

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES

Wednesday, March 2, 2016 - 6:30

Members present:

Seat 3-Karen Ensall; Seat 2-Brian Sesko; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery; Seat 6-Josef Kufal; Seat 8-Nathan Thompson; Seat 9-Wyatt Allen; Seat 10-Milt Cyphert; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee; Seat 15-Bob Turner

Members Absent:

Seat 1-Kristen Mitten; Seat 7-currently vacant; Seat 11- currently vacant

Members Late:

Public present: Approximately 32 present, including board. Four people signed up for Open Forum. Four signed up for Marilla Drive and three signed up for the Alcohol Permit on Woodside Ave.

OPEN HOUSE (6:00 - 6:30pm)

1) **CALL TO ORDER:** 6:33 PM

- a. ROLL CALL - Quorum reached with 12 present.

2) **PLEDGE OF ALLEGIANCE:** Lead by Milt Cyphert.

3) **APPROVAL OF THE MINUTES FOR THE MEETING OF:** February 3, 2016

- a. Corrections: Proponent for the Lake Jennings Marketplace thought there was some confusion of what was presented and voted for at the February 2016 meeting.
 - i. He wanted clarification and change in the minutes regarding the LCPG vote for the Lake Jennings project.
 - ii. Motion stated that the general plan amendment and zone change was approved.
 - iii. He thought that the motion and vote was for the whole project as presented; including a tentative map, site plan, MUP for gas station, road plan and utility plan.
- b. There was confusion among the LCPG members regarding his request for a waiver of undergrounding.
 - i. EIR document does not stipulate that the wires be undergrounded.
 - ii. New work on site will have utilities undergrounded.
- c. Wyatt Allen clarified what his motion was for; he recommended approval of the whole project, with no requirement to underground the overhead utilities along the frontage, with a request that the proponent ask SDGE if they would

- underground the existing lines. It doesn't matter if SDGE says yes or no. This request is not a stipulation of the LCPG support of the project.
- d. Discussion with the other CPG members determined that the February minutes did not reflect everything the motion was intended to cover; CPG members understood that they were voting for the whole project.
 - e. Milton Cyphert asked the proponent to correspond with SDGE to ask if they would underground the power lines. Milt would like to see a letter or email to SDGE and one back from them with their response. The proponent is not sure he will get a response back but will try.
 - f. February 2016 minutes will be changed to state:
 - i. Wyatt Allen made a motion to approve the Project as presented, with the existing poles along the front remaining above ground and the new work on site undergrounded. He amended the motion to include a request, not a stipulation, that the project proponent ASK SDGE as a courtesy, to underground the existing high-tension lines.
 - ii. Proponent will get copy of changed minutes.

MOTION: was made by Wyatt Allen to approve the meeting minutes for February 2016 as amended; seconded by Julie Bugbee. **VOTE:** Motion Passed (11-0-1).

4) ANNOUNCEMENTS

- a. **Audio Recording** - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.
- b. **Open Seats:** There are currently two open seats on the LCPG, seat 7 and seat 11.
 - i. Interested citizens who reside within the Planning Group area are encouraged to apply for the remaining positions by filling out the application that is on the website.
 - 1. Milt will contact Lisa Fitzpatrick at the county to find out where the application already sent in is in the process. It has been several months and needs to be put onto the County Board of Supervisors agenda.
 - 2. Milt received one application via email and forwarded it to the county and hasn't heard back on that either.

5) OPEN FORUM

- a. Janice Shakelford
 - i. Would have appreciated being able to respond to the revision of the February minutes before it was voted on. She spoke on that item very distinctly prior to this meeting and wanted to throw in some comments.
 - 1. SDGE my not underground the K69 wires but everything else could be undergrounded. The undergrounding would greatly improve the visual impact of the area. Can you think of any other major shopping

centers going in without undergrounding the power lines across the front of them? She is very mad at the decision.

2. The PLDO ordinance is out for public review and the county is looking for updates. LCPG should have received an announcement from Marcus Lubith. Janice requests that LCPG seriously look at the definition for active recreational use and see what needs to be changed for the communities sake.

b. Dave Hunt

- i. There is development starting up in the open area next to his house at the open area by Lemon Crest Drive.
 1. A road survey worker described one of the plans for widening the road above Lemon Crest Elementary.
 2. Asked if we were familiar with the project or hairpin turn in the area.
 3. Dave didn't know the name of the project and no one on LCPG was familiar with the area or project.
 4. The turn is very dangerous now and if it gets widened it will be worse than it is now.
 5. Dave wants to ask for speed bumps to be put in around the corner if the road is widened.
 6. Milton asked if Dave can send an email with more details so it can be looked into.

c. Terry Burke-Eiserling

- i. Has been angry about the smoke shops that are in Lakeside.
- ii. Illegal marijuana dispensaries have been cropping up.
- iii. Santee has been setting guidelines not to have them in Santee; Terry feels Lakeside will start getting them.
- iv. Free magazine tells about dispensaries in Lakeside, how to buy, how to get a medical card and a job in the industry.
- v. Does not want to see Medical Marijuana shops opening up in Lakeside.
- vi. She is involved with CASA out of El Cajon.
 1. There is a movement with CASA for our county to step up to enforce legal guidelines and not allow the dispensaries to take over our community.
- vii. There is a shop a block away from El Capitan High. The community should be concerned.
- viii. There is a petition to show Diane Jacob that the county and public cares. .Just a Name and Signature is required. We don't want it but if it is there we want it legal.

d. Karen Ensall

- i. Karen was at a meeting with the Lindo Lake Subcommittee and county people were there and talked about the PLDO.

1. Karen feels more discussion is needed. It is a tax that all the projects take in and it is used for recreation. It is not allowed to be used for multi-use trails unless workout equipment is put on it
 - a. Feels wording needs to be adjusted to include multi-use trails which are important in Lakeside and can be partially paid for through this tax.
 - b. Would like to work with Janis to compose a letter.
 - c. Milt stated he thinks horse trails in Lakeside is one of the top recreational activities. Milt agrees with the letter. Ask the county and see what happens.
 - d. Janis Shakelford currently the PLDO has strict re
2. PLDO letter states that taxes would be collected to use for parks and recreation. This needs to be reworded to include multi-use trails. Karen will compose a letter to ask that multi-trails be included.
 - ii. Janis Shakelford mentioned that PLDO currently has very strict restrictions on how the money can be spent on active recreation and does not want to include trails, maintenance, or operating expenses; just purchases.
 - iii. PLDO taxes are assessed on new development based on the assessor's parcel map zone. Some of the money could go to another city.
 - iv. The language needs to be reviewed-worth looking at and asking if the assessor's parcel numbers can better fit the community planning area.

6) COUNTY PRESENTATIONS

- a. VAC 2015-0249, The Department of General Services, at the request of the property owner of APNs 398-110-75, -09 & -10, is processing a request to vacate a portion Ridge Hill Road adjacent to APN 398-110-75. The County of San Diego Department of Public Works and the Department of Planning and Development Services have determined that the portion of Ridge Hill Road to be vacated is excess right-of-way not required for street or highway purposes. No parcels would be landlocked should this request be approved.
 - i. Proponent not present, no presentation. Called off indefinitely.

7) PUBLIC HEARING

- a. Proposed Verizon Cell, Faux 35' water tank, PDS 2015 MUP-15-028, 11470 Wildcat Canyon Road/Muth Valley Road. Zoned open space.
 - i. Proponent not present, no presentation.
- b. Discretionary Alcohol Permit, PDS 2016-ABC-001, 12247 Woodside Ave, APN: 394-510-04.
 - i. Proponents, Trevor Pratt and Erin O'Malley.
 1. Permit is for just beer and wine for the old Roundup Bar building which will be Woodside Saloon..

2. Originally the plan was to open the BBQ first but the permits were delayed so the Saloon has to be opened first.
- ii. Erin talked on the Project
 1. Wrote something for the Public Convenience and Necessity.
 - a. Will be an old west style watering hole.
 - b. Designed in aesthetics and function to reflect the cultural roots and historical charm of the surrounding community.
 - c. Considerable efforts over the last seven months had transformed the once rundown eyesore into a charming establishment.
 - d. Enhancements made to improve the visual appeal of the center.
 - e. The goal is to create and maintain a structurally sound and aesthetically appealing from inside out.
 - f. The Saloon is the first installment of a three part plan.
 - i. The second is a BBQ restaurant and soda fountain.
 - ii. The third is a micro brewery.
 - g. Wants to do public works such as sponsoring a local little league.
 - h. Erin was taken aback by the amount of crime in the area and wanted to know what they could do to work with the sheriff's and community to reduce the crime.
 - i. Will talk with the sheriff's about what can be done to work with them and keep crime down.
 - j. Invited the public to visit and see what has been done.
 - iii. Community comments
 1. Old Roundup was dark and had undesirables.
 2. Checked out the new Saloon and it is much better and clean.
 3. Homeless and drunks are no longer hanging out.
 4. Wants to see someone with a positive vision doing something nice in the community.
 5. It is a positive improvement from what was there for over 20 years.
 - iv. Lieutenant from Sheriff department
 1. Lakeside Substation does protest this license based purely on statistics due to crime rate in the area being 320%. 120% and over is considered above normal.
 2. In the last 12 months, Jan. 1, 2015 to Jan. 28, 2016, within a .2 mile radius 636 calls for service have been generated with 140 arrests.

3. The Sheriff's department is concerned that the service calls would increase with the additional alcohol in the area putting a drain on the sheriff's services which are spread thin as it is.
- v. Board comments/questions
1. Wyatt would rather see beer than marijuana.
 2. Milt asked if the lieutenant could see, with her experience, that a nice quality project with restaurant and family friendly atmosphere would be an improvement in the community vs. what was there before, when the statistics were made with a marijuana dispensary.
 - a. Answer was that it was not all because of the dispensary and it would be hard, impossible, for the Lieutenant to make a judgment and say it would be better for the community.
 - b. If past performance, when the old bar was open, predicts future behavior than it would not seem to be an improvement for the community. But can't answer the question.
 3. Steve asked a Hypothetical/statistical question. If East Bound didn't exist and was applying for a license today would the statistics ferret out that area? Can't give hypothetical statistics, can't speculate the numbers.
 4. Brian asked if it was currently operating with a ABC license.
 - a. It is not operating and has been closed for a year.
 5. Josef asked if the proponent thought they could get a microbrewery permit since it is hard to get a permit in some areas. Answer, it is easier to get when it is added to the BBQ restaurant. The Saloon is the focal point now.
 6. Milt asked when they planned on getting the BBQ in. Because of the dispensary on the property they were not able to get permits. Dispensary now gone and they are going through the process. Paying rent and wants to get it done as soon as possible.
 7. Karen would like to see the bartenders trained to work closely with the deputy's and be trained on not over serving.
 - a. Proponents are willing to work with the sheriff's.
 8. Deborah made a comment that the higher class place would not be adding to the problem as it wouldn't cater to the class of people that causes problems.
 9. Nathan asked how many of these types of licenses were available in the area and, thinking there is only one, would like to see the saloon get it than the hookah lounge that is asking.

10. Milt commented that he has helped put in a lot of the breweries refrigeration and air conditioning in town and the craft beer community is upscale and thinks this would be an improvement.
 11. Comment was that there are enough alcohol businesses in the area; more is not needed, not in support of the license.
 12. Wyatt would like to see the BBQ go in first then ask for the license.
 13. Julie understands that they have to start making money and having a viable business is better than having an empty building. Thinks it would be an improvement. Thanked the sheriff's but stated that we need businesses in Lakeside.
 14. Milt would like to see nice businesses come in and Lakeside become a destination, not just passing through looking at our decrepit buildings.
- vi. Public comments/questions
1. Stephanie Fichter asked what the biggest type of crime was in the area.
 - a. Top call was suspicious person, disturbances and influence of alcohol, top arrests was drunk in public.
 2. There is a high number of homeless in the area which added to the statistics. Can't have empty space and lose businesses. Need quality businesses.
 3. Comment that the sheriffs are here to support us; we asked for input, we need to listen.
 4. This is a cruddy part of town and is a mistake and will bring in more of the same type people.

MOTION: Julie Bugee made a motion to support the ABC license. Steve Robak seconded. Karen Ensall asked that a stipulation be added that the proponents work with the sheriff's department on crime mitigation and to develop a comprehensive plan to keep trouble down that includes the bartenders, and that over serving is not acceptable.

Discussion: Go on record as to when the BBQ will be up and running; depends on the county. Can be up and running in one month after approval. Current application is only for beer and wine right now. Proponent will apply for the building permits for the kitchen as soon as possible.

Bars in town are monitored pretty well in Lakeside and the business will be shut down if non-compliant.

VOTE: Motion passed (11-0-1)

- 8) 9310 Marilla Dr. - Tentative map TM-5591, Revised Drainage Plans. (Continuation from last month).

a. Bob Steward

- i. Continuation from last month. 4th time of looking at the revision.
- ii. Presented more information about the questions from last month and the proposed improvements.
- iii. Talked neighbors that he could reach and answered their questions.
- iv. Passed out a section of the zoning code regarding requirements for private road standards.
- v. Clarified the width of the road, main part is 30 foot and part of the property. Plan is to improve the road with 30 feet graded and 24 feet pavement which matches the standard.
- vi. There will be parking on both sides of the street in the main part of the area where the lots are.
- vii. The building of houses will not interfere with the exposure of the sun to a neighbor's solar system. Setbacks would protect the system.
- viii. Access driveways will not be affected by the improvement of the road; they will be matched or improved. Retaining walls will be needed.
- ix. There is a requirement to retain all water that comes on the property and is generated by property (comes off roofs etc.) to be let out slowly.
- x. Traffic studies analyzed the traffic and the project has to make sure concerns about site safety and speed limit are addressed.
- xi. The 18 foot wall is not out someone's front, it is at the back.
- xii. Improvements aren't going to change no matter what is done to the property.

b. Board comments/concerns

- i. Brian reviewed plans on the computer which was hard to see in 8.5 by 11. Had concerns that they don't show what is needed to make good decisions. Couldn't see good plans and is concerned about heights of walls etc. that affect neighbors. No individual handouts to the board for all statements made. Full size available at the meeting and sent out some via email earlier. Brian has a problem going forward without being able to look at a full set of plans prior to the meeting.
- ii. Karen has a problem supporting the project because of the impact to the neighbors and the road going in. Does not support development of nine new homes with traffic going past within feet of homes. Three to four homes seem more appropriate.
- iii. Julie commented on the county's general plan including designated lot sizes and the proponent is doing what he is zoned for.
 1. Karen responded that just because the county says it is ok to do something doesn't mean it is right. The county probably didn't look at the property to make a decision so as to impact the neighbors.
- iv. Deborah commented that the county has to do a lot to fit everything in so they do have zoning codes but they also talk about fitting within the neighborhood and community plans for looks quality of life. It's not just all

about zoning. Zoning is a guideline, just because it is zoned doesn't mean you should do anything and everything. Not just zoning but other things need to be taken into consideration too.

- v. Milt, zoning for lot sizes and parking are minimum. It doesn't mean that it should be so. A project has to fit into the bulk, scope, scale, and community character in which it is being built. That project does not fit into the area and just doesn't fit. Needs to fit in with the existing home, lot sizes, and community character.
 - 1. Drainage system looks like it would work well.
 - 2. The only part Milt has trouble with is the amount of homes to be built there.
 - vi. Wyatt, parking is a big issue. The proponent widened the roads to allow for additional parking to convince the public. It a burden to the owner financially to make it work. We can't ask the proponent to do more which is less for the proponent.
 - vii. Brian, questioned if houses on north side will be 12-20ft higher. It may be a concern but is an existing condition now. May be lower after building.
 - 1. Asked about the grading and paving of the road. Asked about road improvements at the entrance of the road.
 - viii. Wyatt stated that the retaining walls, shoring system can be done without taking up too much room. The road is an easy task nowadays.
 - ix. Karen stated she counted nine homes that look like they would be affected by making the road wider.
 - x. Julie stated that whether one house is built, or all nine, the county will still require changes to the driveway. All the homes on each side will be affected.
- c. Public comments/concerns
- i. Mike Osburne
 - 1. Number of homes is ridiculous.
 - 2. Brought up the issue of access to the property.
 - a. Bob Stewarts stated he owns the property the road is on but his plans state the road is a recorded easement.
 - b. If Bob owns 30 feet all the way down to Marilla how did all the homes build into those 30 feet?
 - c. The road at the end by Stephanie's house is 12 feet. Bob will grade 30 and pave 24.
 - d. Who will tell Stephanie she will have her property taken away. The county let them build there. How did that happen?
 - e. Ron's house will be sitting on an abyss if 30 feet are graded.
 - f. These houses were probably built on fill and may become unstable.
 - g. Pictures showed a tape measure across the road showing 12.8 feet.

- h. Every house on the west side has retaining walls.
3. Bob Stewart's response is about four neighbors that are affected and use this road. Mike is correct, retaining walls are needed.
 - a. The road is not an easement; home owners have access rights to use it.
 - b. Bob's understanding is that they won't be encroaching on the walls and properties.
 - c. West side, right side, won't be encroached on.
 - d. Properties on the left will have most of the expansion. Issues would be driveways.
 4. Adam Rhea has concerns of line of sight for driveway. Traffic is getting bad, 40-50 miles per hour.
 5. Stephanie Victor has not had any correspondence at all and her fence is on her property line, which she knows because she had a survey done before building it.
 - a. No possible way to enlarge the road without taking her property.
 - b. Street is not big enough for multiple vehicles to come down at the same time. No room for motor home and car at the same time.
 - c. Parking issues already. Ruining quality of life.
 - d. Lots should be same size as area. Wants area to stay the same as when she bought 20 years ago.
 6. Joe Namath, feels planning commission should make the call on lot sizes. Planning commission won't vote on eminent domain so as long as his property is not taken he is fine.
 - a. He was told 25.5 years ago when he bought his place that 10 feet from the street to his fence was county right of way.
 - b. He had requests for improvements on his property in order to give approval of the project and have access to his property for work.
 - c. He wants to piggy back on the permit to get the driveway erosion stabilized. The covert has dropped three feet and the road will go if it collapses.
 7. Gil Wee, the culvert is not on the plans and something has to be done or the road will go out.
 - a. Most people feel a person can do what they want on their property but the rest of the sentence is not at the expense of the other land owners.
 - b. Number of houses that will be affected, you will not find nine of the current houses that will fit in the size lot they are trying to build on. The project does not fit in the community.

- c. His block is not a retaining wall it is holding his fence up. Any pressure and the fence will fall down.
 - d. Trash truck traffic and extra cars from new homes.
 - e. Who pays for road repair?
 - f. Who clears out the filters for the water drains?
 - g. These are all problems that are going to affect the neighbors that live there.
 - h. Will never open his bedroom windows up along the road again if the project goes through.
8. Janice Shakelford commented that the LCPG will have to decide if this project fits the neighborhood and is appropriate for the site. Zoning says it does that doesn't mean LCPG has to agree to the project. LCPG are the voice of the people.
- a. Need to decide of the up to 18ft retaining wall to support one wall. Top needs to have something to keep from dropping off the wall. Envision the walls and decide if it is appropriate for the neighborhood.
 - b. Hearing the public the consensus is that it is not appropriate.

MOTION: Karen Ensall made a motion to deny this project. Deborah Montgomery seconded.

Comments on the motion:

- a. Milt stated a saying he heard a long time ago. Yes, you have rights to enjoy your property. But neighbors have a right to enjoy theirs too. If your enjoyment of your property infringes on others enjoyment of theirs, big lots, country lifestyle, bought a long time ago, then it is wrong, plain and simple.
- b. Steve stated that even five houses would have the same issues.
- c. Wyatt stated that is obvious that the immediate neighbors are not consistent with the plans and his problem as a board member was that LCPG was elected by the community.
 - a. It's unfortunate that the board of supervisors zoned this particular property in the 2020 plan not consistent with the neighborhood.
 - b. Has a problem with several issues before the LCPG.
 - i. Some properties may or may not be affected by the grading.
 - ii. Engineering will make sure it is done correctly.
 - iii. Doesn't think it is consistent with the neighborhood.
 - iv. Proponent has a right to do something with the land but needs to get back with the neighbors and get consistent with the overall neighborhood.
- d. Wyatt stated that in the year 2020 population will grow. County has set aside areas for building multiple homes. What it is now won't be what it is and Wyatt can't support the motion.

- e. Wyatt can't support it because it is not consistent with the neighborhood. If the houses were consistent with the neighborhood they could be marketed for more, keep the values of the neighborhood, and still make money.
- f. Josef thinks if the road is improved it would be safer for the neighborhood, fire department and ambulances can get there faster. The road needs improvement.

VOTE on 1st motion: Motion to deny failed (3-1-8)

2nd MOTION: Julie Bugbee made a motion to approve the project as presented. Steve Robak seconded. **VOTE on second motion:** Motion to approve failed (7-2-3)

9) **GROUP BUSINESS**

- a. Annual CPG training:
 - i. Ran out of time, did not review.
- b. Member's Attendance Review:
 - i. Ran out of time, did not review.

10) **SUBCOMMITTEE REPORTS**

- a. Design Review Board (DRB):
 - i. Ran out of time, did not review.
- b. County Service Area 69 (CSA 69):
 - i. Ran out of time, did not review.
- c. Trails Committee Report:
 - i. Ran out of time, did not review.

11) **ADJOURNMENT OF MEETING.** 8:58pm

Next Meeting Date: Weds. April 6, 2016, starting at 6:30

Deborah Montgomery,
Lakeside Community Planning Group
lakesidecpg@gmail.com

Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com

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