

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES WEDNESDAY, NOVEMBER 5, 2014 – 6:30 PM

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

Members Absent: Glenn Inverso

Public present: Approximately 25

OPEN HOUSE: 6:00pm – 6:30pm

1. Call to Order: 6:35 pm

2. Pledge of Allegiance.

3. Roll Call

4. Meeting Minutes for October 1, 2014 was approved by a motion made by G. Barnard, seconded by M. Cyphert. *Passed (13-0-1-1; T. Medvitz had stepped out of room and W. Allen abstained).*

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 tonight's agenda.

C. Meeting scheduled for November 19, 2014 - Due to the high volume of projects in November, there will be a second regular LCPG meeting scheduled for November 19, 2014 at 6:30 pm at the Lakeside Community Center.

D. New LCPG Members - L. Cyphert congratulated the five new members elected to LCPG. They will be able to take their place on the board at the January meeting.

6. OPEN FORUM:

A. Janis Shackelford regretted not attending the CIP meetings and stated the Flynn Springs Rd Pathway was removed from the Public Works CIP priorities, which had previously been number #1. Currently it is only partially completed and Pedestrians and equestrians have to go into roadway and it is a dangerous situation.

B. A resident, living next to Lindo Lake, inquired as to what's going on with the East end of the Lake.

C. Janis Shackelford, chair of the Lindo Lake Revitalization Subcommittee, stated the County has hired a consultant to evaluate excavating the silt in the west basin and is looking to place on-site (potentially the east basin). The East Basin is a seasonal lake, as our lakes are not sealed, and the pumps are working to keep the west basin filled. If you would like to be on the Lindo Lake Subcommittee or receive meeting announcements, please email Janis Shackelford at: jgshackelford@cox.net to request to be added to the email distribution list.

7. COUNTY PRESENTATIONS:

A. Traffic Guidelines –The members of the San Diego County Traffic Advisory Committee are reviewing the 2014 Traffic Guidelines update. The planning group and community are invited to submit comments prior to the December 12, 2014 TAC meeting.

- M. Cyphert stated a concern he has regarding the oversized and commercial vehicle portion is that many of us park our commercial vehicle or RVs on the street in front of our residence.

- L. Cyphert stated that her interpretation of the draft guidelines is that if there was a concern they would do a traffic engineering study and if they determine it was an operational issue, they would defer it to LCPG and TAC, and if not, it would be an aesthetic issue that would come before the LCPG.

- T. Medvitz pointed to the code (section 22507A of the CA Vehicle code) allows authorities to prohibit certain

types of vehicles on certain types of streets, that read “we have the right to enforce”, and stated that means we also have the right to not enforce. We need to make it clear that in certain areas we can have larger or commercial vehicles to assist the people that live in our community.

- P. Sprecco stated that it is important to have the authority to enforce the types of vehicles parking on the street, as we are starting to develop a RV park for transients, on Parkside and by the industrial areas, that are parking and living on our streets. Under Operational Guidelines is Bikeways and additional paths for commuting on bicycles is important as well.

8. PUBLIC HEARING:

A. Brightwater Tentative Map - TM 5306. (PDS2003-3100-5306) - The 69-lot proposed subdivision, to develop a 76-acre site, is located at the end of Wellington Hill Drive and is bordered to the south by the Terrace View mobile home park, off I-8 Business Route. Sixty-six single family residential lots will be created along with two HOA lots on 22 acres with a 48.59-acre biological open space lot. Residential lot sizes will range from 10,013 sf to 35,386 sf. To access the proposed residences, Wellington Hill Drive will be extended through a four-way intersection on the project's east side to a cul-de-sac to the north, a loop road to the southwest and proposed Jackson Ridge Parkway to the southeast that will connect with the I-8 Business Route. Sewer service would connect through Wellington Hill Drive. A water line and 16-foot wide access road will be extended from the west side of the adjacent mobile home park and along the project's southern boundary.

- Chris Jaro, planning director at Planning Design Consultants, is accompanied by a team from Pulte, the environmental and transportation specialist and others. They had an on-site visit and met with 25 neighbors to discuss the project and answer questions. He stated the project is consistent with all regulatory documents governing the site and as such, they are not required to provide an environmental study.

They anticipate that $\frac{3}{4}$ of the homes will be two-story and the other $\frac{1}{4}$ will be single-story.

- Walter, The traffic engineer presented the project and stated that this plan has been reduced in the number of dwelling units that lowered the daily traffic count by 100 trips. And anticipates 10-20 directional trips during rush hour on Wellington Hill. He stated several concerns mentioned by the neighbors were traffic calming on Wellington Hill, ingress and egress on Wellington Hill, a four-way stop control at the new intersection of Wellington and Jackson Ridge and that it will operate at acceptable levels of service (LOS). They are not proposing any traffic signals.

- Carl, Helix Env'l Planning, mentioned the CEQA exemption allows a streamlined process if you meet all regulations. There will still be a project-specific environmental study and an initial study. There will be an on-site preserve with a Biological Open Space easement over the open space portion of the property for conservation. The Lakeside Linkage was planned to preserve the occupied gnatcatcher habitat and to provide linkages for animals to travel. There will also be an endowment to preserve this habitat in perpetuity.

- T. Medvitz stated a concern with all homes egressing at the 4-way intersection. He recommended providing a second linkage to Jackson Ridge from the lower loop. (applicant stated the topographic constraints would not permit the loop to have a second connection to the Jackson Ridge).

- K. Mitten inquired about the mentioned pre-existing conditions on Wellington Hill (speeding is a concern mentioned by the neighbors and they have asked for traffic-calming. Wellington and Los Coches intersection was another concern, but the applicant's analysis did not show this to be critical). She also asked how many trips were expected at Los Coches Rd & Old Hwy 80. (applicant stated ~ 30 directional rush hour trips on Old Highway 80) She also asked whether Old Hwy 80 was going to be a right-turn only since it's not planned to be signalized. (both directions)

- P. Sprecco inquired as to how many trips would be added to Wellington Hill (would be 10-20 during rush hour)

- G. Barnard asked about grading, will there be export/import? (applicant stated they will ensure it balances)

- J. Kufa inquired about the distance to the existing neighbors.

- M. Baker asked who would be responsible for the brush management (applicant stated the HOA will clear the brush). He also asked if Jackson Ridge and Wellington Hill be dedicated roads (yes), he agreed with T. Medvitz regarding a second access to Jackson Ridge and suggested they consider putting in a round-about. (applicant stated they would study the round-about)

Public Comments

- Eight people raised hands that there were here against the project and two people raised their hands in support of

the project.

- Kim Naylor, neighbor at bottom of Wellington Hill Dr. and neighborhood watch coordinator, stated they just found out about this meeting by accident. She stated concerns about speeding and lack of traffic calming and the neighbors have discussed they would like a signal at Wellington Hill and Los Coches. She is also concerned about the flow of traffic from the KB homes project onto Wellington Hill. She is also concerned about emergency egress. She asked if anyone was taking into consideration the impacts to our infrastructure, schools, emergency responders, etc. Would like to request speed bumps on Wellington Hill Dr. There were a lot of people that didn't know about this meeting and would have attended if they'd had prior notice.

- Mike Mello, lives on Wellington Hill, stated that a major concern is traffic as far as speed and that they could get away with two speed bumps to address the problem. He asked about the burden on the infrastructure. He saw that they would be tapping into the sewer on Wellington Hill Dr, what other infrastructure systems will be impacted?

- Kevin Davis, lives on Foxborough Dr, is concerned about the number of homes coming to this area and the resulting traffic on Wellington Hill Dr. He leaves his homes twice every morning taking two kids to school. Turning left onto Los Coches from Wellington is difficult in the morning given the sun in one direction and traffic on the other. He also inquired as to how much of the open preserve is flat?

- Janis Shackelford stated that Old Hwy 80 is crazy in the morning and is backed up to Los Coches. This is another route motorists will take to avoid the signal. The detention basin is off-site, who will maintain that? There is a walking trail on our on Hwy Bus going through the previously approved multi-family area and coming to here, but it looks like a dead-end on their property. Wants to make sure the trail will connect to another portion of Lakeside open space.

- Bill, spoke in support of the plan. He stated that Via Diego has many more homes than this area, even with KB Homes, and we have dealt with traffic in the morning.

- K. Mitten read an email from Steve Hoag, a resident who was hospitalized and unable to attend, who strongly disagreed with constructing new homes without sufficient water supply for new residents.

- Michael McGrath asked which school the kids from this development would attend. Do the traffic studies include the trips generated by KB homes. He has a business on Old Hwy 80 and can state traffic is terrible. He also asked if the utility access road is paved or not. (applicant stated it will be paved)

- Chris, the applicant, stated that they noticed the project as required and additionally invited nearby residents to the weekend meeting on his own. He spoke regarding traffic and stated they would continue to work with County staff regarding existing conditions. He suggested they work out the issues other than speed bumps, as they generate noise, but perhaps they can have more enforcement. He doesn't believe the detention basin is off their property. Regarding the water comment, he stated that they are in the Helix Water district and they are capable of providing this community. The provision of services are all within the capacity of the providers.

- Walter, applicant, stated that they did include the KB Homes into their calculations for trips. He stated the KB Homes project is anticipated to generate approximately 40 directional trips during peak hours. They anticipate 40-60 trips in the am leaving the property.

- Chris and Carl, applicants, stated that the open space portion of the site is very hilly and will be set aside for biological habitats.

- Greg Shields, applicant's engineer, stated they are required to verify the infrastructure can meet demands and he outlined where services would connect. They will be providing a trail to the edge of their site and will be connecting to the County's future trail site.

- W. Allen stated that on Valle Vista they increased enforcement due to speeding. To address the water issue, he stated there is a new desalinization plant being built that will provided 50 million gallons a day to the region. He likes this project. Would like to know if a round-about is feasible that it be incorporated.

- T. Medvitz stated that the 300 feet noticing to neighboring properties, required by the County, is insufficient and believes they should notice everyone impacted by this project.

- M. Cyphert agreed but acknowledged the law may need to be changed. He thought some things needed to be addressed, but liked this project. Would like to see some mitigation for some of the traffic concerns.

- J. Bugbee lives nearby on Ha Hana and stated that she just has to wait a little longer to pull out onto Los Coches Rd, but if you're patient you can make it.

- L. Cyphert stated that the 300 feet noticing is woefully inadequate and we had this in an addendum to our agenda last month. Please spread the word. This is the project she favors the most and recognized.

- K. Mitten asked if there was a trail easement to allow the trail to connect to the property line.

- L. Carlson appreciates their presentation and that we need more homes in this area.

- G. Barnard stated this was the best presentation he'd heard, but trails and traffic are concerns.
- M. Baker listed concerns as defensible space for houses backing up to interface area and has yet to see an HOA maintain them well. He stated that it should be 100' and should be on private property and maintained by owners. His other concern is about the lack of a secondary egress for the lower half of project.
- P. Sprecco expressed strong concern for a controlled-traffic intersection at Old Hwy 80.
- L. Strom asked for clarification as to why there was not a secondary egress (Chris stated that they will take a look with the County at all the points being made and they will see what they can do) She previously was an HOA manager and stated that the brush management was always a low priority.
- Several board members discussed adding a condition regarding the brush management.

*A motion to recommend a Conditional Approval the project was made by W. Allen and seconded by J. Bugbee on condition that they provide a trail easement to the property line connecting to future trail and a traffic round-about at the intersection of Wellington Hill and Jackson Ridge. **Motion Approved (11-3-0-1; P. Sprecco, T. Medvitz and M. Baker dissenting)***

B. Lake Jennings Park Road Subdivision Undergrounding Waiver TM-5578 – located at 9317 Lake Jennings Park Rd. The applicant seeks a design exception to waive the requirement for undergrounding 3 utility poles currently in place along the project frontage on Lake Jennings Park Rd.

- Greg Brown, the applicant, stated that the reason they are requesting the undergrounding waiver is due to the fact that it would not eliminate any power poles. There are no adjacent properties that have undergrounded lines.
- M. Cyphert stated that if there are no change in the number of poles, what's the point.
- L. Cyphert states that she would like to see three fewer poles in our community, but in this sense it doesn't make any sense.
- K. Mitten stated that the applicant knew of this requirement when they applied originally and should have requested a waiver at that time. Also, the adjacent neighbors won't likely be undergrounding then it will be up to the County to be responsible for undergrounding these lines in the future, if these are undergrounded. They shouldn't have to pay for undergrounding in front of new developments and they would remove the poles at that time. (we didn't bring it forward before since there were so many community members against the project, they thought it would be easier to do in a two-step process)
- G. Barnard stated that the oenis is on the planning group to underground the poles, but in this case he supports the waiver.

Public Comment

- Janis Shackelford stated she typically supports these waivers, however there are concerns with the placement of the current poles. There is a major power pole blocking the widening of Blossom Valley Road, they are going to have to move the poles back to do any sort of improvements along Lake Jennings Park Road, and the last time there was a power outage in this area was when a car hit a guywire supporting one of these poles causing the overhead wires to hit each other and arc and a fire was started. Wants this project to come back at a different date with the poles relocated.
- W. Allen inquired as to how big this development was (18 units)
- P. Sprecco asked if the Lake Jennings road improvements proposed by the Lake Jennings Marketplace was being considered. We have to do these piecemeal and this is not a stand-alone project.

*A motion to recommend Approval of the waiver was made by L. Carlson and seconded by G. Barnard. **Motion to Recommend Waiver Request Approved (10-4-0-1; P. Sprecco, M.Baker, T. Medvitz and K. Mitten dissenting)***

C. 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 732 square foot two bedroom detached single family residence.

- Allen Austin presented project and stated that the 2nd dwelling will access the property on the side street and will match the current property in color and will have two additional parking spaces.
- M. Baker appreciates having a granny flat and would support having it attached to the house, but in 10-20 years when they sell this, it will become a rental unit which is not in the character of the neighborhood.

*A motion to recommend Approval of the project was made by T. Medvitz and seconded by L. Strom. **Motion Approved (13-1-0-1; M. Baker dissenting)***

9. GROUP BUSINESS:

- A. Reimbursement request for \$7.26 for photocopies. *A motion to approve the reimbursement was made by L. Carlson and seconded by M. Cyphert. **Motion to Approve Passed (13-0-1-1)***
- B. Members Attendance Review – No members were noted as having missed an excessive number of meetings.

10. SUBCOMMITTEE REPORTS:

- A. Design Review Board (DRB) – J. Bugbee stated the DRB approved Lake Jennings Marketplace.
- B. County Service Area 69 (CSA 69) – no report
- C. Trails – no report

11. ADJOURNED: 8:35 p.m. The next meeting will be in the gymnasium in the Lakeside Community Center on November 19, 2014 at 6:30 pm with the Open House starting at 6:00pm. [**The Nov. 19th meeting had to be cancelled due to lack of a quorum in attendance.**]

Kristen C. Mitten, Secretary
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