

# LAKESIDE COMMUNITY PLANNING GROUP

## *FINAL MEETING MINUTES* WEDNESDAY, JULY 3, 2013 – 6:30 PM

**Members present:** W. Allen, M. Baker, G. Barnard, J. Brust, J. Bugbee, L. Carlson, L. Cyphert (chair), M. Cyphert, C. Enniss (arrived late at 6:48pm), G. Inverso, K. Mitten, P. Sprecco.

**Members Absent:**, T. Medvitz, L. Strom, B. Turner.

**Public present:** approximately 55

### **OPEN HOUSE: 6:00pm – 6:30pm**

1. Call to Order: 6:35 pm
2. Pledge of Allegiance.
3. Roll Call
4. Meeting Minutes of June 5, 2013 were approved by a motion made by W. Allen, seconded by G. Barnard. (11-0-0-4, C. Enniss not present for vote)

### **5. ANNOUNCEMENTS:**

#### **A. Upcoming projects scheduled for future meetings:**

1. **East County Sand Mine** (MUP09-16, RP 09-001, AD12-039) Major Use permit & Reclamation Plan.
2. The County of San Diego will present an update to the **Drainage Facilities Master Plan** (presentation scheduled for the August 7<sup>th</sup> meeting).
3. **Evergreen Nursery Blossom Valley** - MUP12-009 - Major Use Permit to upgrade an existing wholesale nursery to a retail nursery, 1.5 acre green waste recycling area and 1.5 acre nursery production and soil mixing area. The applicant has filed a revised project description, plot plan and grading plan.
4. **Los Coches Rd Substation Rebuild** – SDG&E will present plans to rebuild the Los Coches Rd Substation.

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

- A.** A representative from SDG&E provided a brief presentation regarding the proposed rebuild to the Los Coches Substation.
- B.** Terry Burke-Eiserling announced the groundbreaking of the new Lakeside Skate Park on Wednesday, July 10 at 3pm next to the Tennis Courts.
- C.** Kathy Kassel – the Executive Director of Lakeside Chamber of Commerce announced that they will be giving the Rick Smith Commitment to Community Memorial Award to Robin Clegg this year, and she wanted to extend an invitation to the LCPG members to attend the ceremony on July 11th at 6:00pm at Willowbrook Country Club.

### **7. ACTION ITEMS:**

- A. Rockcrest Road Parking Prohibition (near Riverview Elementary)** – This item was continued from the June meeting after a brief discussion. The County is currently considering a parking prohibition on the north side of Rockcrest Road from Winter Gardens Boulevard easterly approximately 400 feet from 7 am to 5 pm on School Days.
  - L. Cyphert read a petition signed by 29 residents of the Rock Crest Villas Senior Apartments and 2 caretakers.
  - Darryl Jensen, resident at 12130 Rock Crest Drive, stated that his property makes up 300 of the 400 feet of the proposed parking prohibition and has a letter from his Aunt Anna whose property makes up the remaining 100 feet. He stated that he does not park on the street, but that vehicles parked in front of his property often make it difficult for him to safely exit or enter his well access points. He believes the visitor/caretaker parking should have been taken care of when the apartments were built. He explained that the Riverview School wants the prohibition to deter parents from parking off-school property and kids walking across Winter Gardens Blvd.
  - M. Cyphert inquired as to whether parking restrictions on a portion of the area would satisfy his concerns, Darryl agreed that would be sufficient.

- Todd Owens, from the Lakeside School District stated that the School District provided a letter of support regarding the prohibition for the safety of children crossing the street, but that they did not initiate the request and were instead approached with the proposal by Maria Rubio-Lopez with the County of San Diego.
- G. Barnard stated that a lack of curb and gutter may make it difficult to sign.
- Several LCPG members did not think this item should be deferred, since it had already been deferred from last month's meeting, but several others did not think we had sufficient information for a vote.
- When polled for a show of hands, 25 members of the community in attendance demonstrated they were opposed to the project, including 6 members of the community that had not previously signed the petition, which contained 29 resident signatures and 2 caretaker signatures.

*A motion to recommend **deferring** this project to a later meeting when more information can be obtained was made by M. Cyphert and seconded by G. Barnard. **Motion passed (9-3-0-3)***

*Due to the amount of opposition, a second motion to **recommend deferring** this request to the County was made by L. Cyphert and seconded by C. Enniss so that County staff can decide if they want the LCPG to hear this Item again or just review the minutes. **Motion passed (12-0-0-3)***

**B. AYSO Subcommittee** – This item was continued from the June meeting. The board will consider the role of the planning group as it pertains to the AYSO and other sports committees, and determine if the committee shall be continued or disbanded.

- G. Barnard and C. Ennis expressed confusion as to why a member of the land use group should be on a committee that did not directly represent land use.

Public Comment:

-Debbie Ryder, a parent on the AYSO board, stated that the biggest problem is that Dianne Jacob promised the community a soccer field that we have yet to receive and that the kids from Lakeside have to compete for the Lakeside fields with kids from all over. She thought the Sports Committee would help give priority to Lakeside kids on the Lakeside fields

- A discussion ensued regarding the loss of a soccer field at Willow Rd. and Moreno Ave.

- K. Mitten and G. Barnard agreed with the motion to dissolve the AYSO subcommittee and thought that the County could approach the LCPG in the future if they want the LCPG to participate on a Sports Committee.

*A motion to recommend **dissolving the AYSO subcommittee** was made by C. Ennis and seconded by L. Cyphert. **Motion passed (11-0-1-3; W. Allen abstained )***

**C. Proposed Hookah Lounge with a Reduction of Required Parking Spaces at 9610 Winter Gardens Boulevard-** Discretionary Permit for an Administrative Permit # PDS2013-AD-13-025 (AD13-025). Applicant proposes opening a Hookah lounge and requests a reduction of required parking spaces from 18 down to 7.

- L. Cyphert announced that the County requested via email that the LCPG provide feedback on the request for a parking reduction and not the use.

-Mike Toma, the applicant, stated that his son owns the smoke shop in the same shopping center, and that they are familiar with parking usage. He stated that a total of 66 parking spaces are shared between the shops in the shopping center and the McDonalds. Their patrons would be able to use the extra spaces and wouldn't be limited to the 7 spaces. The applicant estimates that approximately 60-70% of the spaces are vacant on average.

-M. Cyphert asked about what future uses might need in the way of parking spaces,

- C. Ennis and G. Barnard stated that this was built already with a site plan and recommended the applicant contact the landlord to sort out.

- K. Mitten asked how many seats the business would have (the applicant wasn't sure, but thought about 40),

Public Comment

-Larry Hertel, who owns the neighboring apartment building, spoke in general opposition against the project, stating that the area is congested coming in and out of the AM/PM and that there are merchants and residents that park on the street. He believes this is a landlord issue.

- Catherine Gorka spoke in general opposition to the parking reduction.

*A motion to recommend **denial** of the project was made by M. Cyphert and seconded by G. Barnard. **Motion passed (12-0-0-3 )***

**D. Draft 2013 General Plan Clean-Up (GPA 12-007)** - The County of San Diego has amended several sections of the General Plan to provide clarification and to fix map errors and there is a full description of the proposed changes on the LCPG website.

Public Comment:

-Catherine Gorka spoke in general opposition to the proposed amendment to the property near her house.  
*A motion to recommend **approval** of the project was made by K. Mitten and seconded by M. Cyphert. Motion passed (8-4-0-3, J. Burst, G. Inverso, J. Bugbee, and C. Enniss dissented)*

**E. Channel Road 6-unit Apartment Complex** – This agenda item is a pre-application presentation and discussion only. The architecture firm responsible for designing this project is seeking early input from the planning group on a 6-unit apartment project planned for 9991 Channel Rd.

- The applicant anticipates market-rate units (not low-income) and will be providing the County requirement of 1.5 spaces per unit + 1 additional guest space. 10 spaces total.
- W. Allen suggested they explore half-level partially undergrounded parking.
- K. Mitten expressed general concern about the parking spaces that would back out into traffic.
- J. Bugbee pointed out that the Lakeside Design Guidelines require 2.1 spaces per 2-bedroom unit, plus guest parking, and the proposal does not meet the requirements.

## 8. GROUP BUSINESS:

**A. Reimbursement:** Vote on a standing order authorizing the reimbursement of venue fees to extend LCPG meetings till 8:50pm, at \$60/hour venue fee for 6 months. For the months anticipating a lighter agenda, a 14-day notice must be given to the Lakeside Community Center to change the meeting end time. *A motion to authorize the reimbursement of venue fees for one (1) extra hour for six months was made by J. Bugbee and seconded by W. Allen. Motion Approved (12-0-0-3)*

**B. Members Attendance Review:** Board Policy states membership may be forfeited if a member misses 3 consecutive meetings or 1/3 of the total meetings in a calendar year. Forfeiture or waiver of forfeiture requires a majority vote.

-L. Cyphert explained that up until April, when a board member informed the Chair they would be absent then they would be considered an excused absence, however the policy states that if there 3 consecutive unexcused absences then the members need to vote. Going forward since April attendance will only be recorded as Absent or Present.

-G. Barnard and W. Allen expressed general concern over not having excused absences for illnesses.

-K. Mitten pointed out that the reason the excused/unexcused came up was that if members are missing 1/3 of the meetings then they are not providing the service to the community.

- L. Cyphert stated that the policy doesn't differentiate between excused/unexcused but when the board votes on the attendance, it will be subsequent to the missed meeting.

- M. Cyphert noted that board policy states that forfeiture or waiver of forfeiture requires a majority vote, so the board has the final vote for membership.

*A motion to distinguish between excused or unexcused meeting absences for attendance was made by G. Barnard and seconded by W. Allen. Motion Failed (6-6-0-3; M. Baker, P. Sprecco, L. Cyphert, L. Carlson, K. Mitten, M. Cyphert dissented)*

*C. Enniss made a motion to defer this discussion to the September meeting. Motion died due to lack of a second.*

- P. Sprecco asked if we could receive clarification regarding this Board Policy and L. Cyphert agreed and noted that this was not an attempt to punish anybody, simply to follow board policy.

**C. Minutes Content:** Discuss County policy governing the content of minutes. **(Deferred to due lack of time)**

## 9. SUBCOMMITTEE REPORTS:

**A.** Design Review Board - none

**B.** County Service Area 69 - none

**C.** Trails - none

**D.** AYSO - none

**10. ADJOURNED: 7:58** p.m. The next meeting will be in the gymnasium on August 7, 2013 at 6:30 pm with the Open House starting at 6:00pm.

Kristen C. Mitten, Secretary  
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\*\*\* Visit our NEW website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) \*\*\*  
or send an email to the chair/secretary at: [lakesidecp@gmail.com](mailto:lakesidecp@gmail.com)