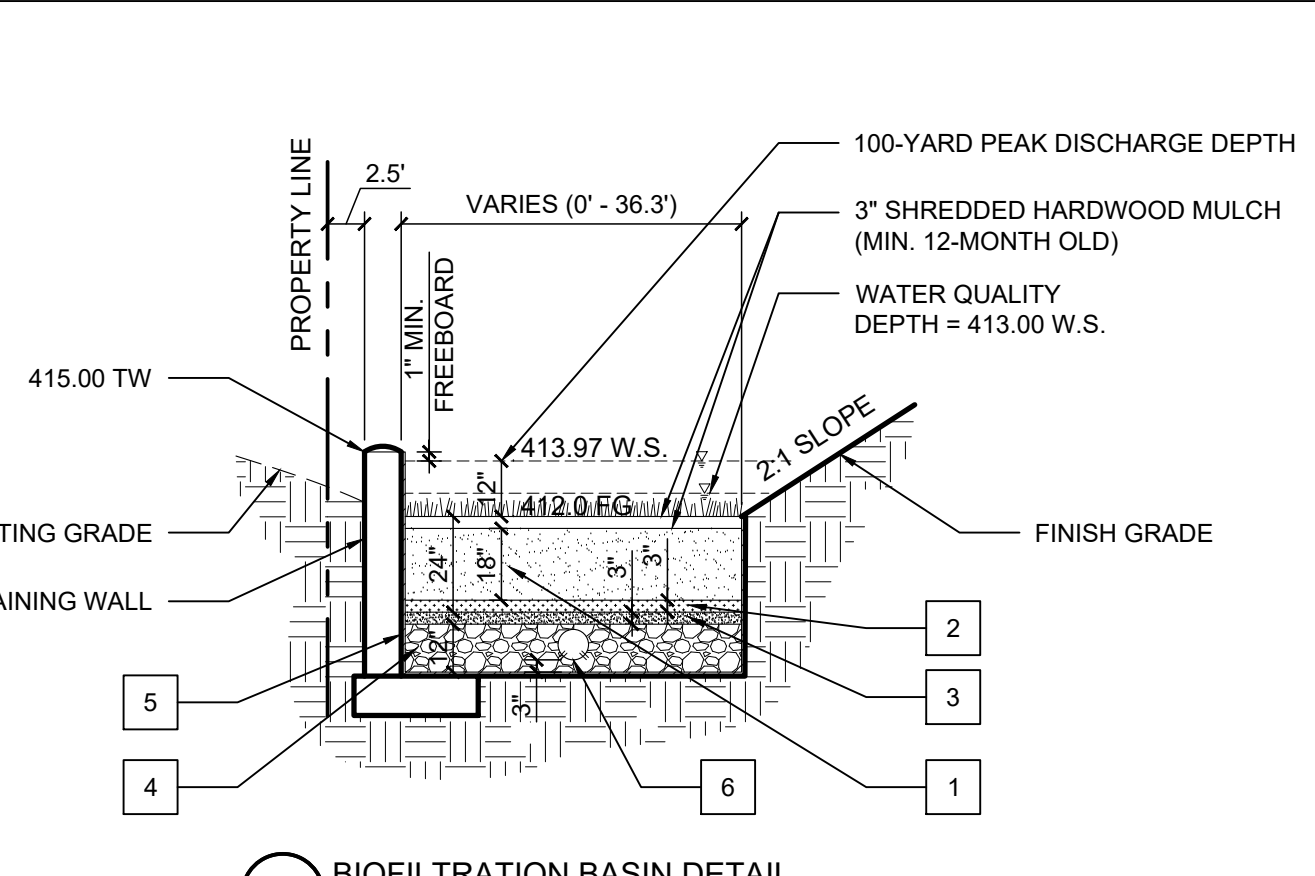
6 SECTION D-D - PRIVATE DRIVEWAY
N.T.S.



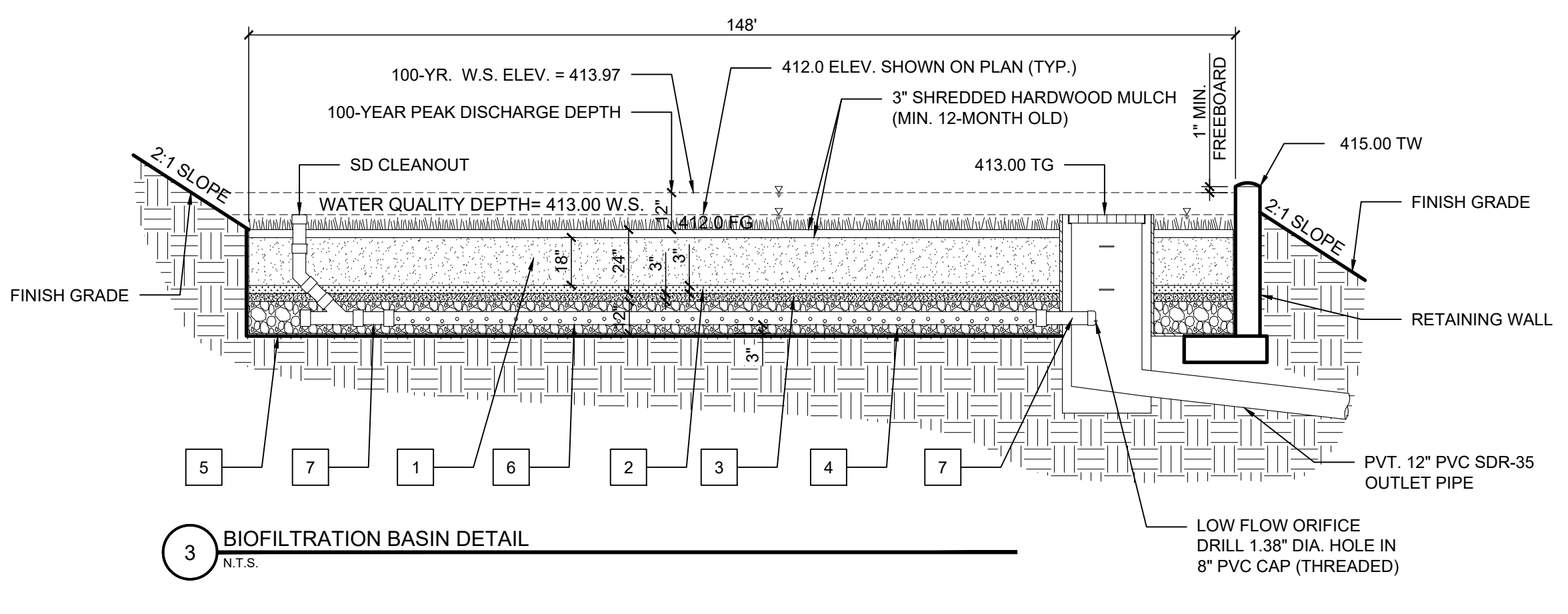
7 SECTION G-G - MAINTENANCE ROAD FOR BIOFILTRATION BASIN
N.T.S.



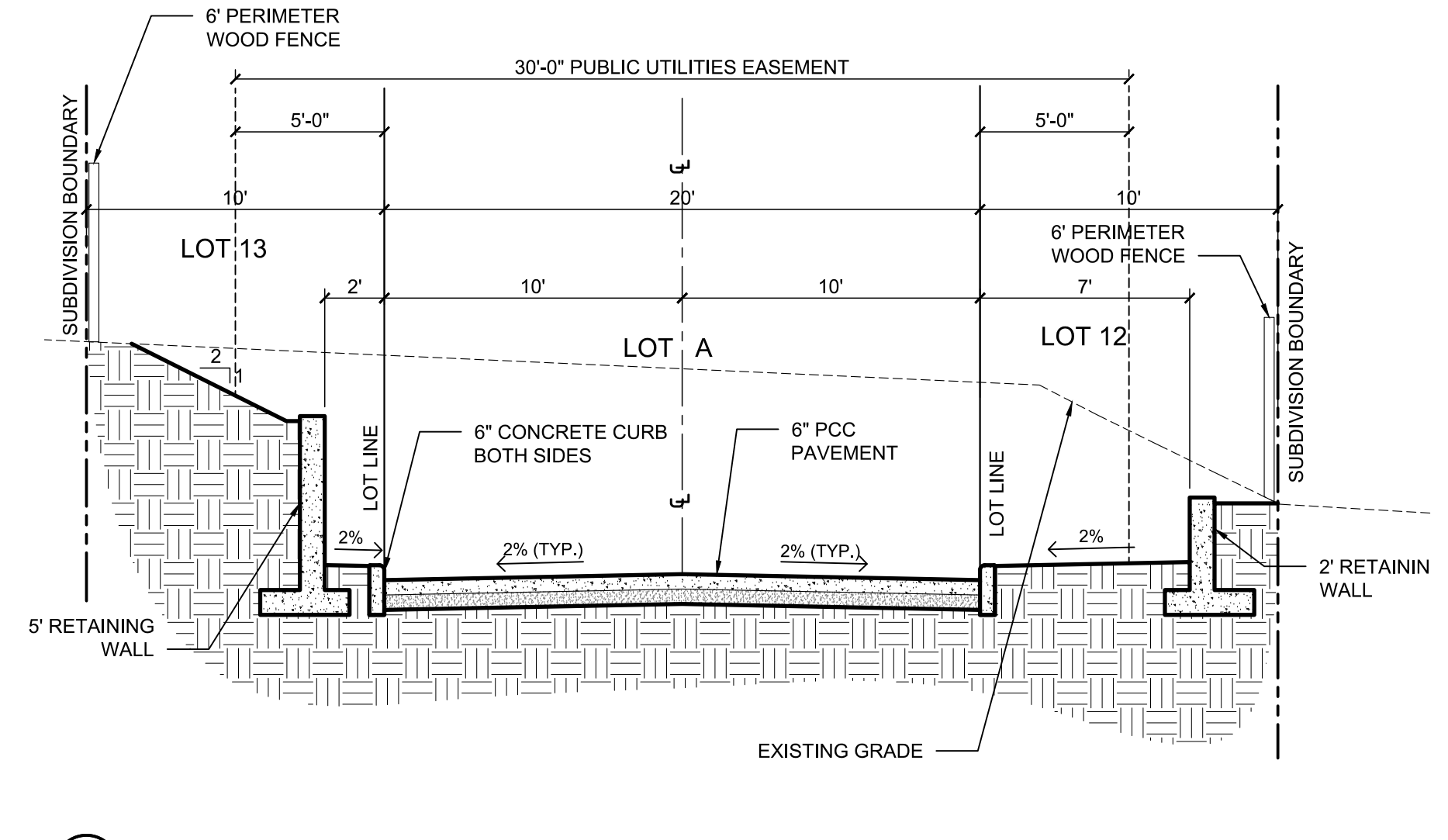
8 TYPICAL STREET LIGHT
N.T.S.



2 BIOFILTRATION BASIN DETAIL
N.T.S.



3 BIOFILTRATION BASIN DETAIL
N.T.S.



4 SECTION E-E - ENTRY PRIVATE DRIVEWAY
N.T.S.

KEYNOTES:

1. BIORETENTION SOIL MEDIA (BSM) (SINCH/HR MIN. PERCOLATION RATE)
2. 3" CLEAN & WASHED ASTM 33 FINE AGGREGATE SAND
3. 3" LAYER OF ASTM 8 STONE
4. ASTM 57 OPEN GRADED STONE (3/4" WASHED CRUSHED ROCK)
5. IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL)
6. P.V.T. 8" PVC PERFORATED PIPE @ 0.5% SLOPE.
7. P.V.T. 8" PVC SDR-35 @ 0.5% SLOPE.

VEGETATION SPECIFICATIONS:

FOR BIOFILTRATION TO FUNCTION PROPERLY AS STORMWATER TREATMENT AND BLEND INTO LANDSCAPING, VEGETATION SELECTION IS CRUCIAL. APPROPRIATE VEGETATION WILL HAVE THE FOLLOWING CHARACTERISTIC:

1. PLANT MATERIALS MUST BE TOLERANT OF SUMMER DROUGHT, PONDING FLUCTUATIONS, AND SATURATED SOIL CONDITIONS FOR 10 TO 48 HOURS.
2. IF PLANT SPACING ALLOWS, IT IS RECOMMENDED THAT A MINIMUM OF THREE TREE SPECIES, THREE SHRUB SPECIES, AND THREE HERBACEOUS GROUNDCOVER SPECIES BE INCORPORATED TO PROTECT AGAINST FACILITY FAILURE FROM DISEASE AND INSECT INFESTATIONS OF A SINGLE SPECIES. PLANT ROOTING DEPTHS MUST NOT DAMAGE THE UNDERDRAIN, IF PRESENT. SLOTTED OR PERFORATED UNDERDRAIN PIPE MUST BE MORE THAN 5 FEET FROM TREE LOCATIONS (IF SPACE ALLOWS).
3. NATIVE PLANT SPECIES OR HARDY CULTIVARS THAT ARE NOT INVASIVE ADD DO NOT REQUIRE CHEMICAL INPUTS ARE RECOMMENDED TO BE USED TO THE MAXIMUM EXTENT PRACTICABLE.

SHADE TREES SHOULD BE FREE OF BRANCHES BELOW 1/3 THEIR TOTAL HEIGHT.

SOIL MEDIA SPECIFICATIONS:

TEXTURE AND COMPOSITION (BY VOLUME):

SOIL MEDIA SHOULD CONSIST OF A LOAMY SAND CONFORMING TO THE FOLLOWING SPECIFICATIONS:

- 65% SAND
- 20% SANDY LOAM
- 15% COMPOST

ORGANIC MATTER MATERIAL:

MAXIMUM 5% BY WEIGHT IN OVERALL SOIL MEDIA. ORGANIC MATTER SHOULD BE BASED ON VEGETATION-BASED FEEDSTOCK AND INCLUDED NO ANIMAL MANURE OR BYPRODUCTS.

INFILTRATION RATES:

5 IN/HR FILTRATION RATE. REFER TO BMP DM FOR METHODOLOGY.

PH: 6 TO 8

CATION EXCHANGE CAPACITY (CEC): GREATER THAN 5 MILLIEQUIVALENTS (MEQ)/100 GRAMS SOIL

PHOSPHORUS: TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM

REFER TO THE COUNTY OF SAN DIEGO LID HANDBOOK APPENDIX G FOR FUTURE SOIL MEDIA SPECIFICATIONS.

PROPOSED MONUMENT SIGN SHALL COMPLY WITH THE SIGN ORDINANCE, LGMC CH. 18.44

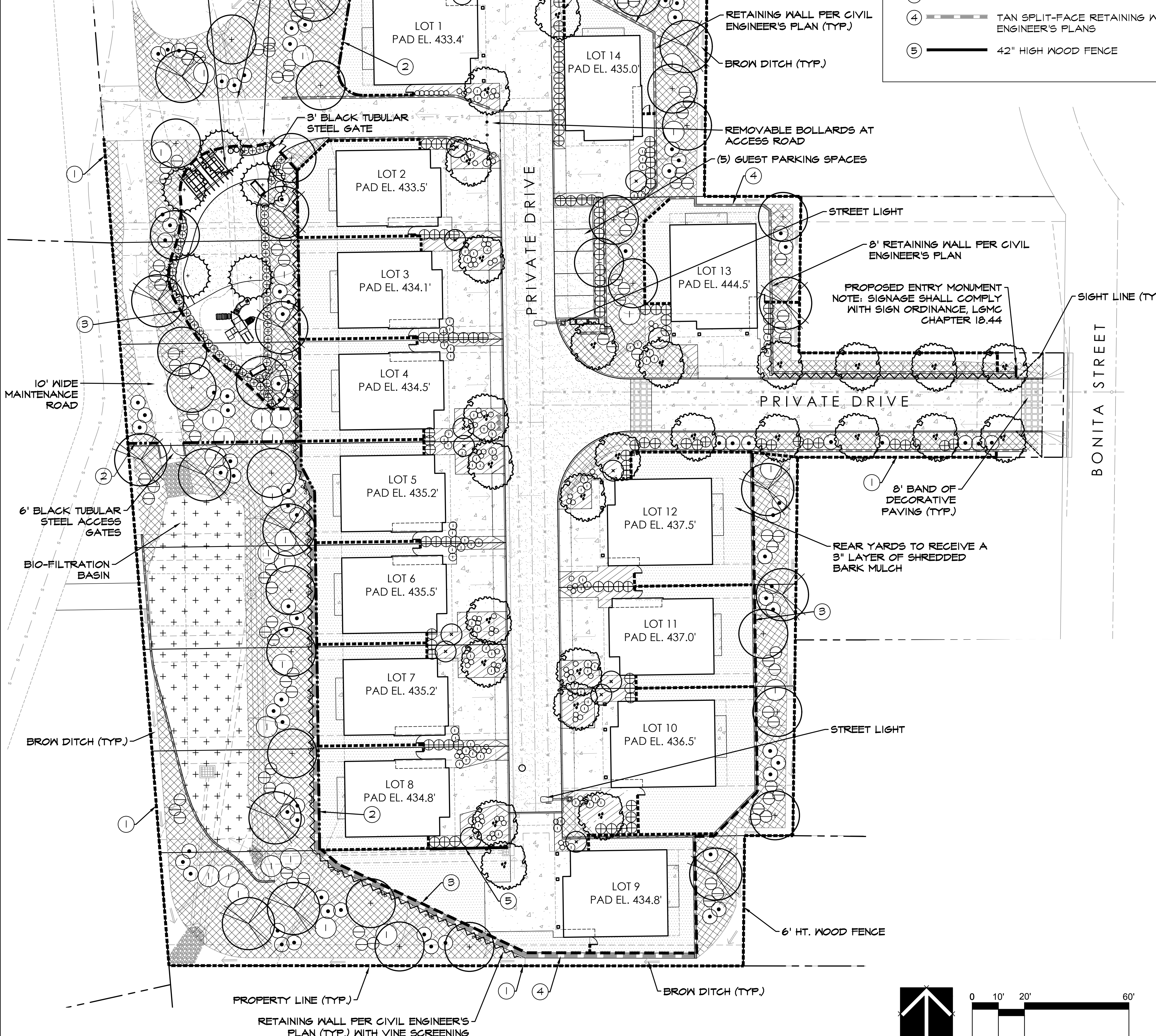


1 ENTRY MONUMENT SIGN
N.T.S.

BONITA PLACE Lemon Grove, CA 91945 PARCEL 2, PARCEL MAP NO. 19385	
PREPARED BY:	
NAME:	A. LAMBERT & ASSOCIATES, ANDREW E. LAMBERT, PE, LS
ADDRESS:	4998 RESMAR ROAD, LA MESA, CA 91941
PHONE NO.:	(858)735-0092
PROJECT ADDRESS:	WEST OF BONITA STREET AT BERYL STREET
PROJECT NAME:	BONITA PLACE
SHEET TITLE:	CITY OF LEMON GROVE TENTATIVE MAP TM_00-000-0065

PASSIVE OPEN LAWN, RECREATION AREA WITH WOOD SHADE TRELLIS, PICNIC TABLES, BENCHES, BIKE RACK, TRASH RECEPTACLE, DOG WASTE RECEPTACLE AND PLAY STRUCTURE ON FALL SAFE SURFACING

NATURAL VEGETATION TO REMAIN
15' CONCRETE PUBLIC SEWER EASEMENT AND MAINTENANCE ROAD
PROPERTY LINE (TYP.)



FENCE AND WALL LEGEND

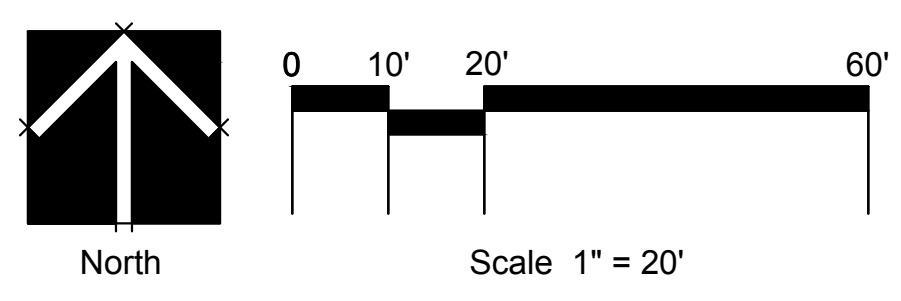
①	6'-0" WOOD SIDNEYARD FENCE
②	6'-0" BLACK TUBULAR STEEL FENCE
③	42" HIGH BLACK TUBULAR STEEL FENCE
④	TAN SPLIT-FACE RETAINING WALL PER ENGINEER'S PLANS
⑤	42" HIGH WOOD FENCE

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS (ZONE 3)
EXISTING TREES			
#	EXISTING TREES TO BE REMOVED (SEE INVENTORY BELOW)		
STREET TREES			
④	LAGERSTROEMIA INDICA	GRAPE MYRTLE	M
④	LAURUS NOBILIS	BAY LAUREL	L
④	OLEA WILSONII	FRUITLESS OLIVE	L
SLOPES			
④	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL
④	RHUS LANCEA MULTI.	AFRICAN SUMAC	L
④	SLOPE SHRUBS - 1 GAL. - SPACED TO COVER 10% OF SLOPE FACE ON SLOPES OVER 15' IN HEIGHT		
④	HETEROMELES ARBUTIFOLIA	TOYON	VL
④	RHUS INTEGRIFOLIA	LEMONADE BERRY	VL
④	SALVIA C. 'MINIFRED GILMAN'	SAGE	VL
④	ENGELIA CALIFORNICA	BUSH SUNFLOWER	VL
PASSIVE OPEN SPACE			
④	CERCIS OCCIDENTALIS	WESTERN REDBUD	L
④	CHITALPA TASHKENTENSIS	DESERT WILLOW	L
PARK SHRUBS & GROUND COVER - 5 GAL, 1 GAL, & FLATS			
④	AGAVE SPP.	AGAVE	L
④	ALOË SPP.	ALOË	L
④	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	L
④	LANTANA SPP.	LANTANA	L
④	SALVIA GREGGII	RED SAGE	L
FLAT AREAS AND FRONT YARDS			
④	FRONT YARD FRUIT TREES - 15 GAL		
④	CITRUS SPP.	DWARF FRUIT TREE (1 PER LOT) 15 GAL	M
④	SHRUBS - 5 GAL & 1 GAL		
④	AGAVE SPP.	AGAVE	L
④	ALOË SPP.	ALOË	L
④	ARBUS U. 'COMFACTA'	DWARF STRAWBERRY TREE	L
④	BOUGAINVILLEA SPP.	BOUGAINVILLEA	L
④	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L
④	DIETES BICOLOR	FORTNIGHT LILY	L
④	PHLOMIS 'EDWARD BOWLES'	JERUSALEM SAGE	L
④	SALVIA 'SPP.'	SAGE	L
④	VINES - 1 GAL. @ 10' O.C.		
④	MACFADYENA UNSUIS-CATI	CAT'S CLAW CREEPER	L
GROUND COVER			
④	SLOPE GROUND COVER - FLATS @ 12" O.C.		
④	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L
④	BIO-BASINS - FLUGS @ 6" O.C.		
④	CAREX TUMULICOLA	DUNE SEDGE	L
④	JUNCUS PATENS	RUSH	L
④	FRONT YARDS - 1 GAL & FLATS @ 18" O.C.		
④	BULBINE FRUTESCENS	BULBINE	L
④	LANTANA SPP.	LANTANA	L
④	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L
④	SENEGIO	CHALK STICKS	L
④	LAWN		
④	MARATHON DWARF FESCUE	LAWN	L
④	MULCH		
④	3" LAYER SHREDDED BARK MULCH		N/A

EXISTING TREE INVENTORY

NUMBER	SPECIES	CALIPER	STATUS
1	KOELREUTERIA PANICULATA	14"	TO BE REMOVED
2	EUPHORBIA SPP.	18"	TO BE REMOVED
3	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	16"	TO BE REMOVED
4	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	18"	TO BE REMOVED
5	EUCALYPTUS SPP.	18"	TO BE REMOVED
6	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	18"	TO BE REMOVED
7	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	16"	TO BE REMOVED
8	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	14"	TO BE REMOVED
9	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	18"	TO BE REMOVED
10	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	12"	TO BE REMOVED
11	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	18"	TO BE REMOVED
12	WASHINGTONIA ROBUSTA	8"	TO BE REMOVED
12	WASHINGTONIA ROBUSTA	8"	TO BE REMOVED
12	WASHINGTONIA ROBUSTA	8"	TO BE REMOVED
13	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	15"	TO BE REMOVED
14	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	18"	TO BE REMOVED
15	SCHINUS MOLLE- CALIFORNIA PEPPER TREE	18"	TO BE REMOVED

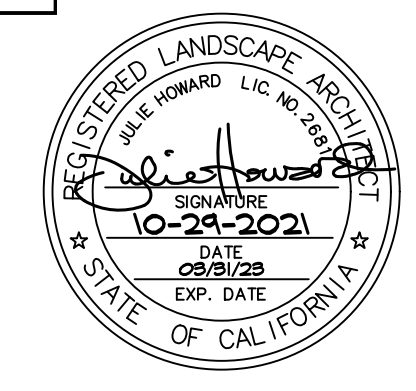


HOWARD ASSOCIATES
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2442 second avenue, san diego ca 92101 619 718 9660
ria.2681

SHEET TITLE
LANDSCAPE CONCEPT PLAN

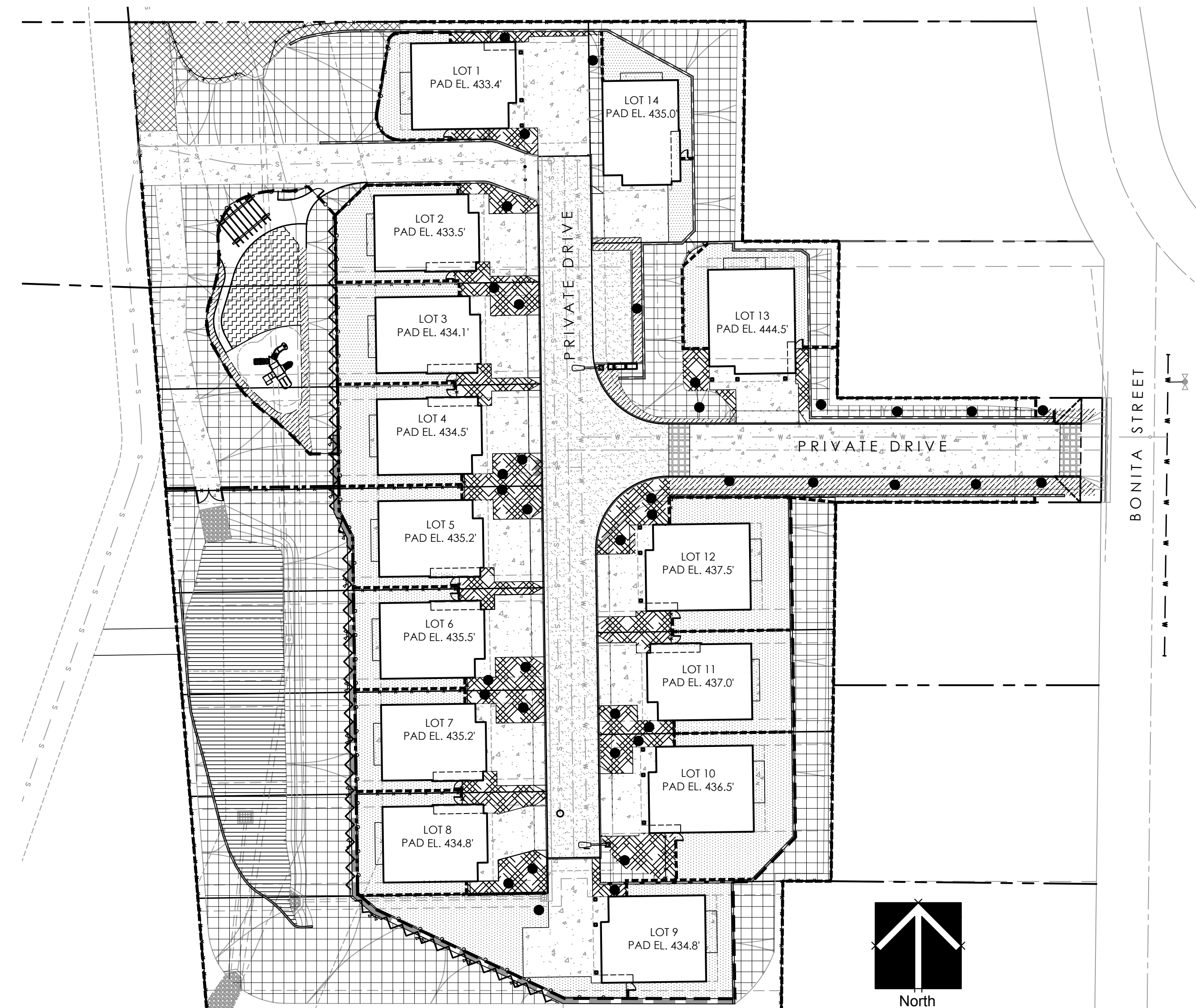
PROJECT NAME
**CITY OF LEMON GROVE
TMO-000-0000
BONITA PLACE
LEMON GROVE, CA**

DATE: 10/29/2021
DRAWN BY: LL
JOB NUMBER:
FILE:
REVISIONS:



1

HYDROZONE MAP N.T.S.



HYDROZONE LEGEND		
	HYDROZONE 1 - BIO-BASIN	LOW WATER USE 4,185 S.F.
	HYDROZONE 2 - SLOPES	LOW WATER USE 21,416 S.F.
	HYDROZONE 3 - FRONT YARDS	LOW WATER USE 8,379 S.F.
	HYDROZONE 4 - FRONT YARD, STREET AND CITRUS TREES (40 SQ.FT. PER TREE)	MODERATE WATER USE 1600 S.F.
	HYDROZONE 5 - FLAT AREAS	LOW WATER USE 2,155 S.F.
	HYDROZONE 6 - TURF AREA	HIGH WATER USE 1,709 S.F.

NO WATER USE	
	MULCH: APPROX. 13,000 SF
	NATURAL VEGETATION TO REMAIN: APPROX. 1,600 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o) 49.7

Hydrozone # / Planting (a) Description	Plant Factor (PF)	Irrigation (b) Method	Irrigation Efficiency (c) (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area (d)	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
Bio Basin	0.3	Rotor	0.75	0.40	4,185	1,674	51,583	
Graded Slopes	0.3	Rotor	0.75	0.40	21,416	8,566	263,965	
Front Yards	0.3	Drip	0.90	0.33	8,379	2,793	86,064	
Front yard trees	0.5	Bubbler	0.85	0.59	1,600	941	29,001	
Flat areas	0.3	Drip	0.90	0.33	2,155	718	22,135	
					Totals	37,735	14,693	452,747
Special Landscape Areas								
Turf				1.0	1,709		1,709	
					Totals	0		
Estimated Total Water Use (ETWU) Total							454,456	
Maximum Water Allowance (MAWA)(e)							488,362	
Irrigation Efficiency (IE) Average**							0.38	

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential areas and 0.42 or below for non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas			All Landscape Areas		
Total ETAF x Area	(B) =	14,693	Total ETAF x Area	(B+D) =	14,693
Total Area	(A) =	37,735	Total Area	(A+C) =	37,735
Average ETAF	(B) ÷ (A) =	0.39	Site wide ETAF	(B+D) ÷ (A+C) =	0.39

LANDSCAPE NOTES:

- AN HOA SHALL MAINTAIN THE COMMON AREAS, COMMON AREA SLOPES, PRIVATE SLOPES OUTSIDE FENCED YARDS & BIO-FILTRATION BASIN. ALL LANDSCAPED AREAS WITHIN THE PRIVATE FENCED YARDS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
- PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS:
 - 20' TRAFFIC SIGNALS
 - 12' STREET LIGHTS
 - 10' FIRE HYDRANTS, SEWER LINES AND SDG&E FOR PAD MOUNTED EQUIPMENT
 - 5' UNDERGROUND SDG&E ELECTRIC AND GAS LINES
- ALL PLANTED AREAS SHALL RECEIVE A MIN 3" LAYER OF SHREDDED WOOD BARK MULCH.
- A MINIMUM OF 25% OF ALL LANDSCAPED AREAS SHALL CONSIST OF LIVING PLANTS.
- PROJECT LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS IN CHAPTER 17.24 AND 18.44 OF THE LEMON GROVE MUNICIPAL CODE.
- SHRUBBERY WHICH IS INTENDED TO PROVIDE A DENSE SCREEN TO MEET SPECIFIC REQUIREMENTS OF THIS SECTION AND PLANTS INSTALLED AS GROUND COVER SHALL BE OF SUCH SIZE AND GROWTH CHARACTERISTICS AS TO BE CAPABLE OF REACHING THEIR SPECIFIED HEIGHT OR EXTENT OF HORIZONTAL COVERAGE WITHIN ONE YEAR OF PLANTING.
- LANDSCAPING AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS. WHENEVER NECESSARY, PLANTINGS SHALL BE REPLACED WITH OTHER PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
- NEW IMPERVIOUS SURFACES SHALL DIRECT STORM WATER DRAINAGE TO LANDSCAPE AREAS.
- APPLICATIONS FOR PROJECTS SUBJECT TO SECTION 18.44.040 SHALL INCLUDE A LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLIES WITH THE PROVISIONS OF THIS CHAPTER. THE LANDSCAPE DOCUMENTATION PACKAGE SHALL CONTAIN THE FOLLOWING ELEMENTS:
 - PLANTING AND IRRIGATION PLANS THAT DESCRIBE THE LANDSCAPING (SIZE, TYPE, WATER USE CLASSIFICATION, AND LOCATION) AND IRRIGATION (TYPE AND LOCATION) FOR THE PROJECT.
 - A GRADING PLAN THAT COMPLIES WITH SECTIONS 18.08.130 AND 18.08.070 IF GRADING IS PROPOSED.
 - WHEN A PROJECT INVOLVES GRADING OF A SITE, THE APPLICANT SHALL SUBMIT A SOIL MANAGEMENT REPORT THAT PROVIDES THE ANALYSIS OF THE SOIL WITHIN EACH LANDSCAPED AREA OF THE PROJECT AND MAKES RECOMMENDATIONS REGARDING SOIL ADDITIVES.

IRRIGATION NOTES:

- HIGH-EFFICIENCY, MATCHED-PRECIPITATION RATE SPRINKLER NOZZLES SHALL BE REQUIRED AT ALL HOMES (RESIDENTIAL LANDSCAPES), COMMON AREAS, PARKS, AND COMMERCIAL/INDUSTRIAL LANDSCAPES.
- DEDICATED METERS FOR OUTDOOR WATER USE SHALL BE REQUIRED AS FOLLOWS:
 - IN SINGLE-FAMILY RESIDENCES WITH ONE OR MORE ACRE(S) OF IRRIGATED LANDSCAPE;
 - IN ALL PARKS AND COMMON AREAS;
 - IN COMMERCIAL, INDUSTRIAL, GOVERNMENT, AND MULTI-FAMILY SITES WITH FIVE THOUSAND SQUARE FEET OR MORE OF IRRIGATED LANDSCAPE.
- ENROLL ALL NEW IRRIGATION METERS (EXCEPT THOSE AT SINGLE-FAMILY RESIDENCES) IN THE HELIX WATER BUDGET PROGRAM AND PROVIDE DOCUMENTATION OF IRRIGATED LANDSCAPE AREA AT THE TIME OF METER PURCHASE.
- ALL IRRIGATION MAINLINES AND LATERALS SHALL BE INSTALLED BELOW GRADE.
- HIGH-EFFICIENCY, MATCHED-PRECIPITATION RATE SPRINKLER NOZZLES SHALL BE REQUIRED AT ALL HOMES (RESIDENTIAL LANDSCAPES), COMMON AREAS, PARKS, AND COMMERCIAL/INDUSTRIAL LANDSCAPE

LOT TABULATION	
LOT#	SF FRONT YARD LANDSCAPE PROVIDED
1	531
2	544
3	571
4	569
5	568
6	569
7	568
8	569
9	1486
10	753
11	488
12	444
13	462
14	257

WATER CONSERVATION NOTES:

- ALL SLOPE IRRIGATION SHALL USE HUNTER MP ROTATOR WITH A PRECIPITATION RATE OF 0.75"/HR. OR LESS, TO PREVENT RUNOFF AND EROSION.
- PURSUANT TO SECTION 17.24.050(B)(3), ALL PLANTING AREAS SHALL BE SERVED BY A PERMANENT, WATER CONSERVING IRRIGATION SYSTEM WITH AN AUTOMATIC RAIN SENSOR. ALL IRRIGATION CONTROLLERS SHALL BE SMART CONTROLLERS AND HAVE AUTOMATIC RAIN SHUT-OFF DEVICES.
- ALL STREET TREES SHALL BE IRRIGATED ON A SEPARATE BUBBLER SYSTEM.
- ALL PARKWAY AREAS AND LANDSCAPING WITHIN 24" OF NON-PERMEABLE SURFACES SHALL UTILIZE SUBSURFACE IRRIGATION.
- PURSUANT TO SECTION 18.44.070(B)(6)(b), LANDSCAPE AND IRRIGATION AS DESIGNED COMPLIES FULLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

MAINTENANCE NOTES:

- ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE HOA, INCLUDING FRONT YARD LANDSCAPING.
- PRIVATE REAR YARDS SHALL BE MAINTAINED BY THE HOMEOWNERS.

HOWARD ASSOCIATES landscape architecture
2442 second avenue, san diego ca 92101 619 718 9660
ria.2681

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
CITY OF LEMON GROVE
TMO-000-0000
BONITA PLACE
LEMON GROVE, CA

DATE: 10/29/2021
DRAWN BY: LL
JOB NUMBER:
FILE:
REVISIONS:





BW6-4

PICNIC TABLE



BW26

BENCH

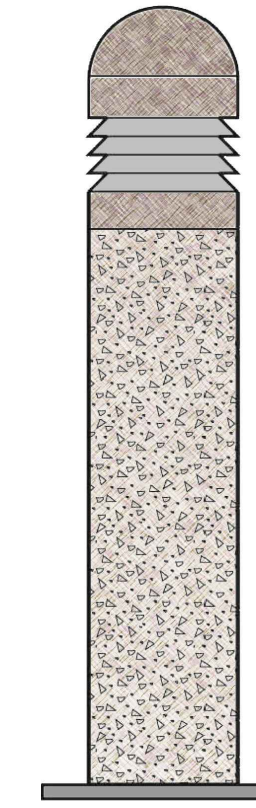


CA3-32

TRASH RECEPTACLE



DOG WASTE

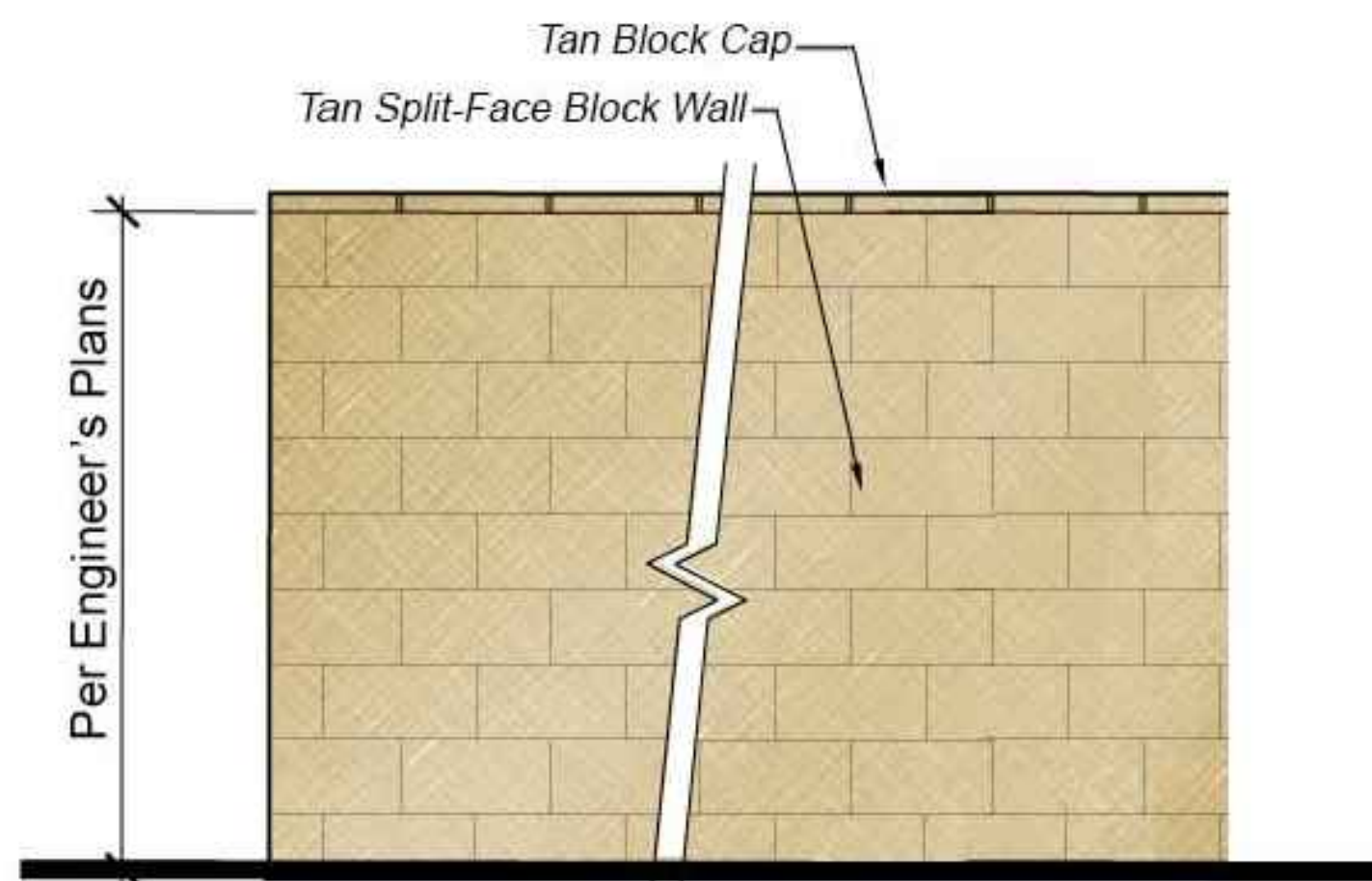


REMOVABLE BOLLARD

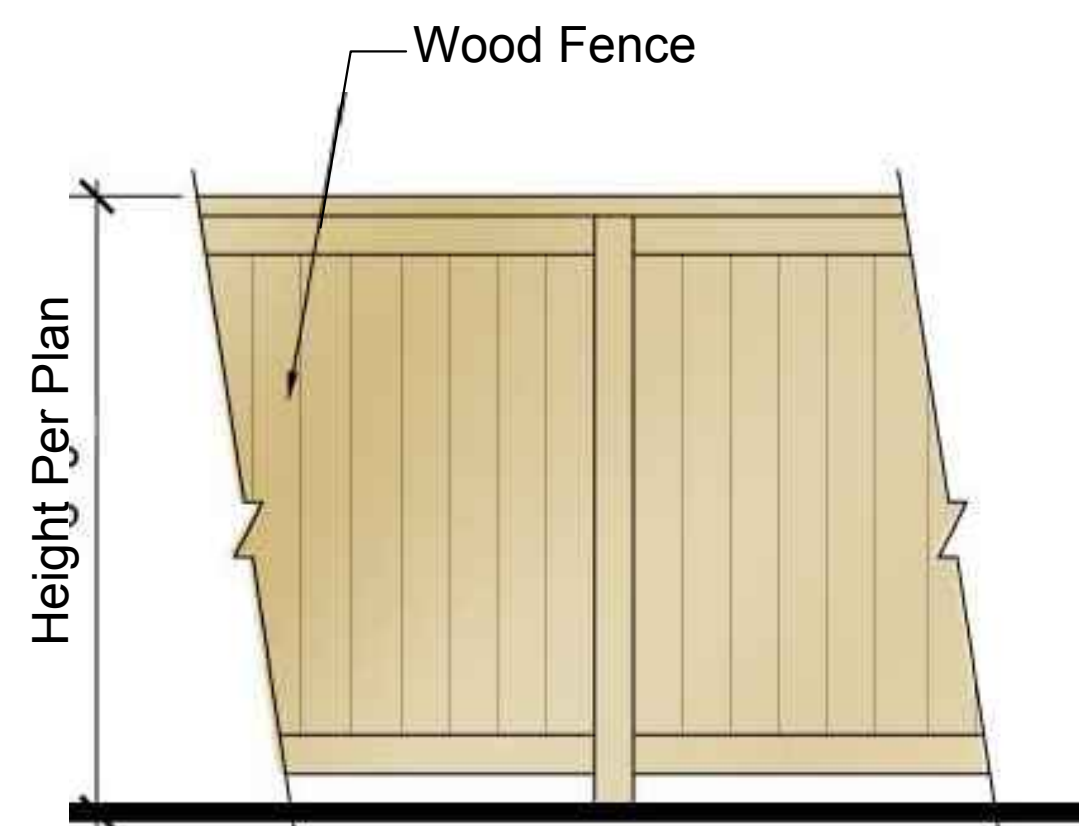


SN03-5

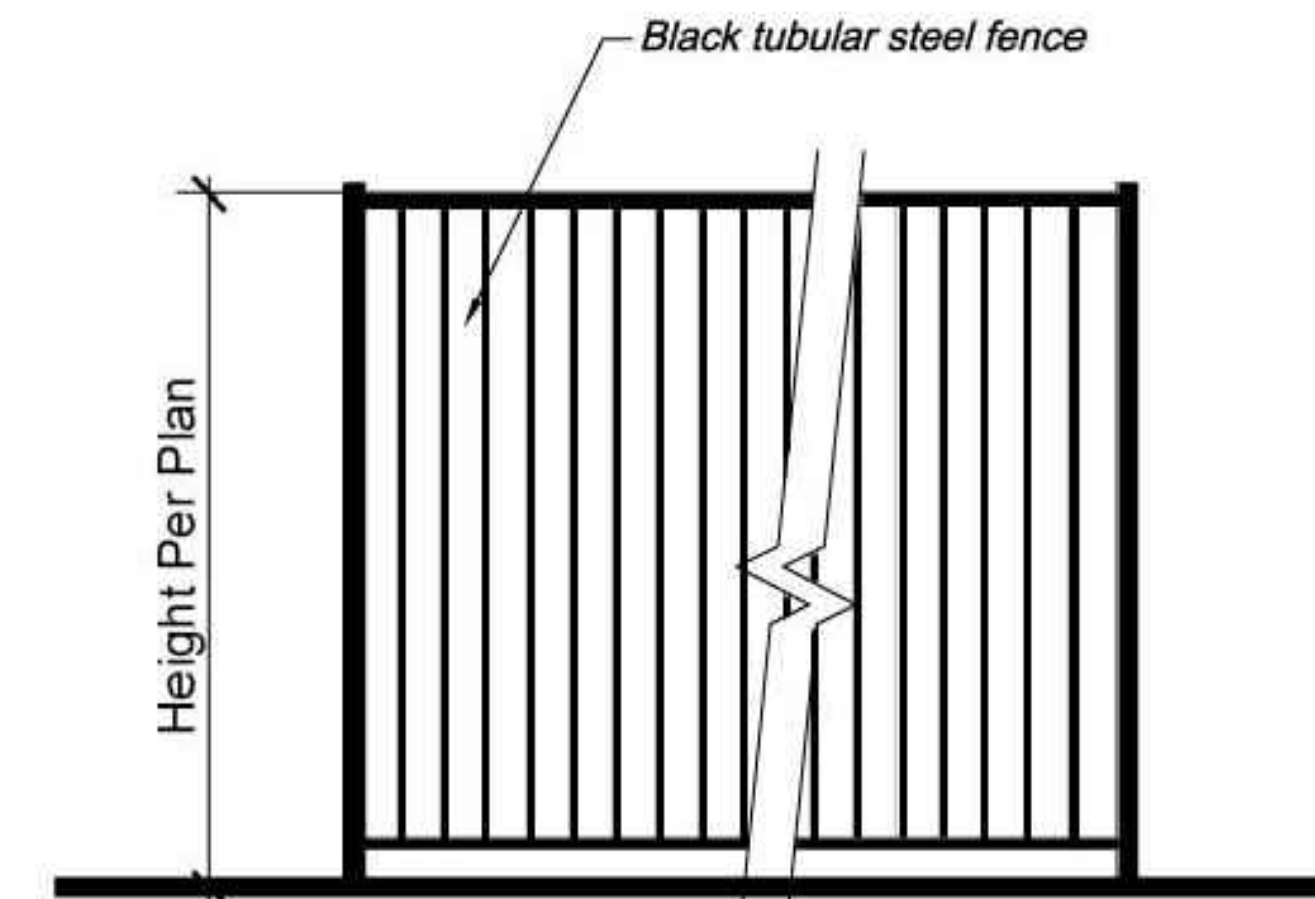
BIKE RACK



TAN SPLIT-FACE RETAINING WALL



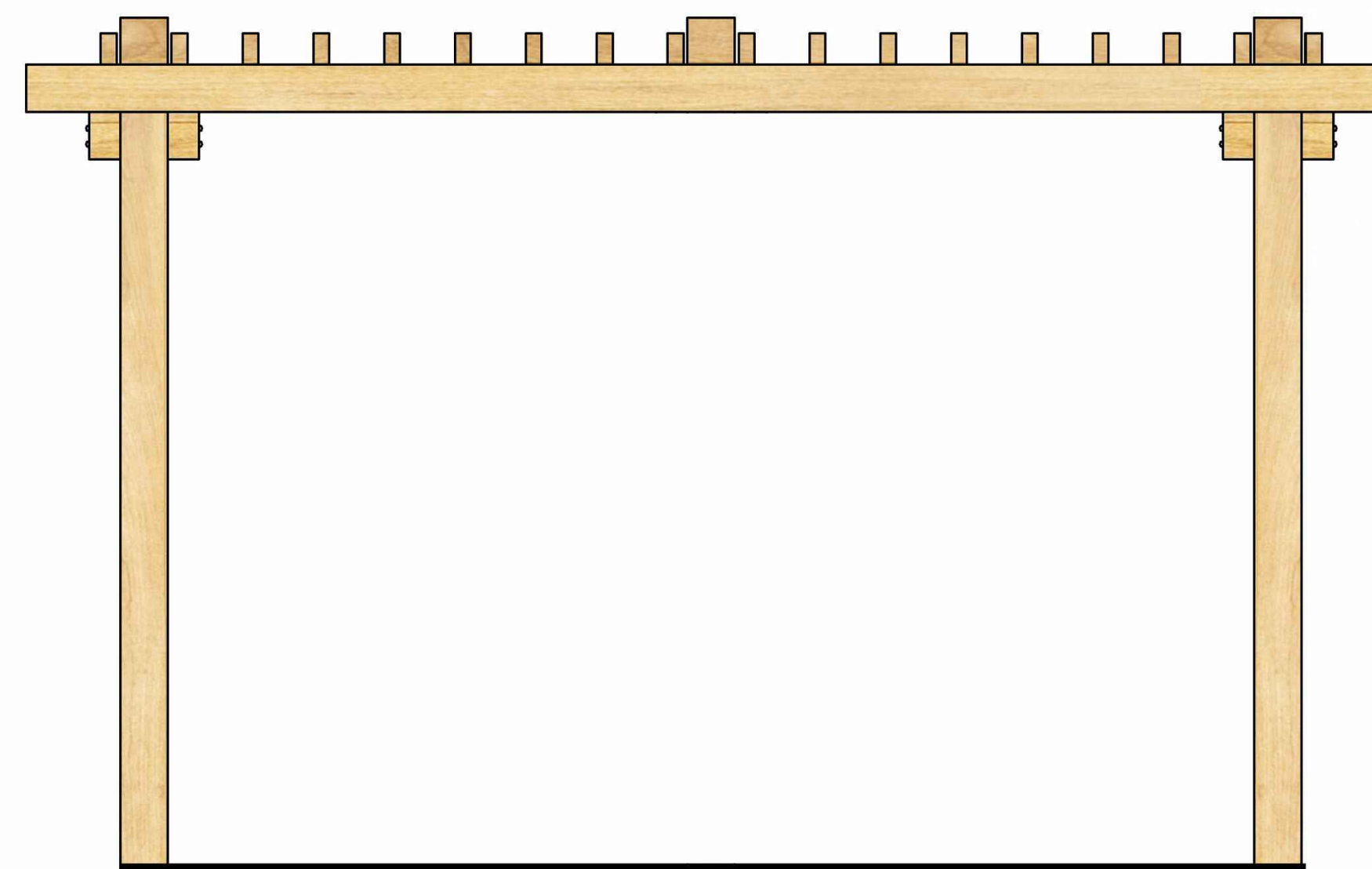
WOOD SIDEYARD FENCE



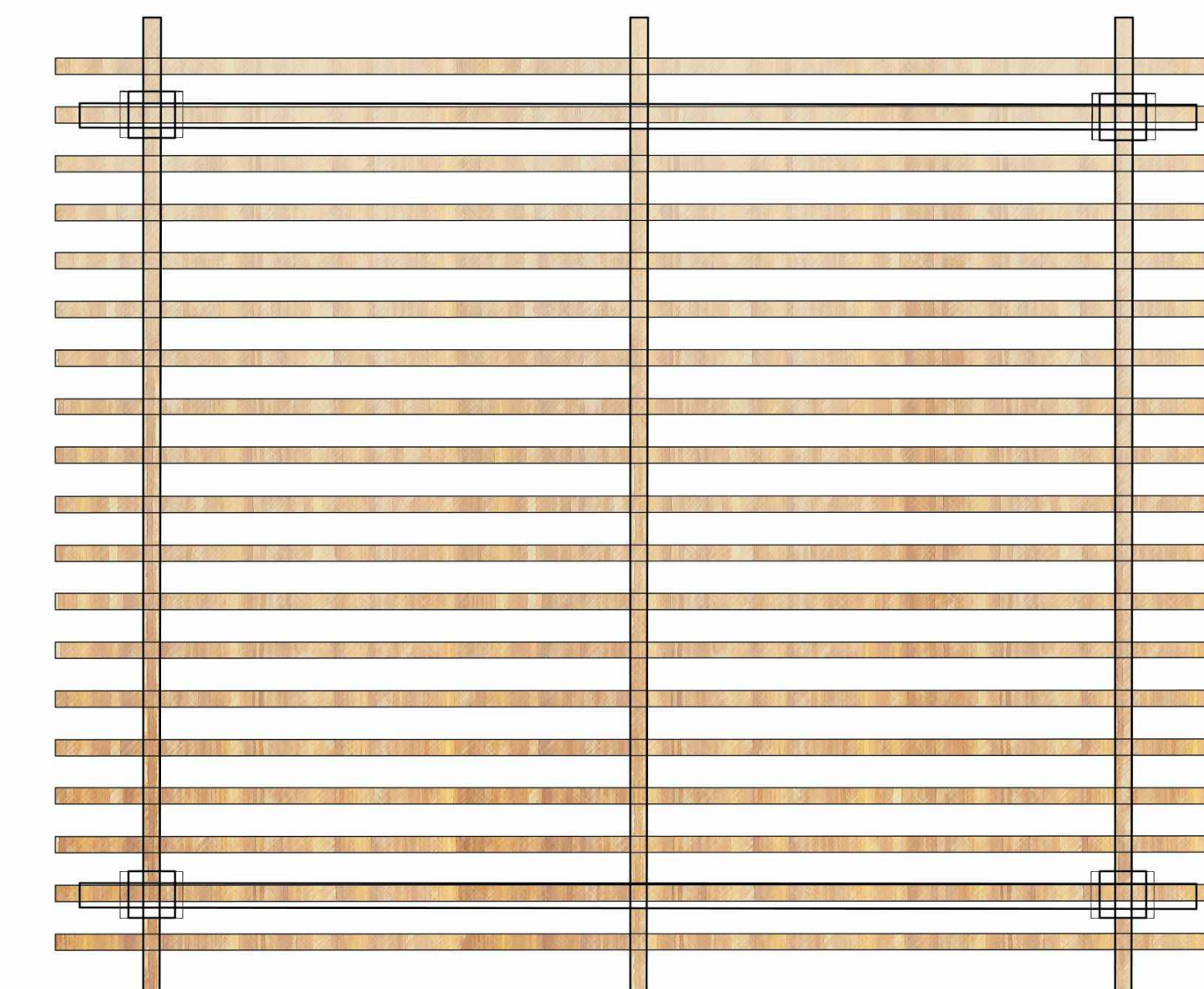
BLACK TUBULAR STEEL FENCE



PLAY STRUCTURE ON FALL SAFE SURFACING



ELEVATION



PLAN

WOOD SHADE TRELLIS

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
CITY OF LEMON GROVE
TMO-000-0000
BONITA PLACE
LEMON GROVE, CA

DATE: 10/29/2021
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CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 3.
Meeting Date: April 25, 2022
Submitted to: Lemon Grove Planning Commission
Department: Community Development Department
Staff Contact: Bill Chopyk, Interim Community Development Manager
bchopyk@lemongrove.ca.gov
Item Title: **Zoning Ordinance Amendment ZA2-200-0001 Accessory Dwelling Unit Ordinance**

Recommended Action:

- 1) Conduct the public hearing;
- 2) Receive public comment; and
- 3) Adopt a resolution (**Attachment A**) 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”.

Summary: Recent state legislation has modified how and where cities must permit accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) within their jurisdiction. In general, state law stipulates that ADUs and JADUs must be permitted in any zone that allows a residential use by right or with a conditional use permit. Cities are also limited in the type of development standards and design requirements they may impose on ADUs and JADUs. The proposed ordinance revises the Lemon Grove municipal code for clarity and to comply with these new statewide requirements. Specifically, the ordinance:

- Changes the term used in the municipal code from “Accessory Residential Dwelling Unit” to “Accessory Dwelling Unit,” consistent with the terms in state law;
- Adds new definitions to the zoning code, including definitions for various types of ADUs, primary dwellings, and tandem parking;
- Clarifies ADUs are generally allowed by right as a permitted use;
- Permits one ADU and one JADU on lots with a single-family dwelling;
- Permits up to two ADUs or 25% of the number of existing units on lots with multi-family dwellings;

- Specifies that no municipal code requirements can prohibit an ADU up to 800 square feet and up to 16 feet high, with 4-foot side and rear setbacks;
- Requires owner occupancy for properties with JADUs;
- States that ADUs do not count towards density calculations;
- Eliminates any minimum lot size requirements for ADUs;
- Specifies requirements for existing structures that are converted to ADUs;
- Provides standards for maximum unit size, height, and setbacks;
- Specifies minimum off-street parking requirements and locations where no off-street parking is required; and
- Requires design compatibility with the primary dwelling.

Discussion: Lemon Grove Municipal Code Title 17 (Zoning Ordinance) currently regulates ADUs with development standards that differ from State mandated regulations. Table 1 below summarizes the differences in the development standards.

Table 1 – Development Standards for Single Family ADUs

<u>Development Standard</u>	<u>Current Zoning Ordinance</u>	<u>State ADU Regulations</u>
Number of ADUs Allowed	1 ADU	1 ADU & 1 JADU
Height of detached ADU	15 feet	16 feet
Building Separation	10 feet	N/A
Floor Area ADU (max.)	1200 sq. ft.	1200 sq. ft.
Floor Area JADU	N/A	150-500 sq. ft.
Front yard setback	25 feet	N/A
Side yard setback	5 feet	4 feet
Rear yard setback	20 feet	4 feet
Solar electricity installation	N/A	Solar required with detached ADU
Parking	2 spaces	0 - 1 space *
<p>*Required parking may be provided as tandem parking, or in a driveway. Existing parking removed for conversion to ADU is not required to be replaced. No off-street parking required when:</p> <ul style="list-style-type: none"> - Within ½ mile of transit; - Within historic/architecturally significant district; - Where parking permits are required but not provided to ADU resident - Within 1 block of car share; - Parking for ADUs shall not exceed 1 space per unit or bedroom, whichever is less; and/or - For JADU garage conversions, replacement parking can be required 		

In addition to the development standards, LGMC Section 18.44.070 requires a minimum of 100 square feet of edible planting area or one fifteen gallon fruit or nut tree to be

planted for each dwelling unit. The State ADU Regulations require owner-occupancy of one dwelling unit for a JADU, and a deed restriction that the JADU will not be sold separately from the primary dwelling unit. The ADU or JADU must also be architecturally consistent with the design and materials of the primary dwelling unit as specified in LGMC Section 17.24.060 B.3.

The State mandated ADU development standards allow cities to have development standards that less restrictive, such as floor area and building height. For example, the City may allow more than 1200 sq. ft. for a detached ADU, and may allow greater height than 16 feet for an ADU. However, City staff has been utilizing the State guidelines for ADUs to date.

Environmental Review:

- Not subject to review Negative Declaration
- Statutory Exemption, Section 15282 (h) Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) Section 15282 (h) lists a Statutory Exemption for “The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.”

Fiscal Impact: None

Public Notification: The Notice of Public Hearing for this item was published in the April 15, 2022 edition of the Union Tribune. The City of Lemon Grove received no comments in response to the Notice of Public Hearing at the time this staff report was prepared. At the time of the public hearing, Staff will provide the Planning Commission with any comments received after the date this Staff report is prepared.

Staff Recommendation: Adopt a resolution (**Attachment A**) 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”.

Attachments:

Attachment A – Draft Resolution

Attachment B – Draft ADU Ordinance, ~~strikeout~~/underline format

Attachment A

RESOLUTION NO. 2022- _____

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

WHEREAS, recent state legislation has modified how and where cities must permit accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) within their jurisdiction; and

WHEREAS, City Staff prepared a Zoning Ordinance Amendment ZA2-200-0001, ADU Ordinance (Attachment B) in response to the new State ADU Regulations; and

WHEREAS, a Notice of Public Hearing was published in the April 15, 2022 edition of the Union Tribune; and

WHEREAS, on April 25, 2022 the Planning Commission held a duly noticed public hearing to consider Zoning Ordinance Amendment ZA2-200-0001, ADU Ordinance; and

WHEREAS, Zoning Ordinance Amendment ZA2-200-0001, ADU Ordinance is statutorily exempt from environmental review requirements of the California Environmental Quality Act Guidelines under Section 15282 (h) for “The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code”.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemon Grove, California hereby recommends City Council adoption of Zoning Ordinance Amendment ZA2-200-0001, ADU Ordinance.

PASSED AND ADOPTED on April 25, 2022, the Planning Commission of the City of Lemon Grove, California, adopted Resolution No. 2022- _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert “Bob” Bailey, Chair

Attest:

Audrey Malone, Planning Commission Clerk

Approved as to Form:

Elizabeth Mitchell, Planning Commission Attorney

Attachment B

Title 12, Section 12.10.050(B)(3) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

3. The establishment of accessory ~~rental~~ dwelling units and improvements required pursuant to Section 17.24.060(C)(13) of the ~~Ceity~~ of Lemon Grove Municipal Code.

Title 12, Section 12.10.060(B)(3) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

3. The establishment of accessory rental dwelling units and improvements required and associated with the establishment of accessory ~~rental~~ dwelling units as indicated in Section 17.24.060(C)(13) of the ~~Ceity~~ of Lemon Grove Municipal Code.

Title 17, Section 17.08.030 of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

~~“Accessory rental dwelling unit or ARDU” means a dwelling unit with a maximum floor area of six hundred forty square feet or thirty percent of floor area of the primary unit whichever is greater, located within, attached to, or detached from a single family dwelling on the same lot for rental occupancy. It is commonly referred to as a “granny flat.”~~

~~“Accessory Dwelling Unit” (ADU) means a dwelling on the same property as a primary dwelling that provides complete independent living facilities for one or more people in compliance with California Government Code Section 65852.2. An Accessory Dwelling Unit may be attached, detached, or internal to a primary dwelling.~~

~~“Attached Accessory Dwelling Unit” means an accessory dwelling that shares at least one common wall with the primary dwelling but is not entirely internal to the primary dwelling.~~

~~“Car sharing” means a model of vehicle rental where users can rent vehicles for short periods of time and users are members that have been preapproved to drive.~~

~~“Detached Accessory Dwelling Unit” means an accessory dwelling that does not share any common wall with the primary dwelling and is not internal to the primary dwelling. A detached accessory dwelling unit may share one or more common walls with another detached accessory dwelling unit.~~

~~“Efficiency Unit” means a dwelling that has a minimum floor area of 150 square feet, and that may also have kitchen or bathroom facilities.~~

~~“Internal Accessory Dwelling Unit” means an accessory dwelling that is entirely internal to the primary dwelling.~~

~~“Junior Accessory Dwelling Unit” (JADU) means an accessory dwelling no more than five hundred (500) square feet and entirely internal to a primary dwelling that includes independent facilities for living, sleeping, cooking, and eating, and shared or independent sanitation facilities.~~

~~“Primary Dwelling” means the main dwelling on a property with an Accessory Dwelling Unit or Junior Accessory Dwelling Unit.~~

~~“Tandem Parking” means two or more vehicles that are parked on a driveway or in any other location on a lot, lined up behind one another.~~

Title 17, Section 17.16.010(C) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

C. Accessory Uses (LGMC Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right (permitted) or as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section 17.28.052), or by conditional use permit (CUP, LGMC Section 17.28.050).

1. Small family day care (permitted).
2. Large family day care (MUP).
3. Accessory ~~rental~~ dwelling units (permitted).

Title 17, Section 17.16.020(C) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

C. Accessory Uses (LGMC Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right (permitted) or as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section 17.28.052), or by conditional use permit (CUP, LGMC Section 17.28.050).

1. Small family day care (permitted).
2. Large family day care (MUP).
3. Accessory ~~rental~~ dwelling units (permitted).

Title 17, Section 17.16.030(C) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

C. Accessory Uses (LGMC Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right (permitted) or as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section 17.28.052), or by conditional use permit (CUP, LGMC Section 17.28.050).

1. Small family day care (permitted).
2. Large family day care (MUP).
3. Accessory ~~rental~~ dwelling units (permitted).

Title 17, Section 17.16.040(C) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

C. Accessory Uses (LGMC Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right (permitted) or as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section 17.28.052), or by conditional use permit (CUP, LGMC Section 17.28.050).

1. Small family day care (permitted).
2. Accessory ~~rental~~ dwelling units (permitted).

Title 17, Section 17.16.050(C) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

C. Accessory Uses (Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use or are uses permissible in conjunction with the principal use. The accessory uses may be allowed by right and verified by zoning clearance (ZC), an accessory use allowed by minor use permit (MUP) or conditional use permit (CUP) and as noted in this section and defined in Section 17.24.060:

1. Communications (ZC, MUP, CUP).
2. Day care—Small (ZC).
3. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).
4. Employee convenience sales and services—Recreational facilities (MUP).
5. Home occupations (ZC).
6. Kiosk concession sales (ZC).
7. Outdoor dining on private property less than one thousand square feet (ZC).
8. Outdoor dining on public property or greater than or equal to one thousand square feet (MUP).
9. Parking (ZC).
10. Residential complex support (ZC).
11. Residential—Caretaker dwelling (MUP).
12. Accessory dwelling units (permitted).

Title 17, Section 17.16.070(C) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

C. Accessory Uses (LGMC Section 17.24.060). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right, as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section 17.28.052), or by conditional use permit (CUP, LGMC Section 17.28.050).

1. Administrative offices (ZC).
2. Assembly (MUP).
3. Communications (ZC, MUP, CUP).
4. Construction staging and laydown—Off-site (ZC).
5. Employee convenience sales and services—Recreational facilities (MUP).
6. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).
7. Home occupations (ZC).
8. Kiosk concession sales (ZC).
9. Outdoor dining on private property less than one thousand square feet (ZC).
10. Outdoor dining on public property or greater than or equal to one thousand square feet (MUP).
11. Outdoor sales or displays (ZC).
12. Outdoor storage (ZC).
13. Parking (ZC).
14. Real estate sales/leasing offices (ZC).
15. Residential complex support (CUP).
16. Residential—Caretaker dwelling (MUP).
17. Residential—Rental dwellings above commercial (CUP).
18. Retail manufacturing (MUP).
19. Retail—Secondhand merchandise (MUP).
20. Accessory dwelling units (permitted).

Title 17, Section 17.24.060(D)(1) of the Lemon Grove Municipal Code is hereby amended as follows:

- ~~1. **Accessory Rental Dwelling Units (ARDUs).** ARDUs are allowed on a lot with one single family dwelling in the RL, RL/M, RM or RM/H zone; it may be located within the primary dwelling or otherwise consistent with subsection (B)(1) and (2). An ARDU shall be deemed to be a residential use that is consistent with the existing general plan, zoning designations, and allowable density for the lot. No local ordinance, policy, or program to limit growth shall be applied to an ARDU. ARDUs are subject to the following requirements:
 - ~~a. The ARDUs area shall not exceed six hundred forty square feet or thirty percent of the primary dwelling.~~
 - ~~b. Separate sale or ownership of the ARDU is prohibited.~~
 - ~~c. The ARDU shall comply with all yard and setback requirements which apply to single family dwellings and the underlying zone.~~
 - ~~d. Off street parking for the single family dwelling shall meet current city standards regarding setbacks, size, and number of spaces.~~
 - ~~e. One additional off street parking space shall be provided for the ARDU that meets the Section 17.24.010 standards.~~
 - ~~f. Conversion of a garage into an ARDU is not permitted until compliance with Section 17.24.010 has been achieved, including replacement of the garage.~~
 - ~~g. An ARDU shall not be permitted on a lot having a guesthouse or guest living quarters. Conversion of a guesthouse or guest living quarters into an ARDU is permitted provided the unit is consistent with the regulations set forth in this section.~~
 - ~~h. The city council may modify or waive requirements in this subsection according to the variance requirements of Section 17.28.060.~~
 - ~~i. Appeals shall be processed according to Section 17.28.020, except that the appeal shall not include a noticed public hearing and shall only consider the project's compliance with the standards in this subsection.~~~~

1. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

- a. Purpose. The purpose of this chapter is to establish standards for the development of Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with Government Code Sections 65852.2 and 65852.22, as amended. Accessory Dwelling Units and Junior Accessory Dwelling Units are allowed in conjunction with single-family and multi-family dwellings in order to provide flexible and affordable housing options within the City.
- b. Number Permitted. Notwithstanding sections (i) through (iii) below, the number of dwelling units permitted on a lot shall not exceed the number allowed by California Government Code Sections 65852.21 and 66411.7.
 - i. The following shall be permitted as accessory uses on lots with one existing or proposed single-family dwelling:
 - A. One Accessory Dwelling Unit, and
 - B. One Junior Accessory Dwelling Unit.
 - ii. The following shall be permitted as an accessory use on lots with more than one existing or proposed single-family dwelling:

- A. One internal or detached Accessory Dwelling Unit per lot.
- iii. The following shall be permitted as accessory uses to existing or proposed multiple-family dwellings:
 - A. Up to two detached Accessory Dwelling Units, and
 - B. The conversion of portions of multiple-family structures that are not used as living space to create at least one internal Accessory Dwelling Unit, or up to twenty-five percent of the number of existing dwelling units as internal Accessory Dwelling Units.
- c. Occupancy. When a Junior Accessory Dwelling Unit is located on a residential property, either the Junior Accessory Dwelling Unit or the primary dwelling shall be occupied by the owner of the primary dwelling. A deed restriction shall be recorded against the title of the property that stipulates this owner occupancy requirement and that the Junior Accessory Dwelling Unit cannot be sold separately from the primary dwelling.
- d. Minimum Allowance. Development standards included in this chapter or elsewhere in Title 17 shall not prohibit an Accessory Dwelling Unit that is up to 16 feet high, with a floor area up to 800 square feet and 4-foot side and rear yards.
- e. Development Standards. The following development standards shall apply to Accessory Dwelling Units and Junior Accessory Dwelling Units. Where development standards are not specified in this chapter, Accessory Dwelling Units and Junior Accessory Dwelling Units shall meet all development standards for the zone within which they are located, provided the development standards do not prohibit the minimum allowance as described in (d) above.
 - i. Density. Accessory Dwelling Units and Junior Accessory Dwelling Units shall not be counted for the purpose of determining residential density as defined in this title.
 - ii. Lot Size. There is no minimum lot size required for Accessory Dwelling Units or Junior Accessory Dwelling Units.
 - iii. Existing Structures.
 - A. When an existing accessory building is converted to an Accessory Dwelling Unit, the existing square footage may be expanded by up to 150 square feet to allow for ingress and egress.
 - B. Junior Accessory Dwelling Units shall not include expansions of existing structures.
- iv. Junior Accessory Dwelling Unit Size.
 - A. The minimum floor area of a Junior Accessory Dwelling Unit shall be 150 square feet.
 - B. The maximum floor area of a Junior Accessory Dwelling Unit shall be 500 square feet.
- v. Accessory Dwelling Unit Size.
 - A. The minimum floor area of an Accessory Dwelling Unit shall be 150 square feet.
 - B. The maximum floor area of an Accessory Dwelling Unit shall be 1,200 square feet.
 - C. The conversion of an existing accessory building to an Accessory Dwelling Unit is not subject to a maximum size limit, provided there is no expansion of the existing structure beyond 150 square feet for ingress and egress.

- vi. Height.
 - A. The maximum height for detached Accessory Dwelling Units shall be 16 feet.
 - B. The maximum height for internal and attached Accessory Dwelling Units and Junior Accessory Dwelling Units shall be the same as the primary dwelling in the underlying zone.
 - C. The conversion of an existing accessory building to an Accessory Dwelling Unit is not subject to this height limit, provided there is no expansion of the existing structure beyond 150 square feet.
- vii. Setbacks for Attached or Detached Accessory Dwelling Units. Setbacks for attached or detached Accessory Dwelling Units shall be as follows:
 - A. Front setback. The front setback shall be consistent with the requirements of the underlying zone.
 - B. Street side setback. The street side setback shall be consistent with the requirements of the underlying zone.
 - C. Side setback. Side setbacks shall be four feet or consistent with the requirements of the underlying zone, whichever is less.
 - D. Rear setback. Rear setbacks shall be four feet or consistent with the requirements of the underlying zone, whichever is less.
- viii. Setbacks for Internal and Junior Accessory Dwelling Units. Setbacks for Internal Accessory Dwelling Units and Junior Accessory Dwelling Units shall be consistent with the requirements for the primary dwelling in the underlying zone.
- ix. Setbacks for conversions. The conversion of an existing accessory building to an Accessory Dwelling Unit is not subject to setback requirements, provided there is no expansion of the existing structure beyond 150 square feet.
- f. Parking for Junior Accessory Dwelling Units. No additional off-street parking spaces shall be required for Junior Accessory Dwelling Units, except that existing off-street parking within an attached garage that is removed as part of a conversion to a Junior Accessory Dwelling Unit shall be replaced elsewhere on the property. Required off-street parking spaces may be provided as tandem spaces or within setback areas, provided the spaces do not create a health or safety hazard.
- g. Parking for Accessory Dwelling Units. Off-street parking shall be provided for Accessory Dwelling Units as follows:
 - i. One off-street parking space shall be required per Accessory Dwelling Unit, except:
 - A. No off-street parking spaces are required for Accessory Dwelling Units located within one-half mile walking distance of public transit, defined for the purposes of this section as a location including, but not limited to, a bus stop or train station where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
 - B. No off-street parking spaces are required for Accessory Dwelling Units located within an architecturally and historically significant historic district.

- C. No off-street parking spaces are required for Accessory Dwelling Units that are part of the proposed or existing primary dwelling or an accessory structure.
 - D. No off-street parking spaces are required for Accessory Dwelling Units when on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit.
 - E. No off-street parking spaces are required for Accessory Dwelling Units when there is a car share vehicle located within one block of the accessory dwelling unit.
 - F. Existing off-street parking within a garage, carport, or covered parking structure that is removed or converted as part of construction of an Accessory Dwelling Unit is not required to be replaced.
- ii. Required off-street parking spaces may be provided as tandem spaces or within setback areas, provided the spaces do not create a health or safety hazard.
- h. Fire Sprinklers. Fire sprinklers shall not be required for Accessory Dwelling Units or Junior Accessory Dwelling Units unless they are required for the primary dwelling.
 - i. Design. A Junior or Accessory Dwelling Unit, whether attached or detached, shall utilize the same or complementary architectural style, exterior materials, and colors as the existing or proposed primary dwelling, and the quality of the materials shall be the same or exceed that of the primary dwelling.

Title 17, Section 17.20.010(K) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

K. Special Treatment Area VIII, Eastern Central Avenue Residential. The land within this STA has been determined to be suitable for the construction of apartments and condominiums due to its proximity to the downtown village and civic center concept area.

1. Planned Development Permit Required. No development shall occur within the STA VIII unless such development has been approved pursuant to the planned development provisions of Section 17.28.030, except accessory dwelling units and junior accessory dwelling units as specified in Section 17.24.060(D)(1). A planned development permit is required for all development regardless of the size of the property, the intensity of the proposed activity or the size of proposed structures.
2. Single lots within the STA may be developed at a density of fourteen dwelling units per acre.
3. Parcels of land with a minimum of one hundred feet of frontage on a public street and with a minimum area of fifteen thousand square feet, may be developed at a density of twenty-nine unit per acre.
4. All buildings within the STA shall be limited to a maximum of two stories in height or a maximum height of twenty-five feet, whichever is the more restrictive.

Title 17, Section 17.24.010(C)(9)(d) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

d. Accessory rental dwelling units	<u>One space per unit. As specified in Section 17.24.060(D)(1).</u>
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Title 17, Section 17.24.010(D) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

D. Parking Standards.

1. Off-street parking spaces to serve single-family residential lots shall be located on the same lot as the dwelling served (including accessory rental dwelling units (ARDUs)). Such spaces shall not be located within a required front or side yard setback, except as allowed for accessory dwelling units and junior accessory dwelling units in Section 17.24.060(D)(1).
2. Off-street parking spaces for duplex and multi-family dwellings shall be located on the same lot as, or not more than one hundred feet from, the dwelling served except as approved by conditional use permit or planned development permit. One parking space per dwelling unit shall be within a garage, carport or other suitable covered structure, and the other may be uncovered. Such spaces shall not be located within a required front or side yard setback.
3. In commercial and industrial zones, at least fifty percent of off-street parking spaces shall be located on the same lot as, or on a lot contiguous to, the building or use being served. The remaining parking may be located off-site.
4. Except for single-family dwelling developments, groups of more than two parking spaces shall be so located and served by an access drive that the use of the spaces and the access drive will require no backing movements or other maneuvering within a street right-of-way. Alleys may be used for maneuvering.

Title 17, Section 17.24.030(B)(12) of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

12. No detached accessory building shall be closer than ten feet to any other building or closer than five feet to any property line-, except accessory dwelling units as specified in Section 17.24.060(D)(1).

Title 18, Section 18.48.030 of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

“Home-sharing” means an accessory use of a dwelling unit whereby the host rents his or her primary residence to one or more transient occupants, for compensation, for periods of thirty consecutive days or less, while the host resides on site, in the dwelling unit, throughout the transient occupant’s stay. Rental of units located within city-approved hotels, motels, bed and breakfasts, and boarding houses, single-room occupancy buildings, and dwelling units for which a tenant has a month-to-month rental agreement and the rental payments are paid on a monthly basis shall not be considered home-sharing. An approved accessory ~~rental~~ dwelling unit, as defined by the zoning ordinance, constitutes a separate dwelling unit for the purpose of defining a home-sharing use. An approved guest house, as defined by the zoning ordinance, shall not constitute a separate dwelling unit for the purpose of defining a home-sharing use. The term “home-share” may be used interchangeably with the term “home-sharing.”



CITY OF LEMON GROVE

PLANNING COMMISSION STAFF REPORT

Item No. 4.
Meeting Date: April 25, 2022
Submitted to: Lemon Grove Planning Commission
Department: Community Development Department
Staff Contact: Bill Chopyk, Interim Community Development Manager
bchopyk@lemongrove.ca.gov
Item Title: **Zoning Ordinance Amendment ZA2-200-0002,
Density Bonus Ordinance**

Recommended Action:

- 1) Conduct the public hearing;
- 2) Receive public comment; and
- 3) Adopt a resolution (**Attachment A**) 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”.

Summary: The proposed density bonus ordinance (Attachment B) updates the zoning code to comply with current State Law. The ordinance also specifies what type of information must be submitted to the City as part of a density bonus application. Recent legislation has made changes to the types of projects that qualify for a density bonus, and modified standards and processes related to density bonus implementation. Under the proposed ordinance, the following types of projects may qualify for a density bonus when they meet the requirements specified in the density bonus ordinance:

- Projects that restrict a portion of units to residents with very low, lower, or moderate income;
- Projects for transitional foster youth, disabled veterans, or homeless persons with very low income;
- Projects for low-income college students;
- Projects that donate at least one acre of land to the city for low-income units;
- Senior housing developments;
- Senior mobile home parks;
- Projects that provide childcare facilities; and

- Condominium conversions that provide at least 33 percent of the total units to low- or moderate-income residents.

The amount of the density bonus varies by the type of project and the number of affordable units provided within the project. The City’s density bonus ordinance grants an additional density bonus of five percent for projects that:

- Meet minimum height standards;
- Provide minimum common and private open space;
- Meet minimum landscape and water efficient landscaping requirements;
- Provide minimum bicycle parking; and
- Provide internal walking paths and connections to pedestrian and bicycle pathways.

Under certain circumstances, the density bonus requirements may be met by providing affordable units off-site. Density bonus projects must meet certain design requirements related to the timing of construction of affordable units, the integration of affordable units into the project, the quality of the design and materials used in affordable units, project layout, and parking requirements. Rental units must remain affordable for at least 55 years.

In addition, State Law requires the City to grant concessions or incentives to projects that qualify for a density bonus under state law. These may include reducing development standards or other zoning code requirements, approval of mixed-use zoning, or other modifications that result in cost reductions to provide for affordable housing. The number of incentives or concessions a project qualifies for is based on the percentage of affordable units in the project. The City must also grant a waiver of any development standard that has the effect of physically precluding an otherwise eligible density bonus project.

Discussion: Lemon Grove Municipal Code Section 17.24.100 “Housing density bonuses” is out of date and does not comply with current State Law. The proposed Density Bonus Ordinance would bring the Municipal Code in compliance with State Law. California Government Code Sections 65915-65918 (State Density Bonus Law) allows up to 35% density bonus for projects that provide affordable housing units, senior housing, student housing, and housing for transitional foster youth, disabled veterans, or homeless persons. Additional density bonuses are allowed for land donations to the City, child care facilities, condominium conversions, and meeting or exceeding development standards.

Attachment A

RESOLUTION NO. 2022- _____

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

WHEREAS, the proposed density bonus ordinance (Attachment B) updates the zoning ordinance to comply with current state law; and

WHEREAS, city staff prepared a Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance (Attachment B) in response to the new State Density Bonus Regulations; and

WHEREAS, a Notice of Public Hearing was published in the April 15, 2022 edition of the Union Tribune; and

WHEREAS, on April 25, 2022 the Planning Commission held a duly noticed public hearing to consider Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance; and

WHEREAS, Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance is consistent with the Final Initial Study and Negative Declaration for the 2021-2029 Housing Element (Attachment C). In addition, the California Environmental Quality Act (CEQA) Section 15061 (b) (3) allows an exemption for an activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemon Grove, California hereby recommends City Council adoption of Zoning Ordinance Amendment ZA2-200-0002, Density Bonus Ordinance.

PASSED AND ADOPTED on April 25, 2022, the Planning Commission of the City of Lemon Grove, California, adopted Resolution No. 2022- _____, passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert "Bob" Bailey, Chair

Attest:

Audrey Malone, Planning Commission Clerk

Approved as to Form:

Elizabeth Mitchell, Planning Commission Attorney

Attachment B

Title 17, Section 17.24.100 of the Lemon Grove Municipal Code is hereby amended by revisions as follows:

17.24.100 Housing Density Bonuses

- A. Purpose. These regulations are intended to aid in the achievement of goals specified in California Government Code Sections 65915-65918 (State Density Bonus Law) and in the Lemon Grove General Plan pertaining to the availability of housing and the encouragement of provisions of affordable housing for low and moderate income households.
- B. Eligibility.
1. The following shall be eligible for a density bonus as described in this section:
 - a. Housing developments with at least five percent of the total base number of dwelling units affordable to very low-income households;
 - b. Housing developments with at least ten percent of the total base number of dwelling units affordable to low-income households;
 - c. Senior citizen housing developments or a mobile home parks that limits residency based on age requirements for housing older persons in compliance with California Civil Code Sections 798.76 or 799.5;
 - d. Housing developments with at least ten percent of the total base number of dwelling units affordable to moderate income persons or families, provided that all units in the development are offered to the public for purchase;
 - e. Housing developments with at least ten percent of the total base number of dwelling units for transitional foster youth, disabled veterans, or homeless persons, restricted to the same affordability level as very low income units;
 - f. Student housing developments with at least twenty percent of the total base dwelling units made available as affordable housing for lower income students in a student housing development that meets all of the requirements contained in subdivision (b)(1)(F) of California Government Code Section 65915;
 - g. Housing developments with one hundred percent of all units in the development, including total base dwelling units and density bonus units, but exclusive of a manager's units, are for lower income households, except that up to twenty percent of the units in the housing development, including total base dwelling units and density bonus units, may be for moderate income households;
 - h. Other housing developments identified in California Government Code Section 69515.
 2. An additional density bonus shall be granted for donations of land to the City in accordance with the requirements of Section 17.24.100(E).
 3. An additional density bonus or development incentive shall be granted for housing developments that provide child care facilities in accordance with the requirements of Section 17.24.100(F).

4. A density bonus shall be granted for condominium conversions in accordance with the requirements of Section 17.24.100(G).
5. An additional density bonus of five percent shall be provided to density bonus projects that meet all of the following development standards to the satisfaction of the approving body:
 - a. Minimum building height standards.
 - b. Minimum common and private open space. Shade trees shall be provided in common usable open spaces.
 - c. Minimum landscape and water efficient landscape requirements.
 - d. Minimum bicycle parking. Bicycle lockers and personal storage areas shall be provided where feasible.
 - e. The site shall have continuous internal walking paths and connections to public pedestrian and bicycle pathways.
6. As used in this Section, “housing development” means a development project for five or more dwelling units, including mixed-use developments. “Housing development” also includes a subdivision or common interest development as defined in Section 4100 of the California Civil Code, approved by the City, which consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, where the result of the rehabilitation would be a net increase in available residential units.

C. Density Bonus.

1. Eligible developments and land donations included in Section 17.24.100(B)(1)-(3) shall be granted a density bonus in accordance with California Government Code Section 65915 and the requirements of this Section.
2. A developer may choose to accept a lower density bonus than allowed under this Chapter.
3. Density bonus units shall not be included when determining the base number of dwelling units provided to qualify for a density bonus. The base number of dwelling units includes only the number of dwelling units that could be constructed without a density bonus.
4. All density calculations resulting in fractional units shall be rounded up to the next whole number.
5. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.
6. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

D. Development Concessions or Incentives.

1. Developers may submit a proposal to the City requesting concessions or incentives as defined in California Government Code Section 65915, which may include:

- a. A reduction in development standards or a modification of zoning code requirements that exceed minimum building standards approved by the California Building Standards Commission and result in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents. These may include, but are not limited to, modification of:
 - i. Setbacks requirements
 - ii. Lot width and/or depth requirements
 - iii. Minimum site area
 - iv. Building height standards
 - v. Landscape requirements
 - vi. Open Space requirements
 - vii. Off-street parking space requirements and design
 - b. Approval of mixed-use zoning that will reduce the cost of the housing development, and that includes land uses that are compatible with the housing development and existing or planned development in the area where the proposed housing development will be located.
 - c. Other regulatory incentives or concessions that result in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents.
2. The number of concessions or incentives granted by the City shall be in accordance with California Government Code Section 65915.
 3. The City shall grant the concession or incentive requested by the developer unless the City makes written findings based on substantial evidence that:
 - a. The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or affordable rents.
 - b. The concession or incentive would have a specific, adverse impact on public health or safety or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the impact without rendering the development unaffordable to low-income and moderate-income households.
 - c. The concession or incentive would be contrary to state or federal law.
 - d. The granting of a development incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval.

E. Waiver of Development Standards.

1. For the purposes of this Section, development standard means a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, or other City condition, law, policy, resolution, or regulation.
2. In addition to development incentives described in Section 17.24.100(D), a developer may request the waiver or reduction of any development standard that has the effect of physically precluding a project that meets the eligibility requirements in Section 17.24.100(B) at the densities or with the incentives permitted by state law and this Section.
3. A proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives permitted in accordance with Section 17.24.100(D).

4. The City shall not be required to grant a waiver or reduction in development standard that would have a specific, adverse impact, as defined in California Government Code Section 65589.5, on health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
5. The City shall not be required to grant a waiver or reduction in development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or be contrary to state or federal law.

F. Land Donation.

1. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City in accordance with this Section, the applicant shall be entitled to a density bonus in accordance with California Government Code Section 65915.
2. The density bonus for land donation shall be in addition to any other density bonus allowed by Section 17.24.100 and California Government Code Section 65915, up to a maximum combined density bonus of 35 percent.
3. An applicant shall be eligible for the density bonus described in this Section if the requirements in California Government Code Section 65915 are met.

G. Childcare Facilities.

1. For the purposes of this Section, childcare facility means a child daycare facility other than a family daycare home, including, but not limited to infant centers, preschools, extended daycare facilities, and school age childcare centers.
2. When an developer proposes a project that meets the eligibility requirements described in Section 17.24.100(B) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to the project, the City shall grant an additional density bonus or development incentive in accordance with California Government Code Section 65915.
3. Exception. The City shall not be required to provide a density bonus or development incentive for a childcare facility if it finds, based on substantial evidence, that the community has adequate childcare facilities.

H. Condominium Conversions.

1. When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low- or moderate-income as defined in California Health and Safety Code Section 50093, or 15 percent of the total units of the proposed condominium project to lower income households as defined in California Health and Safety Code Section 50079.5, and agrees to pay for the reasonably necessary administrative costs incurred by the city pursuant to this section, the City shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value in accordance with California Government Code section 65915.5.
2. An application for approval to convert apartments to a condominium project with an affordable housing component shall be processed in accordance with the requirements of Chapter 18.24. An applicant may submit to the City a preliminary proposal prior to the submittal of any formal requests for subdivision map approvals. The City shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section.

3. An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under this Chapter.
- I. Off-site units
1. In addition to applicable regulations of State Density Bonus Law, the developer may meet requirements for the provision of affordable housing units off-site. For the purpose of calculating a density bonus, the residential units are not required to be on the same or contiguous sites, but shall be within the city, in compliance with zoning district regulations except as provided in this section, and subject to one comprehensive development application for entitlement purposes.
 2. The off-site land restricted to affordability can be transferred to an affordable housing developer approved by the development services director. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units which shall be recorded on the property at the time of the transfer consistent with State Density Bonus Law. To the extent allowed by law, projects utilizing this provision shall meet the minimum development standards of subsection K.
- J. Design Standards.
1. Concurrent construction. Required affordable dwelling units shall be constructed concurrently with market-rate dwelling units unless the final decision maker approves an alternative schedule for construction.
 2. Integration of affordable dwelling units. Affordable dwelling units shall be dispersed throughout the development and integrated with market-rate units so that affordable and market-rate units are not distinguishable from each other. Affordable dwelling units within developments that share a common entrance shall not have a separate entrances for market-rate and affordable units.
 3. Quality. The design, construction, and quality of materials used in affordable dwelling units may differ from market-rate dwelling units, but shall be durable, of good quality, and consistent with contemporary standards for new housing.
 4. Project layout. Floor plans of affordable dwelling units shall be similar to market-rate dwelling units. The number of bedrooms in affordable dwelling units shall be consistent with the mix of bedrooms in market-rate dwelling units. Residents of affordable dwelling units shall have the same rights and access to common amenities in the development, such as parking, open space, storage, and recreational space, as residents in market-rate units.
 5. Required Parking. Upon request of the developer, the minimum number of parking spaces required for affordable dwelling units may be modified in accordance with California Government Code Section 65915.
- K. Continued Availability.
1. Rental units. An applicant shall agree to, and the City shall ensure, the continued affordability of all affordable rental units that qualified the applicant for the award of the density bonus for 55 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents shall be set at an affordable rent in accordance with California Government Code Section 65915.
 2. For-sale units. An applicant shall agree to, and the City shall ensure, that the for-sale units that qualified the applicant for the award of the density bonus unit are either
 - a. Initially occupied by a person or family of very low, low, or moderate income, as required, and are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the California

Health and Safety Code and is subject to an equity sharing agreement in accordance with California Government Code Section 65915.

- b. Purchased by a qualified nonprofit housing corporation, as defined in California Government Code Section 65915, pursuant to a recorded contract.
3. Where there is a direct financial contribution to a housing development through participation in cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City shall assure the continued affordability for low- and moderate-income units for 30 years.

L. Application.

1. Applications for a density bonus and/or incentive(s) and waiver(s), shall be submitted concurrently with the application for permits or other approvals, and shall include the following information:
 - a. The amount and type of density bonus requested, including the maximum density without the bonus, number and type of qualifying dwelling units, number of dwelling units with the density bonus, all relevant calculations, and an explanation of how the requested density bonus meets the requirements of this Chapter and California Government Code Section 65915.
 - b. Any requested development incentives, along with evidence that the requested incentives will result in identifiable and actual cost reductions.
 - c. Any requested waivers, along with an explanation showing how waiving the identified development standards is necessary to physically allow construction of the proposed housing development.
 - d. Requested parking reduction. In the event an application proposes a parking reduction pursuant to Government Code Section 65915, a table showing parking required by the zoning regulations and parking proposed under Section 65915.
 - e. Child care facility. If a density bonus or incentive is requested for a child care facility, information that all of the requirements included in Government Code Section 65915 and this Chapter can be met.
 - f. Condominium conversion. If a density bonus or incentive is requested for a condominium conversion, information that all of the requirements included in Government Code Section 65915.5 and this Chapter can be met.

M. Affordable Housing Agreements.

1. Affordable housing agreements shall be subject to review by the community development director and the city attorney.
2. Following execution of the agreement, the completed agreement shall be recorded. The conditions contained in the agreement shall be filed and recorded as a deed restriction on the parcel or parcels designated for the construction of density bonus units at the time of parcel map or final map recordation, or, where a map is not being processed, prior to issuance of building permits for such units.
3. The agreement shall be binding upon all future owners and successors in interest for such property.
4. Owners subject to the agreement shall submit an annual report to the community development director, which includes the name, address, and income of each person occupying the units subject to the agreement and shall identify the bedroom size and monthly rent and costs to the occupant.

~~17.24.100 Housing density bonuses.~~

~~A. Purpose.~~

- ~~1. These regulations are intended to aid in the achievement of goals specified in the Lemon Grove General Plan pertaining to the availability of housing and the encouragement of provisions of affordable housing for low and moderate income households.~~

~~B. Applicability.~~

- ~~1. The provisions of this section shall apply to all developments of five or more dwelling units in which the developer desires a density bonus above the allowable units on the site or as specified in State Density Bonus Law.~~

~~C. Density Bonuses. If such projects are as described in subsection B of this section where the density bonus is used, then the developer shall:~~

- ~~1. Agree to, and the City shall ensure, continued affordability of units in accordance with State Density Bonus Law as applicable. The agreement shall be subject to review by the development services director and the city attorney. Following execution of the agreement, the completed agreement shall be recorded. The conditions contained in the agreement shall be filed and recorded as a deed restriction on the parcel or parcels designated for the construction of density bonus units at the time of parcel map or final map recordation, or, where a map is not being processed, prior to issuance of building permits for such units. The agreement shall be binding upon all future owners and successors in interest for such property. Owners subject to the agreement shall submit an annual report to the city, which includes the name, address, and income of each person occupying the units subject to the agreement and shall identify the bedroom size and monthly rent and costs to the occupant.~~
- ~~2. Submit to the city a proposal for specific concession(s) or incentive(s) in exchange for the provision of affordable housing units in accordance with State Density Bonus Law. One concession(s) or incentive(s) shall be any one of the following:~~
 - ~~a. Modifications to any and all setbacks (yards).~~
 - ~~b. Modifications to the minimum lot width and/or depth.~~
 - ~~c. A modification of the minimum site area.~~
 - ~~d. Modifications to the building height standards.~~
 - ~~e. Modifications to landscape requirements.~~
 - ~~f. Modifications to usable open space requirements.~~
 - ~~g. Modifications to the parking requirements in excess of the minimum required by the State Density Bonus Law. This could include number of parking spaces, number of carports or garages, and stall dimensions required. A parking study may be required with any modification as appropriate.~~
 - ~~h. An allowance for retail or office land uses if not permitted.~~
 - ~~i. Other incentives approved by the city council or required by the State Density Bonus Law.~~

~~D. General Provisions.~~

- ~~1. All units with affordability restrictions shall be reasonably dispersed throughout the development and shall contain on an average the same or higher number of bedrooms as market rate units in the development.~~

~~2. In addition to applicable regulations of State Density Bonus Law, the developer may meet requirements for the provision of affordable housing units off-site. For the purpose of calculating a density bonus, the residential units are not required to be on the same or contiguous sites, but shall be within the city, in compliance with zoning district regulations except as provided in this section, and subject to one comprehensive development application for entitlement purposes.~~

~~The off-site land restricted to affordability can be transferred to an affordable housing developer approved by the development services director. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units which shall be recorded on the property at the time of the transfer consistent with State Density Bonus Law. To the extent allowed by law, projects utilizing this provision shall meet the minimum development standards of subsection E.~~

~~3. All density bonus calculations resulting in fractional units shall be rounded up to the next whole number.~~

~~4. The granting of a density bonus and/or incentives and concessions as defined by State Density Bonus Law shall not be interpreted, in and of itself, to require a general plan or specific plan amendment, zoning change or amendment, variance, or other discretionary approval.~~

~~5. A maximum combined density bonus increase of forty percent is permissible.~~

~~6. Density bonus projects within one quarter mile of a public transit stop and meeting the minimum development standards in subsection E shall receive an additional five percent density bonus.~~

~~7. Nothing in this section shall be interpreted to require the city to waive or reduce development standards if the waiver or reduction would have a specific adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.~~

~~8. An applicant requesting incentive(s) not in compliance with the minimum development standards in subsection E shall show that the requested incentive(s) is necessary to make the housing units economically feasible. This can be accomplished by submitting appropriate appraisal reports or by submitting a development pro forma with the capital costs, operating expenses, return on investment, profit/loss, loan-to-value ratio and the debt coverage ratio including the contribution(s) provided by any applicable subsidy program(s), and the economic effect created by the price, rent, and income restrictions on the affordable housing units. The applicant is required to submit any additional documentation, as requested, to ascertain the basis for assumptions.~~

~~E. Minimum Development Standards. An additional five percent density bonus shall be provided to density bonus projects that meet all of the following development standards to the satisfaction of the approving body:~~

~~1. Minimum building height standards.~~

~~2. Minimum common and private open space. Shade trees shall be provided in common usable open spaces.~~

~~3. Minimum landscape and water efficient landscape requirements.~~

~~4. Minimum bicycle parking. Bicycle lockers and personal storage areas shall be provided where feasible.~~

~~5. The site shall have continuous internal walking paths and connections to public pedestrian and bicycle pathways.~~

~~F. Compliance. All final subdivision tract approvals or building permits in the case of apartment projects shall have conditions attached which will assure compliance with the above provisions. Such~~

~~conditions may specify the number of units at appropriate price levels, the certification of incomes of renters of inclusionary units, a requirement for dispersal of affordable units, and the amount of density bonus granted.~~

Attachment C

(ND resolution approved for 2021-2029 Housing Element Update)

RESOLUTION NO. 2021-3833

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, ADOPTING AN INITIAL STUDY AND NEGATIVE
DECLARATION FOR THE GENERAL PLAN AMENDMENT UPDATING THE
HOUSING AND SAFETY ELEMENTS**

WHEREAS, the Planning Commission held a duly advertised public hearing on July 26, 2021 to consider the General Plan Amendment to update the Housing and Safety Elements and recommended approval by the City Council; and

WHEREAS, the City Council held a duly advertised public hearing on August 3, 2021 to consider the General Plan Amendment to update the Housing and Safety Elements; and

WHEREAS, the City prepared an Initial Study and Negative Declaration for the project in accordance with CEQA guidelines, which indicates that potential environmental effects of the proposed project would be less than significant; and

WHEREAS, the Negative Declaration reflects the City's independent judgment as required by section 21082.1 of the Public Resources Code; and

WHEREAS, pursuant to section 21082.1 of the Public Resources Code, the draft Negative Declaration was circulated for a 30-day public review and no comments were received; and

WHEREAS, in accordance with CEQA Guidelines section 15074(c), the custodian of the Initial Study and Negative Declaration is the Lemon Grove Community Development Department, and all supporting documentation is in the General Plan Amendment file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Initial Study and Negative Declaration as presented at its July 26, 2021 meeting, and recommended adoption by the City Council; and

WHEREAS, after considering the evidence and facts, the City Council considered the Initial Study and Negative Declaration as presented at its August 3, 2021 meeting.

NOW, THEREFORE, the City Council of the City of Lemon Grove, California, does ordain as follows:

SECTION ONE. The foregoing recitals are true and correct; and

SECTION TWO: Approves the Negative Declaration for the General Plan Amendment.


PASSED AND ADOPTED on August 3, 2021 the City Council of the City of Lemon Grove, California, adopted Resolution No. 2021-3833, passed by the following vote:

AYES: Jones, Mendoza, LeBaron, Castil.

NOES: NONE.


ABSENT: VASQUEZ.

ABSTAIN: NONE.



Raquel Vasquez, Mayor
Jerry Jones, Mayor Pro Tem

Attest:



Lydia Romero, City Manager

Approved as to Form:



Kristen Steinke, City Attorney

RESOLUTION NO. 2021-3834

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE,
CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT UPDATING
THE HOUSING ELEMENT AND SAFETY ELEMENT**

WHEREAS, the Planning Commission held a duly advertised public hearing on July 26, 2021 to consider the General Plan Amendment to update the Housing and Safety Elements and recommended approval by the City Council; and

WHEREAS, the City Council held a duly advertised public hearing on August 3, 2021 to consider the General Plan Amendment to update the Housing and Safety Elements; and

WHEREAS, the City Council considered the draft Negative Declaration in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the City Council adopted a resolution approving the Initial Study and Negative Declaration; and

WHEREAS, the draft Housing Element has been through a preliminary review with the California Housing & Development Department (HCD) and further revisions of the Housing Element may be required upon the subsequent review; and

WHEREAS, the City Manager, or her designee, is authorized to approve minor changes or revisions in the 2021-2029 Housing Element, which are of a non-legislative nature and that result from HCD's review for final certification of the Housing Element, without further Planning Commission or City Council consideration or re-adoption of the 2021 - 2029 Housing Element; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council, including (but not limited to) evidence such as the following:

- A. The proposed amendment to the General Plan is in conformance with applicable government code sections regarding preparation and noticing procedures. The

City notified local Native American Tribes for the purpose of protecting and or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan. The Draft Housing Element was also submitted to the California Department of Housing & Community Development for the required 60-day review period. Therefore, the City has complied with all noticing procedures; and

- B. The General Plan Amendment will update Housing and Safety Elements of the General Plan and incorporate environmental justice into the General Plan. The update to these elements ensures that the City has a plan for the provision and maintenance of adequate housing, that risks from natural and man-made hazards to people and property are minimized, and that residents have access to safe and sanitary housing and a voice in local government; and
- C. The proposed amendment to the General Plan is in conformance with Government Code section 65300.5, which requires the General Plan and elements and parts thereof to comprise an integrated, internally consistent and compatible statement of policies for the adopting agency. The proposed amendment includes elements and policies that incorporate existing goals and direction with current State and environmental requirements pertaining to the Housing and Safety Elements and environmental justice; and

WHEREAS, after considering such evidence and facts, the City Council did consider the General Plan Amendment as presented at its meeting

NOW, THEREFORE, the City Council of the City of Lemon Grove, California, does ordain as follows:

SECTION ONE. The foregoing recitals are true and correct, and are findings of fact of the City Council in regard to the General Plan Amendment.

SECTION TWO: Based upon said findings of fact, the City Council approves the General Plan Amendment to update the Housing Element and Safety Element.

SECTION THREE: Directs the City Manager, or her designee, to approve minor changes or revisions in the 2021-2029 Housing Element, which are of a non-legislative nature and that result from HCD's review for final certification of the

Housing Element, without further Planning Commission or City Council consideration or re-adoption of the 2021 - 2029 Housing Element.


PASSED AND ADOPTED on August 3, 2021 the City Council of the City of Lemon Grove, California, adopted Resolution No. 2021-3834, passed by the following vote:

AYES: JONES, MENDOZA, LUBARON, GASTIL.

NOES: NONE.

ABSENT: VASQUEZ.

ABSTAIN: NONE.


~~Raquel Vasquez, Mayor~~
Jenny Jones, Mayor Pro Tem

Attest:


Audrey Larson, Deputy City Clerk,
for Lydia Romero, City Manager

Approved as to Form:


Kristen Steinke, City Attorney