

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Policy Department
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Item #	Community Development Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
1	Consistent Zoning Ordinance		Update the Zoning Ordinance to be consistent with the goals of the General Plan.	4.1-2	General Fund		X	X		The Development Code is revised on an ongoing basis to address changes in the community. City Council Ordinance 386 was adopted December 1, 2009 simplifying the discretionary permit process. City Council Ordinance 394 was adopted on November 16, 2010 amending development standards to be more consistent with the goals of the General Plan. City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City.
2	Downtown Village, Special Treatment Area (STA) 1		Prepare a specific plan for the Downtown Village.	4.1-5	General Fund			X		The City Council adopted the Downtown Village Specific Plan in 2005.
3	Improve Image of General Business Areas		Require aesthetic improvements as conditions of planned development and discretionary permits.		Property Owners, Business Operators		X			All discretionary permits are required to comply with City standards. These standards may include landscaping, screening, and other aesthetic improvements.
4	Improve Image of Federal Boulevard Industrial District	1.5, 4.1, 4.4, 5.3	Strongly encourage property and business owners to improve dilapidated properties in highly visible industrial district areas.		Property Owners, Business Operators, General Fund		X			New and existing businesses relocating along Federal Blvd. are encouraged and in some cases required to improve their business sites. Several projects have obtained permits or are in the process of improving their businesses along Federal Blvd. (e.g. Crossfit Gym, EDDCO, and Murray Cabnets).
5	East Broadway	1.6	Plan for development compatible with the SR-125.		General Fund		X			There are several vacant parcels, previously Caltrans right-of-way (excess), along the SR-125 corridor identified as transportation land uses in the General Plan. These parcels will be redesignated during the 2016 General Plan Update or as initiated by developers.

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6	Inviting Gateways	5.2	Establish identifiable gateways and community boulevards evoking a sense of arrival.		Developers, General Fund		X	X		The City continues to search for opportunities to enhance gateways and seeks adequate funding where feasible. The City is developing various gateways in conjunction with the development of the STA 1 area. The City has completed the construction of the Main Street Promenade project. The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project. A public art mural in the Buena Vista underpass was approved.
7	Pleasant Freeway Image	1.5, 4.4, 5.3	Improve the view from the freeway and encourage people to visit the City.		Property Owners, Business Operators, Caltrans		X	X		Caltrans has removed the SR94 Enhancement project from its current budget. The City will participate in this project should it be included in a future Caltrans' budget. The City has completed the construction of the Main Street Promenade project. The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project.
8	Design Review	5.1, 5.5	New development should positively contribute to enhanced community aesthetics. Revise the Development Code to establish minimum design standards for all land use types.	4.1-3	Developers, General Fund			X		The City has not adopted specific design standards, but the City continues to review development to ensure it positively contributes to and enhances community aesthetics.
9	Beautiful Trolley Corridor	5.1, 5.2, 5.4	Beautify the trolley corridor to increase visual qualities and encourage trolley ridership.		General Fund, MTS Annual Maintenance funds		X	X		The City has completed Phase II of the Trolley Corridor landscape project and maintains the Corridor through MTS funds. The City has completed construction of the Main Street Promenade project. SANDAG, on behalf of MTS, upgraded the trolley platforms at both trolley stations. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor. The planning grant will conclude with a General Plan Amendment in 2016.

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10	Community Boulevards	5.2, 5.3	Designate Broadway and Lemon Grove Avenue as community boulevards and consider embellishing with distinctive landscaping, directional signage, and banners.		General Fund			X		New landscape median improvements were completed on Lemon Grove Avenue and Broadway. The Main Street Promenade was completed. The buildings on the north side of Broadway in the Dewtown Village were improved through a facade improvement program including signage and additional landscape. Additional landscape improvements are scheduled in 2015.
11	Massachusetts Station, STA II	1.1, 2.1, 2.2, 2.4, 5.2	Develop a specific plan for STA II (Massachusetts Station).	4.1-6	Developers, General Fund	X				A specific plan will be developed in coordination with a future project in this area. Several developers have expressed interest in redeveloping this area. Coordinate potential development with MTS. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. This area will be considered during the Connect Main Street planning project.
12	Western Central Avenue Residential, STA IV	1.1, 2.1	Develop a master plan for STA IV that addresses density, buffers open space, and improves visual character.	4.1-8	Developers	X				The specific plan will be developed in coordination with a future project in that area.
13	Central Lemon Grove Ave, STA VI	1.1, 1.4	Conduct a traffic study and a geotechnical study and incorporate appropriate measures to protect the stability of the steep embankment.		Property Owners, Developers	X				The previous discussions with a developer for this area did not proceed and there is currently no development proposal.
14	SR-125 On-ramp Planning Area, STA VII	1.6	Work with Caltrans, area property owners, and other interested groups to monitor the relationship between SR-125 and the City's system of streets.		Caltrans				X	The SR-125 is completed. Future improvements have been included in the County Plan. The City will be approaching CALTRANS to start the discussion regarding the SR-125 on-ramp.

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15	Eastern Central Avenue, STA VIII	1.1, 1.2, 2.2, 2.3	Provide multi-family housing while protecting and enhancing the neighborhood.		Developers, Property Owners			X		The City will ensure conformance to the development standards and encourage high density for new development proposals in this area.
16	Reversion of Skyline Drive Neighborhood Commercial Area	1.1, 2.1, 2.3, 2.4, 5.5	Strive for residential development within the existing Skyline neighborhood commercial area that is compatible with the architecture and scale of the surrounding neighborhood.	4.1-11	Property Owners, Developers	X				The City has not received any development proposals in this area.
17	Civic Center	1.2, 3.1, 3.2, 5.1, 5.4, 5.5, 5.6	Plan for the development of the Civic Center.	4.1-13	General Fund, Bond Revenues, Private Endowments, Fundraising Programs			X		The City pursues grant funds and opportunities for enhancements as applicable.
18	City Boundary Adjustments	6.1, 6.2	Consider adjusting the City boundaries to better reflect the school district boundaries, natural features and the circulation network.		General Fund	X				LAFCO is not proposing or encouraging adjustments to the City boundaries at this time.
19	Implementation of the Community's Development Goals	1.1 -1.6, 2.1 -2.5, 3.1, 3.2, 4.1, 4.2	Require all development projects to conform to the Land Use Plan and other relevant goals, objectives, and policies established in the various General Plan Elements.	4.1-1	Developers			X		All development projects are reviewed for compliance with the General Plan.
20	Regional Commercial, STA III	1.3, 4.1, 4.2, 5.5	Ensure that future development within STA III (Regional Commercial) substantially conforms to the policies outlined in the General Plan.	4.1-7	Developers			X		All development projects proposed within the STA III area are required to conform to regulations outlined within the General Plan and the Development Code.
21	Federal Boulevard Automobile Sales District, STA V	1.3, 4.1, 4.2	Future activity in STA V shall only permit car dealerships and related automotive services and shops and require measures to reduce impacts to nearby residents.		Business Operators			X		Automobile dealerships and automotive service centers are encouraged to locate along Federal Blvd. and in areas zoned for general commercial. Proposed development is reviewed for impacts and those potential impacts are required to be mitigated to a level below significance.

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22	Clean and Safe Neighborhoods	1.1	Encourage clean and safe neighborhoods by enforcing the Abandoned Vehicles and the Weed Control and Waste Matter Ordinances		General Fund			X		The City's code enforcement continually enforces the Weed Control and Waste Matter Ordinance and enforces the Abandoned Vehicles Ordinance on a complaint basis only.
23	Compatible Home Occupations in Neighborhoods	1.1	Continue to enforce the Home Occupation Ordinance which establishes specific restrictions.		General Fund			X		All home occupation businesses require a business license and are reviewed to ensure compliance with the Development Code. Any complaints received are inspected by the Code Enforcement Department.
24	Compatible Institutional Uses in Neighborhoods	1.1	Monitor residential treatment facilities and group homes present in the neighborhoods to help minimize nuisances.		General Fund			X		The Code Enforcement Department responds to all complaints regarding the operation of a treatment facility or group home. The Development Services Department maintains a map depicting day care facilities.
25	Broadway Retail Commercial	1.2, 1.4, 4.1, 4.2	Continue to monitor the Broadway retail commercial activity outside of the STAs and support redevelopment.		Developers, Business Operators, General Fund			X		The City monitors all retail commercial activity within the City.
26	Revitalization of General Business Areas	1.4, 1.6, 4.1, 4.3, 4.4	Actively support and promote redevelopment within the general business areas with office buildings for professional services in addition to new facilities for manufacturing and commercial operations.		Developers, General Fund			X		The City supports the redevelopment of the commercial areas within the City. The dissolved Community Development Agency implemented two grant programs to assist retail business owners, but the programs were suspended due to the dissolution and lack of funds.
27	Existing Specific Plans	1.3	Encourage further development within the Downtown Village Specific Plan and Broadway Commercial Project Specific Plan areas.		Developers, General Fund			X		Chronica I (56 housing units) and Chronica II (80 housing units) are completed. The planned development permit for the Clifneck development of 85 market rate housing units is approved. The Main Street Promenade project is completed. The Central Main Street parking project is in progress. All projects are reviewed for conformance with applicable specific plans.

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28	Compatible Condominium and Apartment Development	1.1, 1.2, 2.2, 2.3, 5.5	Future projects should provide quality housing opportunities and uplift the aesthetics of surrounding areas.	4.1-2	Developers			X		All new multi-family development projects are reviewed for aesthetic appeal, compatibility with the surrounding areas, and conformance with the General Plan and Development Code.
29	Public Events	3.2, 3.3, 3.4	Continue to sponsor and co-sponsor community events.		General Fund			X		The City hosts and continues to seek sponsorship of community events such as summer concerts in the park series, rummage sale, movies in the park, and a community bonfire. In 2013, the City hosted the Healthy Eating & Active Living (HEAL) Zone Block Party in coordination with the Library Grand Opening. In 2014, the City increased the concerts in the park series by two concerts and added one additional movie in the park. In 2015, a farmer's market commenced in the Main Street Promenade.
30	Community Outreach	3.4	Strive to implement outreach programs.		General Fund			X		The City utilizes a City newsletter, public notices, email listserves, social media, and the City website as outreach mediums to the community.
31	Business Growth	4.1, 4.2, 4.3, 4.4, 4.5	Encourage business growth through proactive strategies.		General Fund, Developers			X	X	The City continues ongoing communications with the business community. The City encourages business growth. The Community Development Agency implemented two grant programs to assist retail business owners, but the programs are suspended due to the dissolution of the Community Development Agency and lack of funds. The City created an economic development webpage that is updated quarterly and includes helpful business resources. The City Council adopted a commercial broker incentive program.
32	Light and Glare	5.5	Review all new development projects to determine if the projects will have adverse light and glare impacts.	4.6-1	Developers			X		All projects are reviewed for compliance with light and glare regulations.

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33	Participation in Regional Planning	6.1, 6.2	Represent the community's best interest and play a pro-active role in developing regional planning strategies.		General Fund			X		The City regularly participates in regional planning activities.
34	Attractive Public Areas	1.1, 1.2, 5.4	Beauty the City through maintaining landscaping.		General Fund			X		The Public Works Department maintains public landscape throughout the City via private contractor. Efforts are underway to expand upon the City's urban forestry program. In 2015, the City inventoried its urban forest and efforts are underway to become a member of Tree City USA.
35	Housing Element Implementation	2.3, 2.4	Continue attempting to implement the Lemon Grove Housing Element and periodically update the Element to reflect population and development trends as required by State Law.	4.3-1	General Fund		X	X		The City adopted the 2010-2020 Lemon Grove Housing Element. A work program was created to ensure compliance with the Housing Element's Goals, Policies, and Programs within the next five years.
36	Revitalization of Federal Blvd. Industrial District	1.5, 4.1, 4.4	Promote revitalization of the Federal Boulevard Industrial District.		General Fund, Business Operators		X			The City continues to consider development opportunities within the Federal Blvd. Industrial District.
37	Citywide Street Inventory	1.1, 1.3, 1.5, 1.6	Maintain & update the Citywide Street Inventory as needed.		General Fund			X		The City adopted a pavement management program. The condition of roadways are mapped and pavement repair is scheduled as funding allows. Heartland Communications Facility Authority and the City maintains a comprehensive computerized on-line roadway facility database.
38	Traffic Impact Assessment	1.6	Establish guidelines for Traffic Impacts Report.	4.2-13	General Fund			X		The City uses both the Institute of Transportation Engineers and the City of San Diego's traffic standards. Traffic Impact Reports are required by the City Engineer if needed for discretionary projects.

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39	Neighborhood Traffic Control	1.2, 1.3	Monitor local street traffic in neighborhoods adjacent to Skyline Drive, Central Avenue, and San Miguel Avenue.		General Fund			X		The City conducts traffic improvements and studies as funding allows. Improvements are prioritized in the Five-Year Capital Improvement Program.
40	Traffic Signal Coordination and Optimization	1.2	Consider conducting a signal timing optimization and coordination study to improve traffic flows on Broadway and the adjacent cross-street intersections.	4.2-12	General Fund, Congestion Management and Air Quality Program			X	X	Rick Engineering developed traffic signal timing plans. The signals are preempted by the Trolley. A traffic corridor study was developed for Massachusetts Avenue and improvements are complete. Updates are conducted as needed as funding allows.
41	Street Access Guidelines	1.2, 1.3, 1.6	Evaluate the merit and feasibility of instituting street access guidelines consistent with roadway functional classifications.		General Fund	X				The City uses the Regional Standard Drawings for driveway standards. Street access guidelines will be conducted as funding allows.
42	Truck Routes	1.1, 1.3, 1.5	Anticipate designating a system of truck routes utilizing major roads including Federal Blvd.		General Fund				X	The City Council adopted designated Truck Routes on November 7, 2000.
43	Massachusetts Avenue/Lemon Grove Avenue Intersection	1.3, 1.5	At the intersection of Massachusetts Ave. and Lemon Grove Ave., prioritize implementing the planned improvements, including roadway striping and median modifications as adopted by the City Council.	4.2	General Fund			X	X	The roadway striping is completed. The median modifications are completed.
44	Lemon Grove Ave, State Route 94 Intersection	1.2, 1.3	Plan to conduct a detailed traffic operational study for the purpose of identifying traffic signal phasing improvements in conjunction with the trolleys.		General Fund, Prop 1b Funds, Transnet		X		X	Rick Engineering developed traffic signal timing plans. The signals are preempted by the trolley. The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project which will allow traffic to access the SR-94 west of the trolley tracks.

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45	Sidewalk Improvement Program	4.1, 4.2, 4.4	Consistent with the policies and objectives of the Mobility Element, encourage the provision of sidewalks on one or both sides of the streets where feasible, especially between activity centers such as schools, transit stops, parks, and the downtown commercial area. Provide an inventory of existing pedestrian facilities to assist in identifying deficiencies.	4.2-6	General Fund, Transit, Safe Routes to Schools, CDBG			X		The City continues to install/replace several pedestrian ramps and sidewalk repairs at various locations. In 2014 as a part of its annual street rehabilitation project. The City continues to improve sidewalks as part of the Five-Year Capital Improvement Program and the Public Works Department Annual Maintenance Program. In 2014, the City contracted services to identify and mitigate possible tripping hazards.
46	Trolley Crossings	1.3	Coordinate with MTS in evaluating the need to provide additional signage or pavement markings to safely direct traffic flow and delineate stopping points at the following rail crossings: Massachusetts, San Miguel, Central, Broadway & North Ave.		General Fund			X		Fencing is installed at key locations along Lemon Grove Avenue and the trolley tracks. Signage and markings are installed as needed. In 2015, the City installed a new pedestrian crossing at Broadway. In 2014, MTS upgraded trolley crossings at Central Ave. and at North Ave/Lemon Grove Ave.
47	Construction of State Route 125	1.2, 1.4	In coordination with Caltrans, monitor the construction of SR-125.		State Highway Funds				X	The SR-125 is completed.
48	Bikeway Implementation and Funding	3.1, 3.2	Strongly consider adoption of the Bicycle Facilities Sub-Element as the Bikeway Plan for the City of Lemon Grove.		General Fund, Developers			X	X	An update of the Bikeway Master Plan was adopted. Staff incorporates bike facility project priorities into the Capital Improvement Program as needed.

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49	Pedestrian Linkage	4.2, 4.4	City should encourage the provision of a pedestrian linkage as a condition of new development in STA IV (West Central Residential).		General Fund			X		The City will ensure that future development of this area will include pedestrian linkages as required by the General Plan. The City continues to install sidewalks when funds are available. The Corred Main Street planning project is underway. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian connections throughout the City.
50	Review Parking Standards	5.1, 5.2, 5.4	Conduct a review of current parking standards with a particular focus on mixed-use and transit.		General Fund			X	X	The adoption of the Downtown Village Specific Plan includes modified off-street parking standards consistent with mixed-use transit oriented development. Parking standards were modified in November 2010 (Ord. 394).
51	Downtown Village Parking	5.3	Provide additional directional signage to direct drivers to the off-street parking areas located to the rear of buildings in the Downtown Village.	4.2	General Fund			X	X	Directional signage is provided. Staff is reviewing additional wayfinding programs to present to City Council.
52	Evaluation of Parking Alternatives	5.1, 5.4, 5.6	Evaluate alternatives to increasing the supply of parking in areas where parking is proposed for elimination. This effort should be coordinated with the development of street access guidelines.	4.2-7	General Fund			X	X	Development activities require compliance with City parking standards. The City currently uses the City of San Diego's street access guidelines. Parking standards were modified in November 2010 (Ord. 394).
53	Regional Coordination	All	Continue to support and participate in regional transportation planning programs through SANDAG.	4.9-12	General Fund			X		Staff continues to support and participate in regional transportation planning programs through SANDAG.
54	CMP Compliance Program	1.6	Determine City compliance to the Congestion Management Program requirements using the self-certification process every two years.		General Fund				X	City Council supported the regional opt-out of the CMP approved by the SANDAG board in 2009.

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55	Roadway Improvements	1.3, 1.4, 1.6	Strive to implement needed roadway improvements in conformance with the policies and direction provided by the City's Mobility Element.	4.2-1	Federal and State Funding, Transit, General Fund			X		Various street and median improvements are constructed in accordance with the Pavement Management Program and the Capital Improvement Program as needed.
56	Neighborhood and Business Impacts	1.2, 1.6	Consider the preservation and enhancement of existing neighborhoods, schools, and commercial centers in the planning and design of roadway improvements.		General Fund			X		Staff actively considers the preservation and enhancement of existing neighborhoods in the City when reviewing proposed projects. Many new development projects create impacts that require dedication of public right-of-way and construction of public street improvements to meet General Plan roadway classifications.
57	High Accident Locations	1.3, 1.5	Continue to develop and utilize the Accident Data Base to identify high accident locations.		General Fund			X		The City continues to identify high-accident locations and analyze ways to reduce collisions.
58	State Route 94 Access	1.4	Continue to examine methods of improving access to and from SR-94, particularly due to the closure of the Grove Street Ramp.	4.2-8	General Fund		X	X		The City continues to work towards obtaining permits for the Lemon Grove Avenue Realignment project.
59	Right-of-Way Acquisition	1.2, 1.6, 4.1, 5.5	Where additional property is required for the street improvements identified in the Mobility Element, the City should attempt to fairly compensate property owners for acquired property.	4.1-4	General Fund			X		The street dedication ordinance requires public street dedication for certain projects for building permits valued over \$15,000. Discretionary permit projects may require street dedication.
60	Construction Monitoring	1.2, 1.6	Plan to monitor the construction of roadway-related improvements, including sidewalk, parking, and bicycle facility improvements.	4.2-2	General Fund			X		The Engineering Department approves roadway related public improvement plans and the construction of required public improvements.

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61	Comprehensive Transit Service	2.1	Promote the provision of comprehensive transit services to residents by coordinating with MTS for the continued operation of bus routes and trolley service for the City.		General Fund, State and Regional Grants			X		The City meets with MTS on a monthly basis. The Main Street Promenade project creates convenient pedestrian paths between the bus stops and the Main Street Trolley Station. The City continues to investigate opportunities for improvements.
62	Transit Supportive Development	2.3	Encourage new development to incorporate design features which promote transit utilization, including mixed-use residential/commercial components.	2.3	General Fund		X	X		Citronica I (56 housing units) and Citronica II (80 housing units) are completed. The planned development permit for the CitMark development of 85 market rate housing units is approved. Staff encourages the incorporation of design features that promote transit utilization. The Main Street Promenade project incorporates signage, pedestrian pathways, and community open space promoting transit utilization. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016.
63	City Bus Stop Enhancement Program	2.1	Study alternative design schemes for the City bus shelter program.	4.2-3	General Fund		X	X		A bus shelter replacement project was proposed as part of the Capital Improvement Program. The City Council approved the purchase of ten new bus shelters with site furnishings.

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64	Transportation needs of the Elderly and Disabled	2.4	Continue to promote the provision of special needs transportation for the elderly and disabled population in Lemon Grove.		General Fund, TDA, FTA			X		The City provides funding to Senior Programs operated by Senior Community Centers. There are four programs available to seniors and persons with disabilities (three transportation programs and one nutrition program). The City incorporated the Complete Streets Act principles into the Main Street Promenade project. The Main Street Promenade project creates convenient pedestrian paths between a bus stop and the Main Street Trolley Station. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Corbett Main Street). The planning grant will conclude with a General Plan Amendment in 2016. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian connections throughout the City.
65	Promotion of Alternative Modes	2.1, 2.2, 3.2	Undertake an aggressive program to encourage Lemon Grove commuters to utilize alternative transportation modes.		General Fund		X	X		Staff monitors several different program types and will advance these programs as appropriate. Extension of the Main Street Promenade (Corbett Main Street) will promote alternative modes.
66	Bikeway Storage Facilities	3.3	Promote the provision of additional bicycle lockers at trolley stations and park-and-ride lots to provide additional opportunities for this alternative mode utilization for commute trips.	3.3	General Fund		X	X		Changes in the administration of the bike locker system have resulted in an adequate supply of bicycle lockers at the trolley stations. The City has installed bike racks in all of the City Parks, City Hall, and the Main Street Promenade. The City will investigate opportunities in the Corbett Main Street project. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging bicycle racks and lockers.
67	Bicycle Safety Awareness Program	3.4	Aggressively promote the Bicycle Safety Awareness Program as established in the Bikeway Plan.		General Fund, TDA Funds, OTS Funds			X		The Sheriff's Department promotes bicycle awareness through giveaway events and safety education.

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68	Sewer System Upkeep and Planning	1.3	Identify damaged and deteriorated lines using existing television camera study data and attempt to develop a long-range improvement plan.	4.5-8	Sanitation District, General Fund			X	X	The Sanitary Sewer Master Plan was completed in 2007 and staff conducted an update in 2009. A long range capital improvement program for sewer facilities has been completed and updates will be conducted as needed. Sewer repairs and linings have been conducted as budgeted and scheduled. The sewer mains are cleaned once every year and videoed once every four years.
69	Community Volunteers in Local Schools	6.1, 6.3	To expand volunteer assistance at local schools, help the school districts coordinate a volunteer program involving local civic organizations, churches, and businesses.		School District			X		A volunteer assistance program was created for assistance with city-owned facilities.
70	Water Infrastructure Maintenance	1.1, 1.2	Work closely with the Helix Water District to help identify faulty lines or capacity deficiencies and facilitate the construction of improvements.	4.5-1	Helix Water District			X		Helix has completed a number of water facility repairs and upgrades within the City. The City meets with Helix on a monthly basis.
71	Water Service for New Development	1.1, 1.2	For proposed development and redevelopment projects, require developers to coordinate with Helix Water District.	4.5-2	Developers, Helix Water District			X		All developers are required to coordinate proposed development with Helix Water District.
72	Water Facility Planning	1.1, 1.2	Endeavor to participate in Helix Water District's long-range and master planning programs to accommodate City needs.	4.5-3	General Fund			X		The Engineering Division hosts a monthly utility coordination meeting. The City meets with Helix on a monthly basis.
73	Sewer Service for New Development	1.3	For proposed development and redevelopment projects, require developers to coordinate with the Lemon Grove Sanitation District.	4.5-9	Developers			X		All new development projects are required to coordinate sewer services which are monitored and regulated by the Lemon Grove Sanitation District.

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74	Wastewater Treatment/Reclamation	1.4	Consider participating in long-range wastewater treatment planning programs to better represent the City's interest and help identify appropriate uses for reclaimed water.	4.5-10	State funding, General Fund			X		City personnel meets with the Metro JPA and Metro TAC members on a monthly basis to discuss long-range wastewater treatment planning programs.
75	Reduced Septic System Use	1.3	To reduce the potential for public health problems, strive to continue reducing septic system use.		Property Owners			X		All construction projects are reviewed for opportunities to connect properties to the sewer system.
76	Coordinated Power Service	2.1	Coordinate closely with service providers wanting to enter the local power market.		Power Providers	X				The City does not anticipate pursuing this goal due to local government constraints.
77	Power Service for New Development	2.1	Require that developers coordinate with the power providers to identify service requirements and any necessary infrastructure improvements.	4.5-15	Power Providers			X		Staff requires that all developers coordinate their projects with the power providers prior to approval.
78	Underground Power Lines	2.2	Study options for designating major streets for underground lines and underground other utility lines along the streets with the appropriate providers.		SDG&E, Other Utility Providers			X		Certain projects valued over \$25,000 are required to underground utilities. The City coordinates with SDG&E on the undergrounding of utilities through their utility undergrounding program. In 2010, the City Council approved Underground Utility District No. 7 in the former Redevelopment Area.
79	State-of-the-Art Telecommunication Services	3.1	Urge telecommunication service providers to install advanced communication facilities in Lemon Grove.		Telecommunication Providers, Developers, General Fund			X		The City has processed and approved several telecommunication projects.
80	Wireless Facilities	3.2	To avoid community impacts, require that providers co-locate new cellular and wireless facilities with existing utility infrastructure.		Telecommunication Providers			X		All telecommunication facilities are required to obtain a conditional use permit or minor use permit and are required to blend in with the surrounding area by incorporating appropriate design features. The co-location of telecommunication facilities is encouraged.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
81	Solid Waste Collection	4.1	Maintain regular solid waste collection services to safeguard public health and local aesthetics in part by contracting with a suitable service provider.	4.5-11	Solid Waste Collection Franchise Fee			X		The City contracts with EDCO for the City's solid waste collection and disposal services.
82	City Beautification	4.1	Continue to co-sponsor an annual clean-up day with the solid waste service provider, giving residents the opportunity to properly dispose of large bulky items.		EDCO Disposal Services			X		The City hosts the annual clean-up day with disposal by EDCO offered free to residents and sponsors residential household hazardous waste and electronic waste recycling events. The City also educates residents and businesses regarding recycling. The City created quarterly one day clean up events in addition to the annual clean up day.
83	Fire Protection Service Standard	5.1, 5.2	Continue to use service standards to determine the adequacy of emergency fire protection service.	4.4-1	General Fund			X		In 2010, the City entered into the Heartland Fire and Rescue Management Joint Powers Authority (JPA). The JPA uses a combined resources approach to meet service standards and ensure adequate fire protection.
84	Adequate Fire Department Staffing and Equipment	5.1, 5.2	Expand the Fire Department staff and upgrade equipment as needed to maintain the service standard and safeguard public safety. Continue to foster the Heartland Fire and Rescue JPA.	4.4-2	General Fund, CDBG			X		The Fire Department placed a new triple combination pumper engine into service in 2014 replacing existing aging equipment. The Lemon Grove Fire Department, through the Heartland Fire and Rescue management JPA will continue to analyze facility and personnel expansion needs. The Fire Department continues to evaluate performance to determine if additions are needed to meet the needs of the community.
85	Automatic and Mutual Aid Agreements	5.1, 5.2	Continue automatic and mutual aid agreements with the fire departments in the surrounding communities.	4.4-3	General Fund			X		The City continues to participate in Automatic and Mutual aid fire safety agreements. These agreements have been enhanced with the use of automatic vehicle location systems which provide for closest unit response.
86	Law Enforcement Service Standards	4.3	Continue to use service standards to determine the adequacy of emergency law enforcement service.	4.4-4	General Fund			X		The City continues to use the County Law Enforcement Service Standards to determine adequate service levels for the citizens of Lemon Grove.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
87	Sufficient Law Enforcement Service	5.3	When the City renews the service contract with the Sheriff's Department, consider whether the contracted staffing levels reflect local service standard demographics and crime trends.	4.4-5	General Fund			X		The City examines the level of service and the City's needs prior to renewing the Sheriff's contract.
88	Local Sheriff's Office	5.3, 5.4	Work with the Sheriff's Department in future years to maintain the local station.		General Funds			X		The City will continue to include a local station as a part of the Sheriff's Department annual contract renewal process.
89	Retired Volunteer Senior Patrol (RVSP)	5.3, 5.4	Continue to support the Retired Volunteer Senior Patrol (RVSP) program and help recruit new members.		Sheriff's Department			X		The City continues to support the Retired Senior Volunteer Patrol program.
90	Community Participation	5.3, 5.5	Encourage the Fire and Sheriff's Departments to actively participate in all facets of the community, including involvement in business, senior, and youth activities.		General Fund			X		The Sheriff and Fire Department continue to participate in community events and training. Examples are: Citizen Clean-Up Day, Business Crime Prevention, Adult Crossing Guards, Student Safety Patrol, Disaster Preparedness Training, School Fire Safety Education, Smoke Detector Installation Program, Prescription Take-Back Day, and various community meetings and clean-up events.
91	School Facilities	6.1	Work closely with the Lemon Grove School District to determine any existing or projected facility and service inadequacies and help develop appropriate strategies to remediate deficiencies. Require developers to coordinate the payment with the school districts.	4.4-6	Lemon Grove School District, Grossmont Union High School District, Development Impact Fees			X		The City and the Lemon Grove School District have been working closely to find more efficient and cost effective ways to provide services. Joint projects include Lemon Grove School field improvements, sidewalk construction near schools, school safety and bike programs, and collaboration on grants. All developments over 500 square feet are required to pay school impact fees to the school districts prior to issuance of building permits. The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (completed 2013). Efforts continue towards additional joint use opportunities.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
92	Co-Sponsored Youth Programs	6.1, 6.2	With Lemon Grove School District and Grossmont Union High School District, co-sponsor recreational and educational programs for area youth to the extent feasible.		General Fund, School Districts			X		City facilities are used for various school sponsored events by the Lemon Grove School District and Grossmont Union High School District. The Lemon Grove Academy continues to use the recreation center for their physical educator classes during school hours.
93	Attractive and Well Maintained Campuses	6.1, 6.3	Help the Lemon Grove School District organize campus clean-up days in conjunction with local parents, students, civic groups, and businesses.		Lemon Grove School District, Civic Organizations, Local Businesses			X		The City works with community volunteers to provide clean-up projects City wide.
94	Safe Schools	6.1, 6.2, 6.4	Coordinate with the local school districts to evaluate student safety.		School Districts, Sheriff's Department, General Fund			X		The Sheriff's Crime Prevention Division conducted various school lockdown drills, brought guest speakers such as a K-9 dog to Red Ribbon Day taught internet safety to parents of students, and hosted "Smart Start" Teen Driver Education. The City applied for and received grant funding for several "Safe Routes to Schools" projects. The City continuously coordinates with the school district through a collaboration committee to evaluate student safety and other items of joint interest.
95	Library Planning	7.1	Participate in San Diego County Library planning programs to ensure that the Lemon Grove Library is adequately furnished with books, facilities, and state-of-the-art information services.	4.4-7	General Fund			X		Friends of the Library and the City ensure the library is adequately furnished.
96	Promote Community Literacy	7.1	Endeavor to co-sponsor outreach events and literacy programs with community entities like the Lemon Grove Library and Friends of Lemon Grove Library.		General Fund			X		The City uses its newsletters, the City website, social media, and annual community events to assist in outreach events for these community entities.

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Item #	Public Facilities Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
97	New Central Location (Library)	7.2	Plan to move the library to a larger facility on the school district property to heighten its accessibility and prominence.		School District Bond Fund, County Library				X	The Lemon Grove School District passed a bond measure in November 2009 that includes a provision for constructing a joint school/public library on school property. The project was completed in 2013.
98	Improve Federal Boulevard Drainage	2.1, 2.2	Study the infrastructure required to reduce the area subject to the 100-year flood, and investigate funding options to construct the improvements. Coordinate improvements with the City of San Diego.	4.15-1	Bond Revenue, General Fund, Assessment District				X	The City completed this work in 2005.
99	Participation in the Federal Flood Insurance Program	2.1, 2.2	To allow local property owners to obtain federal flood insurance, consider participating in the National Flood Insurance Administration Program administered by the Federal Emergency Management Administration.	4.15-2	General Fund			X		The City participates in the National Flood Insurance Administration Program.
100	Hazardous Material Transport Routes	4.1, 4.3	In coordination with the County Hazardous Materials Management Division and the Lemon Grove Fire Department, strive to establish routes for the transport of hazardous materials.	4.15-13	General Fund	X				The City will research the feasibility of establishing these routes.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
101	Safe Trolley Corridor	5.2, 5.3	Coordinate with MTS to identify methods to reduce crime around the local trolley stations.	4.15-20	MTS, General Fund			X		These issues are addressed as needed. The Sheriff's Department informs the City of any problems associated with crime at the local trolley stations. MTS conducted lighting upgrades at the trolley stations. The City implemented ongoing and targeted enforcement at specific sites along the trolley route. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016.
102	Earthquake Preparedness and Education	1.1, 1.2	Attempt to initiate an earthquake preparedness program.	4.10-1	General Fund, Corporate Sponsors			X		Emergency/preparedness information is available to residents at City Hall, the Fire Department, and via Heartland Fire website and social media (Facebook, Twitter, & Next). The Heartland Fire and Rescue Emergency Preparedness Coordinator provides training and information on all aspects of disaster preparedness.
103	Safe Buildings	1.1, 1.2	For existing development, strive to enforce current building codes to reduce the potential for structural failure during an earthquake. Require improvements where necessary to bring buildings up to code.	4.10-2	General Fund, Private Property Owners			X		The City's Building Department enforces current building codes.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
104	New Development without Geologic Hazards	1.1, 1.3	Through the environmental review process required by the California Environmental Quality Act (CEQA), assess potential geologic hazards created by new development projects and require appropriate mitigation measures to reduce the risk to acceptable levels.	4.10-3	Developers			X		Environmental assessment is conducted on all development projects as required by CEQA.
105	Slope Stability	1.1, 1.3	Evaluate the feasibility of monitoring and mapping slope failures and assisting property owners to plan remedial actions.	4.10-4	Property Owners, General Fund, Grants			X		Staff meets with residents as needed to assist them with slope stability issues.
106	Adequate Drainage for New Development	2.1	Through the environmental review process required by CEQA, require assessment of potential drainage and flood impacts from proposed development projects depending on the site and proposed development characteristics.	4.15-4	Developers			X		Environmental assessment is conducted on all development projects as required by CEQA. The Engineering Division requires that development projects mitigate for added runoff with detention or infiltration on-site.
107	Community Risk Reduction	3.1	Help to educate community residents and businesses about fire prevention and safety, including property maintenance, smoke detectors, excessive accumulation of combustible materials, disaster preparedness, and what to do if there is a fire.	4.15-5	General Fund			X		The Lemon Grove Fire Department implements its public education and fire prevention programs on a regular basis through Fire Safety Trailer visits and participation in Community Emergency Response Teams (CERT) training. The Fire Department has an active code enforcement program aimed at reducing community risk.
108	Adequate Water Flows for Fire Suppression	3.2, 3.3	Monitor the adequacy of water pressures throughout Lemon Grove for fire fighting purposes.	4.15-6	Helix Water District, General Fund			X		Helix Water District monitors the water pressures through the use of hydro-systems in the District pumping station.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
109	Reduced Fire Hazard in Older Structures	3.1, 3.3	Encourage conformance to existing codes by providing information about potential fire hazards in older buildings in the City newsletter and brochures in City Hall. Where code violations are identified, require the proper improvements to protect public safety.	4.15-7	Property Owners, General Fund			X		The City provides information regarding fire hazards in newsletters and through social media. All business related structures in the City receive annual fire safety inspections to ensure that safety regulations are being met.
110	Weed Control and Waste Matter Ordinance	3.1, 3.2, 3.3	Continue implementing the ordinance and update as necessary to address new fire hazards.	4.15-9	General Fund, Property Owners			X		The Weed Control and Waste Matter Ordinance was amended to address current community needs and is enforced on a regular basis. The Fire Department monitors potential fire hazards within the City.
111	Reduced Public Safety Risk from Hazardous Materials and Weapons of Mass Destruction	4.1, 4.2, 4.3	To reduce the number of potential injuries, attempt to control concentrations of hazardous materials in areas where people congregate, such as neighborhoods, schools, and shopping areas and prevent the development and use of weapons of mass destruction.	4.15-10	General Fund, Grant Funds			X		All projects are reviewed and inspected by the Lemon Grove Fire Department to ensure that the storage of hazardous materials complies with the appropriate regulations. Staff is implementing homeland security measures within the City and has completed updated drafts of the City's Emergency Plan, the Continuity of Operations Plan, and the Evacuation Plan.
112	Hazardous Materials Use Regulations	4.1, 4.2, 4.3	When issuing business licenses, plan to check that the appropriate permits to handle, transport, use, and dispose of hazardous materials have been obtained from the regulatory agencies.	4.15-11	Business Operators			X		All business licenses are reviewed by the Lemon Grove Fire Department.
113	Household Hazardous Waste Control	4.1, 4.2	Consider adopting and implementing the Household Hazardous Waste Element prepared in 1991.	4.15-12	County Hazardous Materials Management Division, General Fund			X		The City adopted a Household Hazardous Waste Program in June of 1992 which was re-adopted in April of 1996.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
114	Contaminated Site Clean-Up	4.3, 4.4	The City should assist in the clean up of contaminated sites.	4.15-14	Property Owners, County Hazardous Materials Management Division			X		The County of San Diego is the responsible agency for the clean-up of sites. The City does report any violations.
115	County Hazardous Waste Management Plan	4.1, 4.2, 4.3	Attempt to implement the County of San Diego's Hazardous Waste Management Plan locally and participate in future updates.	4.15-15	Business Operators, Property Owners, General Fund			X		The City implements this plan locally.
116	Crime Prevention	5.1, 5.2	Promote the well-being of residents to maintain a stable community.	4.15-16	General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City utilizes its governing power, services, and efforts to maintain and improve the quality of life for all of its citizens. The City of Lemon Grove works with the Sheriff's Crime Prevention Division personnel on a case by case basis. The Crime Prevention Division hosts community meetings, events, and trainings.
117	Community Network	5.1, 5.2, 5.4	Promote a community-wide network of public and private agencies, organizations, businesses, and individuals.		General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City's newsletter provides a listing of public and private agencies and organizations to assist the community. The City Council provides funding for various organizations and events. The City directs interested parties to the 2-1-1 Information Line which provides information relating to local community health and disaster services.
118	Positive Community Relationships	5.1, 5.2	Encourage positive community relationships and improve community security.	4.15-16	General Fund, Corporate Sponsors, Civic Organizations, Local Churches, Sheriff's Department			X		The City provides events, literature, and programs to encourage positive community relationships and improve community security.
119	New Development that Deters Crime	5.2, 5.5	Require that new development deter crime through the incorporation of defensible space concepts and sufficient lighting and visibility as feasible. Request that the Sheriff's Department review development proposals and recommend measures to enhance public safety and prevent crime.	4.15-17	Developers, Sheriff's Department			X		Development plans are reviewed by the Sheriff's Department for recommendations of measures to prevent crime through the Department's Crime Free Multi-Housing, Business Watch, and Community Advisory Groups.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
120	Positive Youth Activities	5.1, 5.2, 5.4	Deter youth from alcohol and other drug use, gang involvement, and vandalism. Encourage and provide recreation, education, and prevention programs through forums like the schools, churches, the Student Safety Patrol, the Juvenile Fire Setters Program, and other civic programs and organizations.	4.15-18	General Fund, Sheriff's Department, Civic Organizations, Lemon Grove School District, Grossmont Union High School District			X		The City co-sponsors and provides four day camps and limited recreational activities for youth within the City. The Sheriff's Crime Prevention Division continues to partner with the City and its partners to educate the youth in safe bicycling habits.
121	Graffiti Tracker	5.2, 5.4, 5.5	Continue to implement the graffiti removal program to reduce the potential for gang activity.	4.15-19	General Fund, Property Owners				X	The City has adopted a graffiti removal program which receives and responds to requests for graffiti removal. The City and Sheriff's Department implemented a regional graffiti tracker program in April of 2009.
122	Swift and Efficient Response	6.1, 6.2, 6.3	Regularly update the Emergency Plan. Educate residents and businesses about the Emergency Plan. Periodically train City staff and other emergency response staff to effectively implement the Emergency Plan.	4.15-22	General Fund			X		Through the Heartland Fire and Rescue Emergency Preparedness Coordinator (EPC), the City regularly updates its Emergency Operations Plan, Continuity of Operations Plan and Evacuation Plan. The EPC provides City staff with regular emergency response training through NIMS position training and EOC drills.
123	Updated Storm Drainage General Plan	2.1	Endeavor to update the Storm Drainage General Plan to reassess current drainage inadequacies, identify required improvements and funding sources, and prioritize improvement projects and incorporate them into the Five-Year Capital Improvement Program.	4.15-3	General Fund, Assessment Districts, Community Development Block Grants			X		The Storm Drainage Master Plan was updated in 1998 and is effective through 2010. The plan identifies the City's needs for drainage improvements and prioritizes them. The projects are part of the City's Five-Year Capital Improvement Plan (CIP). An update to the Master Plan will be proposed as part of the CIP as funding allows.

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Item #	Safety Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
124	Target High Crime Areas	5.2, 5.3	Each year, when renewing the law enforcement contract with the County Sheriff's Department, endeavor to identify high crime areas in Lemon Grove, probable causes, and a plan to reduce criminal activity.	4.15-21	General Fund, Sheriff's Department			X		Staff meets with the Sheriff's Department on a regular basis to discuss high crime areas and actions necessary to reduce crime in these areas. Extra presence was sent to problem locations to assist in deterring crime.
125	Noise and Land Use Compatibility Standards for New Development	1.1, 2.1, 2.5, 4.1	Use the noise and labor/land use compatibility standards established in the Noise Element to guide future development.	4.7-1	Developers			X		Discretionary projects are reviewed for compliance with the Noise Element. Noise studies are required for new development projects as applicable to ensure compatibility.
126	Future Residential Development	2.1, 3.0	Review future residential development for conformance with California Noise Insulation Standards, which requires that interior noise levels for both single-family and multiple-family dwelling units equal 45 decibels or less.	4.7-2	Developers			X		All new residential development is required to comply with the California Noise Insulation Standards.
127	Minimal Noise Impacts from New Development	1.1, 2.1, 4.1	Review proposed development projects for noise impacts to determine if the noise conditions are incompatible with the proposed use.	4.7-3	Developers			X		All new development is reviewed for noise compatibility. Noise studies are required as applicable to ensure compatibility.
128	Compatible Land Use Plan	1.1, 1.2, 1.3	Strive for future development that conforms to the Land Use Plan to maintain peaceful neighborhoods.		General Fund, Developers			X		New development is required to conform with the General Plan.

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Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Status				Status
						Not Started	In Progress	On-going	Completed	
129	Circulation Plan Implementation	1.3	Implement the Circulation Plan through future roadway improvements subject to funding availability.		General Fund, Developers			X		All projects are evaluated for impacts and are required to comply with the adopted Circulation Element of the General Plan. Discretionary and building permit projects often require street dedication and improvements based on impacts and/or building valuation.
130	Vehicle Noise and Speed Enforcement	2.4	Coordinate with the Sheriff's Department to encourage active enforcement of vehicle noise and speed laws.	4.7-8	Sheriff's Department, Vehicle Owners			X		Staff meets with the Sheriff's Department once a week to discuss issues within the City. Engineering staff coordinates with the Sheriff's Department on trafficspeed related issues.
131	Noise Abatement and Control Ordinance	4.2	Actively enforce the Noise Abatement and Control Ordinance, particularly in residential neighborhoods, to maintain quiet and peaceful conditions.	4.7-9	General Fund, Sheriff's Department			X		All noise complaints are investigated by the Code Enforcement Department or the Sheriff's Department.
132	Quiet Residences in Mixed Use Areas	1.2, 3.1	Reduce the potential noise exposure of residents in the Downtown Village and Massachusetts Station STAs by requiring site designs where noise is attenuated by building features and the use of appropriate insulation, treated windows, and ventilation systems.		Developers			X		All proposed new or rehabilitated building projects are evaluated for potential noise exposure of residents. Potential impacts are required to be mitigated.
133	Protection from SR-94 Noise	2.1, 2.2	Implement the Land Use Plan which calls for the continued transition of the residential neighborhood abutting SR-94 between Corona Street and Vista Way to commercial development, which will reduce adverse noise impacts from the freeway.	4.7-5	Developers, Caltrans			X		The City will implement the approved Land Use Plan within the STA III area when a development plan is presented.

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Item #	Noise Element	Element Policies	Task	Mitigation Measure	Funding	Progress				Status
						Not Started	In Progress	On-going	Completed	
134	Protection from SR-125 Noise	2.1, 2.2, 2.3	Plan to monitor construction of the SR-125 and help monitor proper implementation of the mitigation measures required in the Environmental Impact Statement / Environmental Impact Report for the freeway project.	4.7-6	Caltrans				X	State Route 125 is completed.
135	Quiet Trolley Operations	2.5	Consider working with MTS to identify objectionable sources of trolley noise and appropriate measures to reduce noise where feasible.	4.7-7	MTS			X		Addressed as needed.
Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
136	City Historic Survey	1.1, 1.2, 1.3	Under supervision of a qualified historian, and with the assistance of the Lemon Grove Historical Society, endeavor to conduct a comprehensive survey throughout the City to identify significant historic and architectural resources, which include buildings, sites, objects, structures, and districts.	4.12-1	General Fund	X		X		The City currently utilizes the list of historic properties developed by the Lemon Grove Historical Society. A comprehensive historic survey will be done when funds become available. A list of cultural resources in the Downtown Village Specific Plan area has been compiled.
137	Historic Sites List	1.1, 1.2, 1.3	Based on the result of the City-wide Historic Survey, plan to develop a Historic Sites List with the assistance of a qualified historian and the Lemon Grove Historical Society.	4.12-2	General Fund		X			The City has not adopted an official list of historic properties within the City. However, staff refers to the list of historic properties provided by the Lemon Grove Historical Society when researching properties. A list of cultural resources in the STA 1 area has been compiled.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
138	Historic Preservation Ordinance	1.1, 1.2	Consider adopting a Historic Preservation Ordinance that could incorporate: 1) prohibiting the demolition of a structure or object on the Historic Sites List until the condition of the structure, rehabilitation cost, and reuse potential have been evaluated; and 2) measures to preserve the structure.	4.12-3	General Fund	X				The City has not initiated a Historic Preservation Ordinance. However, staff refers to the List of Historic Properties provided by the Lemon Grove Historical Society when researching potentially historic properties.
139	Historic Sites Signage	1.1, 1.2	To enhance awareness and appreciation of the community's history, evaluate options for identifying properties on the Historic Sites List with standard signage.		Community/Corporate Sponsors			X		Historic Site signage is provided as needed.
140	Oral History	1.2, 1.3	In conjunction with the Lemon Grove Historical Society, support or sponsor a program to record old timers stories about the early years of the community.		Community/Corporate Sponsors			X		The Lemon Grove Historical Society takes historic accounts and information regularly.
141	Historic School Curriculum	1.2, 1.3	With the Lemon Grove Historical Society and Lemon Grove School District, support developers of a standard curriculum on Lemon Grove's history for the local schools.		General Fund, Community/Corporate Sponsors, Grants			X		The Lemon Grove Historical Society developed a standard curriculum on Lemon Grove's history for the schools.
142	Home for the Lemon Grove Historical Society	1.2, 1.4	Help the Lemon Grove Historical Society to find a home for collected relics and artifacts and establish a museum.		General Fund, Lemon Grove Historical Society, Community/Corporate Society				X	The City has assisted the Lemon Grove Historical Society in establishing the Parsonage Museum and the H. Lee House within the Civic Center Park.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
143	Increased Bicycle Transportation	8.1, 8.2, 8.5	Subject to funding availability, implement the Bicycle Facilities Sub-Element of the Mobility Element to help improve regional air quality in addition to improving bicycle safety.	4.9-3	ISTEA, the California Bicycle Transportation Act, TransitNet, the Transportation Development Act, Traffic Mitigation Fees, Development Street Improvements		X	X		The City is actively implementing the Bikeways Master Plan with the installation of bicycle facilities on most of the arterial streets in Lemon Grove. New bicycle facilities on Massachusetts Ave. were completed in August of 2005. The City Council adopted an update of the Bikeways Master Plan in October 2006. The Main Street Promenade includes bicycle facilities and the Connect Main Street planning project will include additional facilities.
144	Parks Master Plan	9.1, 9.2, 9.3, 9.4, 11.1, 11.2, 11.3	Anticipate preparing and implementing a Parks Master Plan.	4.14-1	General Fund for Preparation, Development In-Lieu Fees, Community Development Block Grants, Private Donations for Implementation		X			A Parks Master Plan may be conducted as a part of the preparation of the General Plan Update in 2016.
145	Recreation Strategy Plan	10.1, 10.2	Endeavor to develop a Recreation Strategy Plan to explore alternatives for expanding recreational options in the community.	4.14-7	General Fund		X			Staff continues to meet with the School District and City community groups to explore cost neutral means to expand on the recreational options in the community. In 2013, the City was able to build its first dog park at Berry Street Park.
146	Visually Enhanced Open Space	11.2, 11.3	Subject to funding availability, maximize the benefit of open spaces such as the trolley right-of-way and parks through enhanced landscaping and maintenance.		SAFE TEALLU, General Fund		X	X		Landscaping of the Trolley Corridor is completed. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016.
147	Fossil and Prehistoric Resource Protection	2.1	For proposed new development or redevelopment projects, the City should require impact assessment and mitigation according to CEQA for paleontological or prehistoric resources.	4.12-4, 4.13-1	Developers		X			All non-exempt projects requiring environmental review in compliance with CEQA are evaluated for fossil and prehistoric resource protection.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
148	Natural Habitat Protection	3.1	For future development within the City limits that could affect the 7 acre of coastal sage scrub or the 7 acre of disturbed wetlands, the City should require an impact assessment and appropriate mitigation according to the requirements of applicable local, State, and Federal policies and regulations related to the impacted biological resources.	4.11-1	Developers			X		Projects located in the coastal sage scrub / wetland area within the City must undergo environmental review and are required to prepare a biological resource study for potential impacts to this resource.
149	Integrated Waste Management	4.1	Continue to implement the Lemon Grove Source Reduction and Recycling Element and update as necessary to respond to new conditions and State requirements.	4.5-12	General Fund			X		This is an on-going program in which the City provides a yearly report to the State.
150	Long-Term Landfill Capacity	4.2	Evaluate opportunities to participate in interjurisdictional efforts to explore solid waste disposal solutions that minimize environmental and economic impacts.	4.5-14	General Fund			X		There are currently limited opportunities to participate or coordinate with neighboring jurisdictions.
151	Ongoing Water Conservation	5.1	Provide the Helix Water District and San Diego County Water Authority literature on water conservation at City Hall, the Lemon Grove Library, and the Chamber of Commerce office as feasible.	4.5-5	Helix Water District, San Diego County Water Authority			X		The City provides water conservation information at these locations and through the City newsletter and website.
152	Water Conservation in New Development	5.1, 5.2	As a general guideline, require drought tolerant landscaping, efficient irrigation systems, and ultra low-flow plumbing fixtures for all new development and rehabilitation projects, including public projects.	4.5-6	Developers, Property Owners, General Fund			X		Staff requires drought tolerant landscaping and water efficient irrigation systems for all new development projects.

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Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
153	Water Conservation Retrofits	4.5-5	Investigate the adoption of an ordinance requiring water-efficient plumbing retrofits during the resale of residential, commercial, office, and industrial properties.		Property Owners	X				No activity on this task occurred.
154	Future Reclaimed Water Use	5.3	Monitor reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department.	4.5-7	Helix Water District	X				Staff monitors reclaimed water programs implemented by the Helix Water District and the City of San Diego Wastewater Department. At this time, there is no capital outlay proposed to provide reclaimed water to the City.
155	NPDES Compliance	6.2	Endeavor to implement all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit in Lemon Grove.	4.8-1	Developers, Business Owners, General Fund, Stormwater Fees		X			City is currently working to comply with the 2013 NPDES Municipal permit by developing the permit required program documents.
156	Promote Energy Conservation	7.1	Endeavor to provide literature about SDG&E energy conservation and retrofit programs at City Hall.	4.5-16	San Diego Gas & Electric			X		SDG&E provides informative brochures with their monthly statements.
157	Efficient Energy Use in New Development	7.2	Require that new development projects - including public Title 24 energy requirements as appropriate and consider requiring the following components to maximize energy efficiency.	4.5-17	Developers			X		All new development projects are required to comply with Title 24 energy requirements. Compliance is verified by the Building Official.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
158	Accessible Urban Form	8.1, 8.2, 8.3, 8.5	To decrease pollutants from automobile use, strive towards a development or redevelopment pattern that allows people to use transit, walk, or bicycle to activity centers.	4.9-1	Developers, General Fund, State and Federal Housing grants, SAFE TEALU, Companion Agencies: San Diego Association of Governments, MTS			X		The development of the STA I and STA II areas will create mixed use redevelopment areas near Lemon Grove's trolley stations. The City will comply with SANDAG's pedestrian access guidelines, where applicable. The Main St. Promenade and extension (Connect Main Street) will promote multi-modal transit. The Main Street Promenade is complete. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging safe pedestrian and bicycle connectors to transit centers and throughout the City.
159	Efficient Traffic Flow	8.3	Improve local roads according to the Circulation Plan as needed to maintain efficient traffic flow subject to funding availability.	4.9-2	Developers, General Fund, Caltrans			X	X	The City is actively improving traffic circulation on local streets through various funding sources. The Massachusetts Avenue Corridor Improvements were completed in 2009. The Main Street Promenade and Lemon Grove Avenue realignment project will improve bus, vehicle, and pedestrian circulation in the Downtown Village area.
160	Improve Job Opportunities for Residents	8.1, 8.5	Through the City's economic development program, encourage the local establishment of new businesses offering high-quality jobs to allow residents to work locally and avoid excessive commutes.	4.9-4	General Fund			X		The City is continually encouraging the establishment of new local businesses. The City completed an "Assessment of Economic Development Opportunities" in December of 1999 which continues to provide valid direction. The City Council adopted a commercial broker incentive program.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Status				Status
						Not Started	In Progress	On-going	Completed	
161	Minimize Impacts of New Development	8.1, 8.2, 8.3, 8.4, 8.5	Review development proposals for potential air quality impacts- both construction and operation impacts - pursuant to CEQA and the regional Air Quality Strategy, and evaluate compliance with regional clean air planning objectives.	4.9-6	Developers			X		All discretionary development applications are reviewed for potential air quality impacts. This evaluation is conducted in compliance with CEQA.
162	Minimize Asbestos Hazards	8.4	To minimize public health hazards, follow due diligence to identify asbestos and require conformance with all applicable regulations for removal and containment of asbestos where necessary.	4.9-7	Developers			X		The City coordinates with the San Diego County Department of Environmental Health on the abatement of asbestos as it arises.
163	Proper APCD Permits	8.4, 8.5	Endeavor to ensure that all commercial and industrial operations in the City obtain all appropriate permits from the San Diego Air Pollution District.	4.9-8	Business Operators			X		The Lemon Grove Fire Department reviews Air Quality permits during their yearly inspection of businesses.
164	Protect Sensitive Receptors	8.1, 8.2, 8.3, 8.4	Consider the effects of emissions from nearby transportation corridors when considering development proposals for residential and mixed-use development.	4.9-9	Developers			X		All discretionary projects are reviewed for potential Air Quality impacts to the existing community as required by the CEQA process.
165	Participation in Regional Air Quality Programs	8.5	Participate in regional air quality planning and implement regional plans such as the Regional Air Quality Strategy and the Regional Growth Management Strategy.	4.9-10	General Fund			X		Staff attends regional growth management meetings at SANDAG to help develop guidelines that will preserve air quality in the region.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
166	Joint Use of City and School Facilities	9.3	The City should work to continue the joint use of City and Lemon Grove School District facilities and cooperatively address facility maintenance, vandalism, and other concerns that arise.	4.14-2	General Fund, Lemon Grove School District		X	X		The City has coordinated with the Lemon Grove School District on the Safe Neighborhoods-after school program, the Lemon Grove Middle School Field Improvements, the Monterey Heights Sports Park, and the schedules for all district athletic fields. In 2004, the City entered into a new joint use agreement with the school district (updated in 2012). The Lemon Grove School District passed a bond measure in 2008 that includes the construction of a joint school/public library on school property (completed 2013). As part of the HEAL zone initiative, additional joint use opportunities are being explored. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging joint use agreements throughout the City.
167	Facilities for Active Recreational Pursuits	9.1, 9.2, 9.3, 9.4	Provide areas in parks for active youth and adult recreational activities in addition to passive recreational areas for picnicking and relaxing to the extent feasible.	4.14-3	General Fund, Community Development Block Grants, Private Funds			X		The City continues to seek additional funds to enhance all City parks. The Main Street Promenade is complete. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. The Promenade and extension are expected to increase recreational opportunities. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City.
168	Optimize Park Use	9.4	Since no regional park exists within the City limits, monitor options to participate in the planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents.	4.14-4	General Fund			X	X	The Monterey Heights Sports Park conceptual design is complete. The Connect Main Street planning project is underway. The Promenade is expected to include active and passive recreational opportunities. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Progress				Status
						Not Started	In Progress	On-going	Completed	
169	Offset Impacts of New Development	9.1, 9.2, 11.1, 11.2, 11.3	As provided by the Quimby Act, require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities as a general guideline.	4.14-5	Developers			X		Parkland dedication in-lieu fees are collected for all new residential and commercial development.
170	Diverse Recreational Programs	10.1, 10.2	Continue to provide diverse recreational programs reflecting the interests of local children, teens, adults, and seniors.	4.14-6	General Fund; Federal, State and Regional Grants			X		The City is currently evaluating cost neutral recreation programs. The programs may be available for adults and youth. There are existing winter, spring, summer, and fall day camps. On July 15, 2014, the City Council adopted a Health & Wellness Element encouraging increased recreation throughout the City.
171	Open Space for Public Well-Being	11.1	When considering approval of proposed residential projects, evaluate the capacity of nearby open space areas for both children and adults.		General Fund, Developers			X		All proposed residential development is reviewed for available open space and recreational areas. The Main Street Promenade is complete. The City has been awarded a "Smart Growth" grant to extend the Main Street Promenade project along the trolley corridor (Connect Main Street). The planning grant will conclude with a General Plan Amendment in 2016. The Promenade and extension are expected to increase open space opportunities.
172	Public Education	4.1	Through periodic articles in the City's newsletter, increase the public's awareness of recycling, reuse, and source reduction in addition to the environmental and economic benefits of efficient solid waste management.	4.5-13	Household Hazardous Waste (A8939) Fee			X		Articles regarding recycling and waste management are regularly published in the City's newsletter and website.
173	Water Conservation Month	5.1	Attempt to increase awareness about the need to use water efficiently, and educate the community about different ways to conserve water.	4.5-4	General Fund, Helix Water District			X		Helix Water District periodically provides information bulletins within the monthly statements. The Main Street Promenade project includes educational signage regarding water conservation.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Conservation & Recreation Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Status
174	Reduced Runoff Pollutants	6.1, 6.2	Each year, attempt to conduct a campaign to educate the community about the importance of minimizing pollutants in runoff (non-point source pollutants).	4.8-2	General Fund			X		The City utilizes their newsletter, website, and community events to educate the residents on preventing storm water pollution and household hazardous waste disposal.
175	Park-and-Ride	8.1, 8.5	Encourage increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.	4.9-5	General Fund			X		The City encourages increased use of the park-and-ride lot at the SR-94 freeway and Lemon Grove Avenue by periodically advertising the lot in the City newsletter.
176	Maintenance and Enhancement of Housing (1)	1.1-1.3	Maintain and enhance the quality of residential neighborhoods in Lemon Grove.	Program 1, 4-5, 8-11, 13-14, 17-18	CDBG, County HUD, HUD Section 8 and Housing Vouchers, General Fund		X	X		Accomplishments Housing Rehabilitation Programs: Programs in the Housing Element including "Promote Community Based Neighborhood Improvement Districts", "Prepare and Adopt a Street Design Manual", and "Promote County of San Diego Home Repair Loan/Grant Programs" will enhance the quality of neighborhoods once implemented. The Home Repair Loan Program provides low-interest loans for the repair of low-income owner-occupied homes. Grants are available to low income mobile home owners to repair their mobile homes. The City allows the conversion of apartments to condominiums and facade and landscaping improvements are required.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
177	Promote a Balanced Mix of Housing (2 & 7)	2.1-2.6, 7.1-7.2	Encourage a balanced mix of housing. Assist in the development of adequate housing to meet the need of extremely low, very low, low, and moderate income households.	Program 2-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Non-profit Developers		X	X		<p>The City continues to encourage second units (accessory rental dwelling units) which continue to be a valuable source of low income housing. The City promotes smart growth housing opportunities adjacent to its trolley stations. Citronal I and II provide 136 affordable housing units. Programs to be developed pursuant to the Housing Element include "Utilize Density Bonus Provisions", "Preserve Affordable Dwelling Units "At-Risk" of Converting to Market Rates", "Cooperate/Coordinate with Housing Developers, Agencies, and Tenant Groups", "Pursue Affordable Housing Sources", and "Coordinate Section 8 Housing Choice Vouchers and Public Housing"</p>
178	Provision of Housing (3 & 6)	3.1-3.8, 6.1	Encourage the adequate provision of housing in a variety of costs, types, styles, locations, and tenures to meet the existing and future needs of Lemon Grove residents. Provide adequate housing sites.	Program 1-21	General Fund, CDBG, HOME funds, LIHTC, Tax-Exempt Multi-Family Revenue Bonds, Tax Credit for Low Income Rental Housing, HOPWA, Developers			X		<p>During 2014, building permits were issued for 23 new single-family residences affordable to above-moderate income households. The Regional Housing Needs Allocation (RHNA) encourages the City to develop 309 housing units from 2010 to 2020. Since 2010, the City has issued building permits for 200 new housing units. The City has approved planned development applications for the development of 33 single family homes, 31 row home condominiums, and 117 multi-family apartments/condominiums, totaling 241 entitled housing units. The Planning Department actively coordinates with developers to promote housing. A density bonus ordinance will be prepared for consideration in 2015.</p>

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Housing Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
179	Home Ownership (4)	4.1, 4.2	Provide increased opportunities for home ownership.	Program 3-4, 12, 14, 21	MCC, DCCA, Cal HFA, NHF			X		The City encourages home ownership through the use of the Mortgage Credit Certificate (MCC), the County Down Payment and Closing Cost Assistance Program (DCCA), the California Housing Finance Agency Homebuyer's Down Payment Assistance Program (CHDAP), the National Homebuyer's Fund (NHF), and community land trusts. A condominium conversion ordinance will be evaluated in 2015.
180	Equal Opportunity (5)	5.1-5.3	Promote equal opportunity for all residents to reside in housing of their choice	Program 1, 5, 12, 16, 20	COBG, General Fund			X		The City supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's Fair Housing Program.
181	Address Governmental Constraints (8)	8.1-8.3	Address impediments to the provision of housing.	Program 6-7, 12, 14-15	General Fund		X	X		A density bonus ordinance will be prepared for consideration in 2015 which allows deviations of development standards. The Planned Development Permit process allows for deviations of development standards. The City is amongst the lowest in the County for development impact and processing fees for new housing units. Processing times for new developments in the City are generally faster than most jurisdictions in the County. City Council Ordinance 386 (adopted 2009) simplified the discretionary permit process. City Council Ordinance 394 (adopted 2010) reduced development standards to promote development consistent with the General Plan goals.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Health & Wellness Element	Element Policies	Task	Mitigation Measure	Funding	Status				Accomplishments
						Not Started	In Progress	On-going	Completed	
182	Safe Comfortable Public Spaces (1.1)	1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5	Provide safe and comfortable streets and public spaces that foster physical and social connections.	Program 1-4	General Fund, Grant Funds			X		City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. The City has completed the construction of the Main Street Promenade project. The Connect Main Street planting project is in progress. In 2015, a farmer's market commenced in the Main Street Promenade. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park, series, rummage sale, movies in the park, and a community bonfire.
183	Bicycle and Pedestrian Connections (1.2)	1.2.1, 1.2.2, 1.2.3	Provide bicycle and pedestrian routes throughout the City connecting people with transit, parks, schools, employment, shopping, and residences.	Program 1-4	General Fund, Grant Funds			X		The City has completed the construction of the Main Street Promenade project. The Connect Main Street Planning project is in progress. The CIP includes improvements to the bicycle and pedestrian network.
184	Lead by Example (2.1)	2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5	The City shall strive to lead by example.	Program 4	Federal and State Funding, Transport, General Fund			X		The City maintains City owned street infrastructure, landscape, and facilities and ensures graffiti is removed within a timely manner. Improvements to City owned assets are constructed according to the CIP. The City actively promotes positive messaging with the City's website, publications, and social media.
185	Diverse Flourishing Economy (2.2)	2.2.1, 2.2.2	Provide a diverse flourishing economy that promotes public health.	Program 1-4	General Fund			X		Chronica I (56 housing units) and Chronica II (80 housing units) are completed. The planned development permit for the Citivark development of 65 market rate housing units is approved. The Main Street Promenade project is completed. The Connect Main Street planting project is in progress. In 2014, new businesses such as Shoeraggio and Harbor Freight retailers opened adjacent to the Main St. trolley.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Item #	Health & Wellness Element	Element Policies	Task	Mitigation Measure	Funding	Not Started	In Progress	On-going	Completed	Accomplishments
186	Healthy Affordable Foods (3.1)	3.1.1, 3.1.2, 3.1.3, 3.1.4	Connect neighborhoods to healthy affordable food.	Program 1-4	General Fund, Grant Funds			X		City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. In 2015, a farmer's market commenced in the Main Street Promenade.
187	Healthy Eating Choices (3.2)	3.2.1, 3.2.2, 3.2.3, 3.2.4	Encourage healthy eating choices amongst residents.	Program 1-4	General Fund			X		City Council Ordinance 422 was adopted on April 15, 2014 allowing community gardens in the City. In 2015, a farmer's market commenced in the Main Street Promenade. Eight participating restaurants have healthy menu options.
186	Local/Residential Facilities (4.1)	4.1.1, 4.1.2	Promote enjoyment for residents at local recreational facilities	Program 1-4	General Fund, Grant Funds			X		In 2013, the City built its first dog park at Berry Street Park. The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park, series, rummage sale, movies in the park, and a community bonfire. In 2015, a farmer's market commenced in the Main Street Promenade. In 2015, a farmer's market commenced in the Main Street Promenade. The ClickMk development obtained approval for 65 residential units including a fitness room and a rooftop terrace for social activities.
187	Active Living (4.2)	4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6	Promote buildings and open spaces that encourage active living	Program 3-4	General Fund, Grant Funds			X		The City has completed the construction of the Main Street Promenade project. The Connect Main Street planning project is in progress. The City hosts and continues to seek sponsorship of community events such as summer concerts in the park, series, rummage sale, movies in the park, and a community bonfire. In 2015, a farmer's market commenced in the Main Street Promenade. The ClickMk development obtained approval for 65 residential units including a fitness room and a rooftop terrace for social activities.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Income				5 Total Units Per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 None below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income						
1991 Shirley Ln	SF	O				1	1	1			1 Actual	
2725-95 Vista Sereno	SF	O				8	8				1 Actual/Comparables	
Valencia Hills 1	SF	O				13	13				1 Actual/Comparables	
7272 Mt. Vernon St.	SF	O				1	1	1			1 Comparables	
							0	0				
							0	0				
(9) Total of Moderate and Above Moderate from Table A3						0	0	0				
(10) Total by Income Table A/A3						0	23	23			23	
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate						0	0

* Note: This field is voluntary.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	77		32		56						88	-12
	Non-deed Restricted			1								1	
	Deed Restricted				23		24					47	
Low	Non-deed Restricted	59	4	3	1	26						34	-22
	Deed Restricted												
	Non-deed Restricted												
Moderate	Deed Restricted	54											48
	Non-deed Restricted		1	1	1	3						6	
	Above Moderate												
Total RHNA by COG: Enter allocation number:		309					23					24	95
Total Units			5	61	2	109	23					200	109

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1 Nonconforming Units	Continue to implement the Nonconforming Unit Ordinance	Ongoing	The City provides for the issuance of Reconstruction Permits to allow the restoration of substantially destroyed residential units.
2 Encourage Second Units	Provide periodic reminders	Ongoing	The City will provide periodic reminders and updates promoting second units through City-wide information venues (website, mail outs, electronic notifications, public notices, etc.).
3 Facilitate Higher Density Housing	Encourage the development of the minimum densities near trolley stations	Ongoing	The City continues to encourage minimum densities near trolley stations.
4 Evaluate Condominium Conversion Ordinance	Explore changes to the Condominium Conversion Ordinance	1-Aug-14	The City shall evaluate the Condominium Conversion Ordinance.
5 Improve Substandard Housing	Utilize code enforcement regulations to improve Substandard Housing	Ongoing	Substandard housing complaints are forwarded to the San Diego County Department of Environmental Health (DEH) for review and enforcement.
6 Density Bonuses	Utilize Density Bonus provisions	1-Aug-13	The City utilizes the State's Density Bonus provisions. The City will modify the Municipal Code to incorporate density bonus regulations consistent with State Law.
7 Special Treatment Areas (STA)	Develop plans for Special Treatment Areas	Ongoing	The Downtown Village Specific Plan for STA 1 is complete and provides for higher density housing and mixed uses. Other specific plans may be pursued for other STAs.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
8 Community Based Improvement Districts	Promote community based improvement districts	Ongoing	The City promotes this program which allows property owners and/or business owners to target an area for improvement then levy a special tax on their respective properties or businesses to provide funds for the improvements.
9 Crime Prevention Through Environmental Design (CPTED)	Promote the CPTED principles	Ongoing	Projects are evaluated for compliance with CPTED principles.
10 Street Design Manual	Prepare and adopt a street design manual	1-Aug-14	A street design manual incorporating "Complete Streets" principles shall be prepared and adopted. The City applied for a grant to fund a Street Design Manual in October 2014 (Status pending).
11 Energy Conservation & Sustainable Best Practices	Encourage energy conservation and sustainable best practices	Ongoing	The City encourages development incorporating energy conservation and sustainable best practices and will provide information resources to the public. Related housing resources are listed on the City website.
12 Maintain Residential Site Inventory	Maintain residential site inventory	Ongoing	Site inventory is maintained. The site inventory was updated for the 2010-2020 Housing Element and the Series 13 SANDAG Growth Forecast.
13 Preserve "At-Risk" Affordable Housing	Preserve Affordable Dwelling Units "At Risk" of Converting to Market Rates	Ongoing	Preservation occurs as funds allow.
14 Cooperate with Housing Groups	Cooperate/Coordinate with housing developers, agencies, and tenant groups	Ongoing	The City maintains a list of active affordable housing developers.
15 Reduce Governmental Constraints to Provision of Housing	Reduce constraints	Underway	As required by the 2010-2020 Housing Element, the following will be conducted: 1) The City will analyze second unit regulations to reduce constraints. 2) The City will establish priority reviews for affordable housing developers. 3) The City will amend its Zoning Ordinance to allow for emergency shelters in a specified area. 4) The City will allow for transitional and supportive housing. 5) The City will allow deviations of standards for accessibility improvements. 6) The City will amend the zoning ordinance to comply with State density bonus regulations.

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove
Reporting Period 1-Jan-14 - 31-Dec-14

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
16 Participate in Regional Analysis of Housing Need	Participate in regional analysis of housing need	Ongoing	The City actively participates in regional housing needs analysis.
17 Pursue Affordable Housing Funding Sources	Pursue affordable housing funds	Ongoing	Affordable housing opportunities continue to be pursued. In 2009, 36 affordable housing units (Citron Court) were completed. In 2013, Citronica 1 was completed (56 units). In 2014, Citronica 2 (80 units) was completed and the City provided an option to purchase 8084 Lemon Grove Way (9 units) for deed-restricted affordable housing development.
18 County of San Diego Home Repair Loan/Grant Program	Support loan/grant program	Ongoing	Program is listed on the City's Housing Resources Webpage and is supported as needed.
19 Section 8 Housing Choice Vouchers and Public Housing	Support voucher program	Ongoing	Program is listed on the City's Housing Resources Webpage and is supported as needed.
20 Participate in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program	Support fair housing program	Ongoing	Program is listed on the City's Housing Resources Webpage and is supported as needed.
21 Promote Funding Opportunities for Home Ownership	Actively promote home ownership	Ongoing	The City supports home ownership programs such as the Mortgage Credit Certificate (MCC), the County of San Diego Down Payment and Closing Cost Assistance Program (DCCAP), the National Homebuyer's Fund (NHF), community land trusts, and other programs. Programs are shown in the City's Housing Resources Webpage.
22 Encourage Extremely Low-Income Housing	Encourage housing for extremely low-income households	Ongoing	The City supports the development of housing for extremely low-income persons. In 2014, 17 units affordable to extremely low-income persons were constructed (Citronica 2).

The City of Lemon Grove 2014 General Plan Annual Progress Report

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lemon Grove

Reporting Period 1-Jan-14 - 31-Dec-14

General Comments:

Actual: Based on actual monthly rent or mortgage paid and number of bedrooms.
Comparables: Average statistics of comparables (dwelling units that are similar in size and with a similar number of bedrooms) were used to support the affordability of housing units identified in this progress report. The statistics show that the identified unit will be affordable to the specified income level based on market rate rents for these unit types. Source used for the comparable properties was sold price of new single-family residences in Lemon Grove in 2014-2015.

RESOLUTION NO. 2015-3322

RESOLUTION OF THE CITY COUNCIL OF LEMON GROVE ACCEPTING THE
2014 GENERAL PLAN ANNUAL PROGRESS REPORT AND DIRECTING STAFF TO SUBMIT
THE REPORT TO THE STATE OF CALIFORNIA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 65400(a)(2)

WHEREAS, Government Code 65400(a)(2) mandates that all cities and counties provide an annual report to their legislative bodies, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the status of the General Plan and the progress of its implementation, including the progress on meeting its share of regional housing needs pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); and

WHEREAS, the project has been found to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15306 (Class 6, Information Collection); and

WHEREAS, on March 17, 2015, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council has reviewed the 2014 General Plan Annual Progress Report and finds that it accurately reflects the status of the City's General Plan implementation. NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby accepts the 2014 General Plan Annual Progress Report and directs staff to submit the Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

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PASSED AND ADOPTED: On March 17, 2015, the City Council of the City of Lemon Grove, California adopted resolution No. 2015-3322 by the following vote:

<u>COUNCILMEMBERS</u>				
AYES	NOES	ABSTAIN	ABSENT	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mary Teresa Sessom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	George Gastil
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Jerry Jones
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Jennifer Mendoza
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Racquel Vasquez

George Vasquez

 MARY TERESA SESSOM, Mayor
Mary Teresa Sessom

Attest:

 SUSAN GARCIA, City Clerk



CITY OF PERRIS
HOUSING AUTHORITY
135 N. "D" STREET, PERRIS, CA 92570-220
TEL: (951) 943-5003 FAX (951) 956-2179

Housing Policy Department
Received on:
MAR 18 2015

March 11, 2015

Ms. Cathy Creswell
Deputy Director
Department of Housing & Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252

RE: City of Perris Housing Element Annual Progress Report for 2014

Dear Ms. Creswell:

Enclosed herewith is the Annual Progress Report for the 2014 reporting year for the City of Perris' 2014-2021 Housing Element. The report covers the three areas of information outlined by HCD pertaining to meeting the Regional Housing Need, Effectiveness of Attainment of Goals and Objectives, and Progress towards removal of Constraints. This report was presented to the City Council at its regular meeting of March 10, 2015, and the item was approved.

If you have any questions or require clarification on any of the information contained herein, please contact me at schavez@cityofperris.org or 951-943-5003 ext. 278.

Sincerely,

Sabrina Chavez, Assistant Director
Community Services and Housing Division



CITY OF PERRIS

HOUSING AUTHORITY
135 N. "D" STREET, PERRIS, CA 92570-220
TEL: (951) 943-5003 FAX (951) 956-2179

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Perris

Mailing Address: Housing Division, 101 North D Street, Perris, CA 92570

Contact Person: Sabrina Chavez Title: Housing Manager

Phone: (951) 943-5003 FAX: (951) 956-2179 E-mail: schavez@cityofperris.org

Reporting Period by Calendar Year: from January 2014 to December 2014

**Table C
CITY OF PERRIS**

**ANNUAL PROGRESS REPORT FOR 2014
ON IMPLEMENTATION OF THE HOUSING ELEMENT
General Plan Report requirement pursuant to Section 65400 of the Government Code**

Housing Program	Program Action 2014-2021	Implementing Entity	Time Frame for Implementation	Status as of 2014
<p>Goal 1: Promote and maintain a variety of housing types for all economic segments of the City.</p> <p>Action 1.1:</p>	<p>Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.</p>	<p>Planning Department</p>	<p>Ongoing Implementation</p>	<p>No up-date in 2014 General Plan.</p>
<p>Action 1.2:</p>	<p>Encourage opportunities for development of housing in lower density land use designations through various Overlay Zone alternatives (Senior Housing, Planned Development, Downtown Design) or with the density bonus incentives.</p>	<p>Housing Authority / Planning Department</p>	<p>Ongoing Implementation</p>	<p>The City continues to promote lower density land use designations.</p>
<p>Action 1.3:</p>	<p>The Perris Housing Authority will utilize funding, if available, and/or CDBG allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.</p>	<p>Housing Authority</p>	<p>Continued Implementation</p>	<p>CDBG funds were used to make capital improvements on D Street, Roadway Enhancement Projects Phase 6 (Railroad Tracks to 10th Street) #S007-S073-P-6. The Project includes new streetscape, paving, street furnishings, and other associated public improvements within the D Street, between railroad tracks and 10th Street, right-of-way in Perris, CA. These improvements support the newly Verano Apartment affordable housing development</p>
<p>Action 1.4:</p>	<p>Require a mixture of diverse housing types and densities in new developments, guided by specific plans, around the downtown and throughout the City. Focus development activity within the Downtown Specific Plan area where suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.</p>	<p>Housing Authority / Planning Department</p>	<p>Continued Implementation</p>	<p>In 2014, building permits were issued and begin construction for the second phase of the Mercado Family Housing Project (Verano Apartments) located in the downtown area of the City. This project was modified to increase the number of residential units from 19 to 40 and reduce the commercial component from 17,000 sq. ft. to 1,000 sq. ft. for retail and to allow a 2,000 sq. ft. day care facility requiring a conditional Use permit.</p>

Action 1.5:	Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.	Housing Authority / Planning Department	Ongoing Implementation	In 2014, the Building & Safety Division issued 460 permits to homeowners for the installation of solar panels on the roofs of their homes.
Action 1.6:	Work with Habitat for Humanity to identify and acquire vacant infill lots for single-family development to provide housing for lower and moderate-income families and individuals.	Housing Authority / Planning Department	Ongoing Implementation	The City continues to support Habitat for Humanity's effort to develop and provide housing for lower and moderate-income families and individuals.
Action 1.7:	Utilize the State HOME Investment Partnership Grant Program Funds to assist in rehabilitating lower-income households to correct code violations and make exterior improvements.	Housing Authority	Ongoing Implementation	The Housing Authority was awarded \$500,000.00 in HOME Investment Partnerships Program funding. This funding will be used to implement First Time Buyer Program and Owner-Occupied Rehabilitation Program.
Action 1.8:	Continue to track affordable housing units city-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc.).	Housing Authority / Planning Department	Ongoing	CC&RS-covenant of 45years, 2 nd Deed of Trust, Promissory Note, & Loan Agreement are recorded with the Riverside County Clerk's Office on properties that were rehabbed through the City's Owner-Occupied Rehabilitation Program and First Time Homebuyer Program, funded through the State HOME Program. Staff maintains file of recorded documents for each property, including an affordable housing database, pursuant to AB987, which is available on the City's website.
Action 1.9:	Provide a progress report on the 2014-2021 Housing Element Plan status reports to the State.	Planning Department	Annual reporting	2014 Annual Progress report was completed and will be submitted to HCD by April 1, 2015.
Action 1.10:	The Planning Division will utilize design, development, impact fee, processing and streamlining incentives, such as reductions in setbacks, parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Downtown Specific Plan area. Information on these financial and regulatory incentives will be made available on the City's website and in public places at City Hall.	Housing Authority / Planning Department	Ongoing Implementation	City Municipal Code, General Plans, Specific Plans, development applications and fees are made available to the public at the department counter and City's website. The City will continue to encourage and promote residential development in downtown Perris.
Action 1.11:	Reduce parking standards for senior and affordable housing developments that are located in proximity to transit stops.	Housing Authority / Planning Department	Ongoing Implementation	The City has not received any request.
Action 1.12:	To encourage the development of residential and mixed-use projects within the Downtown Specific Plan area, the City will offer incentives such as a reduction in development standards (i.e. lot size, parking, and open space requirements) and with assistance from the Perris Housing Authority, subsidize a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Downtown Specific Plan area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.	Housing Authority / Planning Department	Ongoing Implementation	City will continue to promote and encourage residential and mixed-use development in the downtown area.