

# LAKESIDE COMMUNITY PLANNING GROUP

## *FINAL MEETING MINUTES* WEDNESDAY, December 4, 2013 – 6:30 PM

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

**Members Absent:** Chad Enniss

**Public present:** approx. 30

### **OPEN HOUSE: 6:00pm – 6:30pm**

1. Call to Order: 6:32 pm

2. Pledge of Allegiance

3. Roll Call

4. Meeting Minutes of November 6, 2013 were approved by a motion made by L. Strom, seconded by M. Cyphert. Passed (14-0-0-1)

### **5. AGENDA CHANGES / ANNOUNCEMENTS:**

**A. Proposed Agenda Change for Item #7A** - M. Baker made a motion to remove Item #7A from the agenda, since the Fire Board was not yet in full support of the proposal. **Motion Failed (5-8-1-1)**

**B. Agenda Change for Item #7C** - L. Cyphert announced that Agenda Item #7C will not be heard tonight as it was previously acted on by the LCPG and staff accidentally resent the materials.

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

**D. 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.

**E. January LCPG Meeting Rescheduled** - L. Cyphert announced that the January LCPG meeting has been moved to the 3<sup>rd</sup> Wednesday of the month as it conflicts with New Years Day. There will also be a Trails Subcommittee meeting prior to that meeting on the 15<sup>th</sup>.

**F. Emergency Motion re: Maine Ave** - M. Cyphert issued an emergency motion to have the LCPG write a letter to the County (and cc SDGE, and the Lakeside Chamber of Commerce) stating that the LCPG is concerned about reports from the Chamber of Commerce from numerous business owners regarding the construction activities during the undergrounding of utilities on Maine Avenue, and promises not kept regarding access to businesses and parking. Businesses are being harmed and the busiest shopping season of the year is approaching. L. Strom volunteered to draft the letter for the Chair.

*An emergency motion to send a letter of concern to the County, with a cc to SDG&E and the Lakeside Chamber of Commerce, was made by M. Cyphert and seconded by G. Barnard. (Motion Approved; 14-0-0-1)*

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

**A.** Janis Shackelford inquired as to whether the County had responded to the LCPG regarding the proposed amendment to the Lakeside Community Plan text regarding the number of parking spaces per apartment units. L. Cyphert stated that she would follow up with the County.

**B.** Steve Gantz, County Dept of Parks & Rec, provided an informational presentation regarding policy changes to the DPR business plan for Naming Rights and changes to the Fee Ranges. These items will go before the board the first of February. Feel free to contact Steve at [Stephen.Cast@sdcounty.ca.gov](mailto:Stephen.Cast@sdcounty.ca.gov). These items will also be on the January LCPG agenda for public comment.

**C.** Janis Shackelford, chair of Lindo Lake Subcommittee, mentioned that Stephen will be making a presentation on December 9<sup>th</sup> to the subcommittee, regarding the Naming Rights and Fee Ranges, and how it affects Lindo Lake.

**D.** G. Barnard is concerned regarding the property at the SW corner of Winter Gardens and Woodside that had a barbeque place and now it suddenly has a used car lot on it.

E. Kathy Kassel, representing the Chamber of Commerce and Lakeside Skate Park – stated that the Skate Park is exempt from the Naming Rights regulations. She requested that the Naming Rights be placed on the next LCPG agenda so that the County can verify they have the correct exceptions noted in the new language.

F. Susie Tozier informed the LCPG that there is another car lot on Business 8, that used to be a church, next to a mobile home park that she noticed the other day. J. Bugbee stated that the project at this location came before the DRB as a mobile home rental.

G. Rick Hubert, manages the Lakefront mobile home park on Lake Jennings Park Rd, stated that a couple of years ago Helix water district closed the primary access to and from the lake off of Lake Jennings Park Rd, that forced the traffic down Harritt Rd. He stated that this road is very dark and more lighting is necessary, for safety reasons, for the campers and ball park that use it as overflow parking. He wanted to know if there was a way LCPG could request more lighting from DPW. He has sent three letters to DPW over last four years. L. Cyphert suggested he draft a letter to DPW that he could bring before the LCPG, that could be acted on at a subsequent meeting.

## 7. COUNTY PRESENTATIONS:

A. None

## 8. PUBLIC HEARING:

**A. Palomino Ridge Site Plan Modification STP-03-069W1** located at 14008 Highway 8 Business at the Lakeside Fire Station #3. This application is to upgrade an AT&T cell site to 4G LTE. Currently AT&T has antennas on a SDG&E towers next to the Fire station. This tower is being decommissioned and all equipment will be transferred over to the fire station's property. The proposed tower will be 35 feet tall. Mitch Compana, architect, presented the project.

- W. Allen inquired as to whether the clock could be placed higher (applicant stated no, as the clocks mechanics would interfere with the antennas.

- P. Sprecco verified that the screening would be opaque (applicant agreed no light would go through).

- G. Barnard inquired as to who will receive the revenue from having a tower on this site, the fire department or the County. (applicant stated that the lease agreement has not yet been finalized, but is currently with the Fire District).

- Several members stated that they thought the project was great.

### **Public Comment**

- When the community was asked for a show of hands of any who were opposed to the project, there were zero hands raised.

- A member of the community commented that the cell service in this Fire District area was terrible.

- Fire Chief Andy Parr, stated that he has the authority to move forward with this cell site, and has provided the Fire District with concept plans. He is seeking community input to craft a project, before he presents a project to the Fire District Board, that can be supported by the community. He also stated that the Fire District will be receiving the lease monies for the antennas.

-Janis Shackleford asked the Fire Chief to verify that the antenna will not interfere with his own telecommunication systems. (Chief Parr agreed that they would not.)

*A motion to recommend approval of the project was made by M. Cyphert and seconded by L. Strom. M. Baker recused himself from the vote due to his position on the Fire District Board, but stated that his earlier motion to table this project, was procedural only and does not bear on his reasons for recusal. Motion passed (13-0-0-2; M. Baker recused himself from the vote)*

**B. Lake Jennings Park Rd Subdivision Tentative Map TM-5578** located at 9317 Lake Jennings Park Rd and Jennings Vista Drive. The proposed project consists of 21 lots, to be used as 18 residential lots, 2 private streets, and 1 lot dedicated to a bio-retention basin. L. Cyphert asked what concerns they've heard on this project (applicant stated that several property owners are in favor of project, although previous project was not supported by the community. He stated they could put in 22 houses per zoning, but elected to only put in 18 to preserve open space and neighborhood character.) Concerns pointed out by the LCPG members were electric

power lines (want them underground), water runoff, this area has a major traffic problem with 5 major roads converging there. (Applicant stated there has been a major traffic study and they are proposing to exceed the distance of the driveway, from Lake Jennings Park Rd, above what was recommended by the study.) Concerns regarding the intersection extended beyond driveway entrance.

**Public Comment**

- Michelle Canahan, a neighbor to the project, spoke in support of the project, likes that mainly single-story homes will be there, would like to see a signal at Jennings Vista, but had a concern about parking on the exit road. Doesn't want to end up like Harritt Rd.
- Resident from Jennings Vista, next to project, is concerned about traffic and would like a signal here.
- Larry Latocki, a resident on Palomino Ridge Drive. is concerned about parking on Jennings Vista Dr. where there is a hazard for school drop-offs, parking, residents turning into their homes, and that there should be a riparian zone on this property that is not depicted on the plans.
- Steve Hogue, resident, stated that he represented the neighbors that lived next to the project, but were not noticed. He spoke strongly against the project and stated that there are major traffic concerns and that 18 homes are too many for this site.
- Rick Paul spoke in support of the project, he stated that many in the neighborhood want it to be better and there is a lot that happens now in that empty lot that is of concern. This is acceptable.
- Janis Shackelford – agree that this is an improvement over previous submittals, but is concerned with the requested lot area averaging, the lack of road improvements and the requested side yard setbacks. They are asking for lot area averaging, but are not meeting the findings for environmental sensitivity or natural steep slopes. The only steep area preserved appears to be at the top and it's not labeled as open space. The steep cuts along Blossom Valley Rd do not meet the definition of natural steep slopes. Concerned about Road improvements, several segments of Lake Jennings Rd has LOS F. She stated that there have been several studies for Lake Jennings Park Rd and wanted to know if this project would be implementing the recommendations. Blossom Valley Rd, especially where it approaches Lake Jennings Park Rd needs to be widened with a right-turn pocket. Concerned that the proposed 7.5 foot side yard setbacks are not compatible with the area.
- Don Mruk, Jennings Vista Court, concerned with parking on Jennings Vista Dr. and wants to know why they can't provide ¼ acre lots to be consistent with the neighborhood.
- Applicant responded that they are fine with Jennings Vista being a red curb; Lake Jennings Road, where the crematorium is, the whole road is shifting over 20-40 feet from centerline of road (away from development); although asking for a 7.5' side setback but they will have a 10' setback on the garage side of the house (to park a boat). The riparian area is not a natural greenbelt, nor an RPO wetland; it is a drainage drain and the Department of Fish and Game agree that they don't have jurisdiction, as it is manmade. The lot averaging was done on recommendation by staff since they could not meet the 10,000 sf lot size (they were at 9,900 sf/lot) without additional grading. They are looking to avoid having to grade the hill in the back, just to meet the technical requirement of the 10,000 sf/lot size.
- W. Allen spoke in support of this project as it meets size, bulk and scale and if the traffic is worked out, and thinks this could be great for this neighborhood. L. Carlson also spoke in support of project.

*A motion to recommend approval of the project was made by G. Inverso and seconded by G. Barnard.*

***Motion passed (14 -0-0 -1)***

**C. Panwebster Investment Tentative Parcel Map TPM-21204 – REMOVED FROM AGENDA** *(this project was previously acted on by the LCPG and no substantial changes have been made)*

**D. PLDO Funds** - The Department of Parks and Recreation (DPR) has requested input on its updated five-year park project priority list for the expenditure of Park Lands Dedication Ordinance (PLDO) funds. We did post a link on the website for community members to provide the LCPG with feedback. We need to spread the word to let people know it is there and that we are seeking comment.

-P. Sprecco stated that he would like to see the concrete walkway continued around Lindo Lake, and for horseshoe pits to be installed.

- K. Mitten stated that we have heard that soccer fields are in high demand.

**Public Comment**

- Terry Burke-Eiser stated that she wanted to pass along requests she's heard from the community, such as

basketball courts and shade near the new skate park

- Janis Shackelford - Improvements to the Lindo Lake Basin is a priority of the Lindo Lake Subcommittee, but is not sure if the PLDO funds could be used for that. Would like to state, in regard to the suggested concrete walkway extension, that it not interfere with the dedicated riding and hiking trail in the park.

***Item was tabled to provide additional time to solicit community feedback***

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

**A. Reimbursement** of \$6.05 for photocopies. *A motion to approve was made by G. Barnard and seconded by J. Bugbee. Motion passed (14-0-0-1)*

**B. Standing Rules of Order** – The County legal counsel supported the standing rules of order, a couple of small changes were made to address comments from last month. *A motion to approve was made by G. Barnard and seconded by L. Strom. Motion passed (14-0-0-1)*

**C. Members Attendance Review** – This will be a standing order of business for anyone who has 3 missed consecutive absences or 4 absences in a 12 month period. It was noted that C. Enniss has missed 5 of the last 8 meetings and at the next meeting the board will vote to either forfeit his membership or else vote to waive the forfeiture.

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

**A. Design Review Board (DRB)** – J. Bugbee stated that the DRB voted to approve the RV sales and car lot on Old Hwy 80, and that they usually get applications for car lot, however she was unsure whether they had reviewed an application for the new used-car lot (at the old Shell Station) on the SW corner of Winter Gardens and Woodside, that was noted as a concern during the public forum.

**B. County Service Area 69 (CSA 69)** – L. Strom gave an update on expenditures, noted that a sidewalk CPR training was scheduled for June 5, 2014, and that the CSA will be mounting wi-fi hotspots on all ambulances.

**C. Trails** – G. Barnard stated that there will be a Trails meeting at 5:30pm in the gymnasium prior to the next LCPG meeting on January 15<sup>th</sup> (the 3<sup>rd</sup> Wednesday).

**11. ADJOURNED:** 8:20 p.m. The next meeting will be in the gymnasium in the Lakeside Community Center on January 15, 2014 at 6:30 pm with the Open House starting at 6:00pm.

Kristen C. Mitten, Secretary  
Lakeside Community Planning Group  
[lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

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or send an email to the LCPG chair & secretary at: [lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)