

# LAKESIDE COMMUNITY PLANNING GROUP

## *DRAFT MEETING MINUTES*

WEDNESDAY, OCTOBER 1, 2014 – 6:30 PM

**Members present:** Mark Baker, George Barnard, Jeff Brust, Julie Bugbee, Lynn Carlson, Laura Cyphert (chair), Milt Cyphert, Glenn Inverso, Josef Kufa, Tom Medvitz, Kristen Mitten, Paul Sprecco, Linda Strom, Bob Turner.

**Members Absent:** W. Allen

**Public present:** Approximately 65

### **OPEN HOUSE: 6:00pm – 6:30pm**

1. Call to Order: 6:35 pm

2. Pledge of Allegiance.

3. Roll Call

4. Meeting Minutes for September 3, 2014 was approved by a motion made by L. Strom, seconded by M. Cyphert. **Passed (14-0-0-1).**

### **5. ANNOUNCEMENTS:**

**A. Audio Recording** – Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

**B. Potential upcoming projects scheduled for future meetings** – A list of projects and presentations tentatively scheduled for upcoming meetings is provided as an attachment to this agenda.

**C. Agenda Change** – L. Cyphert announced Item #8C (Toya Lane Garage) will be moved up in the Public Hearing portion of the agenda. This was an item previously heard by the LCPG and when they were continued they were told that they could be first when they came back before the group.

**D. Safe Routes to School** - T. Medvitz announced there was a County program about Safe Routes to School and would like permission to speak to Todd Owens, from the School District, about implementing Safe Routes To School through grants for our Lakeside Schools.

**E. Candidates Night** - M. Cyphert announced the Chamber's Meet the Candidates Night on Thursday, October 9 at the Lakeside Rodeo Grounds between 5:30 – 8:30pm.

**F. Safe Routes to School** – L. Strom announced she also attended the Safe Routes to School meeting and stated that one of the organizers offered to come to our community to provide a presentation if we're interested in the SRTS grants and how to maximize bike and transit usage for our school kids.

**G. Beans, Beers & Business Fair** - G. Barnard announced the Chamber's Chili Cook Off which will be held at the Lakeside Rodeo Grounds on Saturday, October 25<sup>th</sup> from 10:00 am – 5:00 pm.

**H.** G. Inverso announced a free renewal event at 6:00 pm on Sunday, October 5<sup>th</sup> at Harvest Christian Fellowship

**I. Fire Fighter Training Opportunities** - K. Mitten announced that the Lakeside Fire District had contacted the LCPG seeking project applicants, that will be demolishing a safe structure, to contact Captain Eric Stamm (at [estamm@lakesidefire.com](mailto:estamm@lakesidefire.com)) to discuss training opportunities for our fire fighters who could run drills in the building a few days prior to its scheduled demolition. The buildings will not be burned.

**J. Revitalization Meeting** - J. Bugbee announced Dianne Jacob's Lakeside Revitalization Meeting at the Lakeside Community Center on Thursday, October 30<sup>th</sup> from 9:00 – 11:00 am

### **6. OPEN FORUM:**

**A.** Chief Andy Parr speaking on behalf of the Cedar Fire Monument Subcommittee, announced the Project's kick off and that they are beginning the building permit process. They now have plans and are seeking financial assistance from the community.

**B.** Robert Hillman, spokesman for Residents Against Gillespie's Existence (RAGE), asked to be scheduled for a meeting so that he can explain the impact to Lakeside if the airport is permitted to expand.

**C.** Bob Robeson announced that he is running for the Lakeside Fire Board and listed some of his qualifications.

## 7. COUNTY PRESENTATIONS:

**A. Tree Removal Request - State Highway Visibility Improvement Request – 11 Pepper trees.** CBS Outdoor is proposing encroachment permit work in the state right-of-way to improve visibility to its roadside billboard. The proposed work includes the removal of existing pepper trees and replacement with trees or plants acceptable to Caltrans and CBS Outdoor. The location is on Route 67. Consent is required for the proposed work from the County of San Diego before a permit can be issued.

- Kenton Jones, County Dept. of Public Works, stated that we have some trees at risk along Hwy 67 and various vendors (including CBS Outdoor) own billboards, 200 feet south of Mapleview on West Side by Café 67. Trees have grown up in the Right of Way in front of the billboard and before CBS can cut them, they must obtain permission from County.

- Katie from CBS Outdoor have been trimming for 7 years and they are blocking the signs,

- Ray Aguilar, CBS' arborist with Aztec Landscaping, stated the trees have been topped in the past and have weak centers. Caltrans and CBS have come up with a plan to replace the trees with drought-tolerant shrubs and plants. They will be leaving 2 of the trees, so only 9 Silk Oak trees will be removed.

- M. Cyphert stated that this is a gateway to lakeside and we would like to see this area look nice.

- L. Strom and J. Bugbee stated that replanting during a water shortage is not good timing.

*A motion to recommend Conditional Approval of the Tree Removal was made by G. Barnard and seconded by B. Turner on the conditions that low-water drought-resistant shrubs/plants/trees be used and that the landscaping create a nice gateway. Motion Approved (12-2-0-1; J. Bugbee and L. Strom dissented)*

## 8. PUBLIC HEARING:

**C. Toya Lane Oversized Garage Administrative Permit - AD#14-041** - located at 15341 Toya Lane in El Cajon. The proposed project is a 2,520 square foot garage with 16.5'-17' foot walls.

Ken presented the project and the revisions required by the County since the August LCPG meeting.

- K. Mitten inquired as to whether this will be a business (no, this is a non-profitable hobby)

- G. Barnard inquired as to whether he would fire these up in the neighborhood (No) He also asked if any neighbors were equestrians (a couple of alpacas, but no horses). Concerned that this building is not designed to look like the house. (The building will be insulated and this garage will look nicer than others in the neighborhood)

- M. Cyphert inquired as to size of existing barn (2,800 sf) and new garage (2,520 sf).

- T. Medvitz stressed that it is very important that these vehicles not be started in a residential neighborhood. (Ken stated he would never need to start the cars on-site)

### Public Comments

- Denise Whitman on Toya Lane – concerned with potential noise

- John Davis, lives two doors down, speaking on behalf of Ken's next-door neighbor Bob Grant who's out of town, stated Bob is good with a single-story 2,500 sf garage. The next door neighbor was also initially concerned about the proposed distance to front door, but is satisfied with the redesign.

*A motion to recommend Approval of the project with a condition that the building is insulated was made by J.*

*Bugbee and seconded by L. Carlton with a friendly amendment by K. Mitten to include the condition of approval .*

*Motion to Recommend Approval Passed (13-1-0-1; L. Strom dissenting)*

**A. Lake Jennings Marketplace - Discretionary Permit for Major Pre-App - MPA#14-008** – located at Olde Highway 80 and Lake Jennings Park Rd to Rios Canyon Rd. The applicant requests a revision of the Lake Jennings Park project previously approved in 2009 from a 160 unit residential condominium project to a 76,100 square foot commercial center, which would require a General Plan Amendment (from VR15 to C-15), a Rezone (from RU13 to C-36), a Vesting Tentative Map, and Site Plan.

- Keith Gregory presented the commercial project along with three new traffic signals on Olde Hwy 80, reduced from previous version from 90,000 to 66,000 sf with a brick wall and a trail on south side of wall and easements to preserve creek area. Commercial tenants will likely include a grocery, a financial institution, a restaurant and a gas station along with a common area with tables, umbrellas, fire pit, and seating wall. They will also be making off-

site improvements to improve the streets from LOS E & F to LOS D or above.

- L. Strom inquired as to how many people were here opposing the project (17 in opposition and 5 in support) Her recollection is that

- G. Barnard is concerned that traffic to businesses may be impacted by a raised median (Keith stated there will not be a raised median. Keith stated that they have arrived on a compromise to align their driveway with Tractor Supply's new driveway.

- T. Medvitz stated he did not want to see a raised median in front of an existing gas station.

- M. Baker stated he appreciated the road improvements and recommended reversing the layout of the buildings so that the greater density is located at the northwest (Keith stated that the other end of site was too narrow).

- L. Carlton stated that 250 – 300 permanent jobs will be generated with these buildings.

- M. Cyphert inquired about traffic flow into and out of gas station.

#### **Public Comments**

- Robin Clegg stated that this was previously approved and then the LCPG rescinded the approval. She thinks the addition of a grocery store would be very positive for the community.

- Jake Bernetto – stated that this was voted down twice before and he has a petition with 2,000 signatures and is concerned that this will be a partially vacant shopping center.

Kerry Hernandez, resident, does not believe this proposal fits into the rural feel of this neighborhood. Concerned about noise during the night for deliveries and constant interruption next to residences. He would rather see condos.

- Joe Bernetto, owner of adjacent properties (Marechiaro's restaurant & 7-11) and Lakeside resident, spoke in opposition of this project stating that he battled with the developer for 7 years and when they switched to condos they received community support and the project was approved. This project is not zoned commercial.

- Steve Hoag disagrees that the community was ok with a condo project. The roads are already set to be widened. So far all of these proposed projects are too big. Where do you plan to get the water to support it?

- Ben Bernetto drove through the neighborhood to the Los Coches shopping center and it took him 1.5 minutes. This is wanted by very few people in the community and it will disrupt the rural way of life.

- Kimber Allers, lives nearby and owns a business across the street, and is concerned with the traffic and if it brings more traffic it will be a safety issue, especially next to the mobile home park. The big semis that deliver to 7-11 may have a difficult time maneuvering.

- Gracie Carlton lives on Rios Canyon Rd and would like to see a shopping center near her. The vacant field houses bums and there have been fires.

- M. Cyphert asked if a compromise could be reached.

- J. Bugbee inquired as to whether it was previously commercial (Keith stated it was 45% commercial and 55% residential and when the project was going to condos, they consolidated 7 parcels and rezoned it all to residential)

- T. Medvitz is concerned that the proposed answer, to an increase in traffic, is to widen the roads. We have many residents against this project being commercial.

- M. Cyphert would like to see a hybrid with commercial, residential, open space and a horse trail along the back to make it look like something that would fit into Lakeside.

*A motion to recommend denial of the project was made by L. Strom and seconded by G. Barnard. **Motion superseded by alternate motion.***

*An alternate motion to Continue the project was made by L. Cyphert and seconded by G. Inverso. **Motion to Continue Approved (11-3-0-1; G. Barnard, L. Strom and J. Kufa dissenting)***

**B. Trim Residence 2nd Dwelling Unit Discretionary Permit for Administrative Permit AD#14-045** – located at 9522 Los Coches Rd in Lakeside. The proposed second dwelling is an 800 square foot two bedroom detached single family residence.

*A motion to Continue the project was made by L. Cyphert and seconded by J. Bugbee since the applicant was not in attendance. **Motion to Continue Approved (14-0-0-1)***

**C. AD#14-041 moved up earlier in the agenda.**

**D. Riker Ranch Administrative Permit - TM-5592** – located at 9230 Adlai Road, Lakeside and La Familia Court, the proposed project is a residential development on 6.24 acres, consisting of 26 lots and 23 dwelling units.

The project requests an administrative permit for lot area averaging.

Chris Brencick, applicant, presented the project that is proposing lot area averaging to protect the RPO Wetlands by reducing the lot sizes required by zoning.

- L. Strom inquired about whether an HOA would be created (Chris stated yes)
- L. Cyphert inquired about parking (there will be parking on one-side of private road)
- M. Baker was concerned about access and stated that Lakeside has too many private roads that are ill-maintained and these roads need to be public roads.
- M. Cyphert is concerned about additional traffic on E. Lakeview Rd.
- T. Medvitz is concerned that Adlai is a private road and the HOA will have the homeowners pay to maintain the road. He stated that Adlai should be made into public road.
- K. Mitten stated she was concerned about the narrow lots not maintaining the character of the existing neighborhood.
- G. Barnard shares the concern of the HOA having to pay to maintain Adlai and there is not enough parking with parking on only one side of the road. He lives on a CSA and the other developments that use his road do not pay to maintain it

#### **Public Comments**

- Robin Clegg, the property owner to the west, stated she met with the applicant and that she is not against the project and wanted to remind the group that the previous lot size requirement of 15,000 sf was reduced in the general plan to 10,000 sf.
  - A resident who lives on the road stated that it has deteriorated since two new developments have gone in and no one has pitched in to help maintain the road.
  - Mike, a resident, stated that if traffic increases then the developer should maintain the road. The last time we repaved this road it cost \$2,500 / household and with new homes it will deteriorate much faster. He requested a continuance till something could be made in writing about the road.
  - Steve Hoag stated we should not be approving a lot area averaging, has concerns about only one-way in and one-way out and asked where are they going to get the water?
- Carolyn Hernandez, a neighbor, stated that Adlai Rd is a 25 mpg road but rarely does anyone travel 25 mph. She is very concerned about the current traffic and a lack of sidewalks in neighborhood all day long.
- Dana Stevens, lives on corner of Adlai Rd and E. Lakeview Rd and the headlights from traffic shines into her house and there is a school at the end of E. Lakeview Rd. The parking on E. Lakeview Rd is awful. She moved here because of the rural character and wants to see it stay that way.
  - John Saka, a resident on Mijo Lane, concerned with traffic and storm drains. When it rains all the water comes down and goes into the drain at Mijo Lane.
  - Karen Lawrence spoke in opposition to the project.
  - Suzie Riddle, a resident whose property fronts Adlai and East Lakeview, spoke in opposition due to new traffic generated.
  - Patt Bixby asked about the presence of red-tailed hawks on the property.
  - Chris stated that to make Adlai a public road the County would have to condemn private property to widen the road. They are not allowed to increase the amount of runoff from their site and have to mitigate. They did a biological study and did not find red-tailed hawks.
- A motion to recommend Denial of the project was made by M. Cyphert and seconded by G. Barnard since the project does not fit into the character of the neighborhood, and because Adlai Road is not a County-maintained road. **Motion to Recommend Denial Passed (9-5-0-1; L. Strom, L. Cyphert, P. Sprecco, B. Turner and G. Inverso dissenting)***

#### **9. GROUP BUSINESS:**

- A.** Reimbursement request for \$14.33 for photocopies. *A motion to approve the reimbursement was made by T. Medvitz and seconded by L. Carlton. **Motion to Approve Passed (14-0-0-1)***
- B.** Members Attendance Review – No members were noted as having missed an excessive number of meetings.

#### **10. SUBCOMMITTEE REPORTS:**

- A. Subcommittee Recommendations on Prioritization Request for Roadway Pavement and Maintenance and Capital Improvement Projects**– this subcommittee, chaired by K. Mitten, was formed in September as a working group to provide recommendations for prioritization requests to the County for roadway pavement and

maintenance and capital improvement projects.

- K. Mitten presented the County's recommendations for roadway pavement and maintenance priorities and this subcommittee's recommendations for capital improvement projects.
- There was a brief discussion by the LCPG members and it was determined that the speed limit reductions proposed by the Subcommittee were generally not supported by the LCPG and would therefore not be referred to the TAC.

Following the group's discussion L. Cyphert disbanded this subcommittee, which had fulfilled its role.

- *A motion to support the County's Recommended Roadway Pavement and Maintenance Priorities was made by K. Mitten and seconded by L. Carlton. **Motion Approved (14-0-0-1)***

- *A motion to support the Subcommittee's Capital Improvement Priorities #1-12 was made by M Baker and seconded by T. Medvitz. **Motion Approved (14-0-0-1)***

**B.** Design Review Board (DRB) – ran out of time

**C.** County Service Area 69 (CSA 69) – ran out of time

**D.** Trails – ran out of time

**11. ADJOURNED:** 8:55 p.m. The next meeting will be in the gymnasium in the Lakeside Community Center on November 5, 2014 at 6:30 pm with the Open House starting at 6:00pm.

Kristen C. Mitten, Secretary  
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