

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES Wednesday, September 2, 2015 – 6:30 PM

Members present:

Seat 1-Kristen Mitten
Seat 2-Brian Sesko
Seat 3-Karen Ensall
Seat 5-Deborah Montgomery (Acting Secretary)
Seat 6-Josef Kufal
Seat 8-Nathan Thompson
Seat 9-Wyatt Allen
Seat 10-Milt Cyphert (Acting-chair)
Seat 12-Steve Robak
Seat 13-Lisa Anderson, present but can't vote, waiting for County Board of Supervisors vote.
Seat 14-Julie Bugbee
Seat 15-Bob Turner

Members Absent:

Seat 7-currently vacant
Seat 11- currently vacant

Members Late:

Seat 13-Lisa Anderson

Public present: Signed in: 3 people for Peacock Hill, 6 people Community Attendees; Approximately 32 present.

OPEN HOUSE (6:00 – 6:30pm)

1. CALL TO ORDER: 6:31 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL - Quorum reached with 11 present.

4. GROUP BUSINESS

A. Status of appointment of Lisa Anderson – Lisa Anderson's application is in review with the County Board of Supervisors. Ms. Anderson will not be eligible to vote until the appointment is approved by the BOS.

B. Mid-Term Vacancy Announcement Lakeside Community Planning Group – The Chair received the formal resignation of Paul Sprecco, Seat #7 which expires 1/2/2017. We also have Seat 11- Tom Medvitz, open. Interested applicants are requested to inform the LCPG Chair of their desire to serve, and to present their credentials at the September 2015 LCPG meeting.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF: August 5, 2015

Motion was made by Nathan Thompson to approve the meeting minutes for August 5, 2015; seconded by Deborah Montgomery. Karen Ensall called for Corrections; Trails committee meeting is 5:30pm not 5:00pm. Seat 11-Tom Medvitz not absent, he had resigned. Correct spelling of Teri Burke-Easley under open forum and David Sibbett, Planning Manager, County of San Diego. Nathan Thompson made an amended motion to approve the minutes with stated corrections. Deborah Montgomery seconded. Motion Passed (11-0-0).

6. ANNOUNCEMENTS

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

There was public comment about having trouble hearing the meetings clearly. The request was made that we move back to the old meeting room. Our meetings have been getting larger so the current room has been booked for us. Milton Cyphert stated that we will speak louder and more clearly and will take into advisement moving back to the old room.

7. OPEN FORUM

A. Catherine Gorka, El Monte resident. Needs direction on who can correct property line disputes. Helix Water and the private property owner's surveys overlap. Is there a county agency that oversees and monitors overlapping surveys? No discussion allowed, Milton Cyphert offered to talk about it later. Katherine also wants to know if it is possible to add info about sand mining on the LCPG website. The information is already on the website.

B. Steve Robak spoke about an issue with CAL fire coming on property unannounced without invitation. The SD fire chief stated they have the right and authority to come on the property at any time and walk around. There have been a lot of complaints about trespassing. An administrative person said they are not allowed to come on with no trespassing signs and closed gates without a search permit.

COUNTY PRESENTATIONS

No county presentations this month.

8. PUBLIC HEARING

A. Lake Jennings Marketplace (76,000 sf commercial) - MPA-14-008; STP-14-019; GPA-14-005; REZ-14-004; TM-5590- Discretionary Permit for Major Pre-Application, Site Plan, General Plan Amendment, Rezone & Vesting Tentative Map-

1) No proponents at meeting, no discussion.

B. OSI Trailers PDS2015-STP-15-010. Requests to present their project to LCPG

- 1) Hedy Levine, consultant, biologist, engineer, project manager with Ken Smith, archeologist
- 2) Full service specialty trailer dealership, 4.96 acre parcel, undeveloped, disturbed land and habitat
- 3) Zoned right per the general plan
- 4) 3 phases proposed, phase 1- 6775 sq ft 2 story building/office space and auto repair, phase 2-24 ft high building/ vehicle wash space, phase 3-2300 sq ft/warehouse and retail space
- 5) Concrete driveway, access through neighboring self storage facility
- 6) 4 ft tall monument sign facing hwy 67, lighting, landscaping.
- 7) Approved last month by the Lakeside Design Review Board.
 - a) Was really scrutinized and not asking for variance
 - b) Is consistent with area character
- 8) Received scoping letter and working on it
 - a) Doing a traffic study and trip generation letter
- 9) Here to answer questions about the project
 - a) Was here a year ago for informational purposes
- 10) No trail proposed
 - a) Proposed trail is on the other side of the river
- 11) There was no public comment

Motion was made by Wyatt Allen to approve the project; seconded by Julie Bugbee. Motion Passed (12-0-0).

C. Peacock Hill – Discretionary Permit for Major Pre-App #PDS2014-MPA 14-004 –located at 13586 Highway 8 Business and proposes to subdivide 4.83 acres into 64 condominium units. The Project would also include a Rezone from C36 (General Commercial) to C34 (General Commercial/Residential Use Regulations) with a density of 14.2 dwelling units per acre.

- 1) Paul Ross presented 5 years ago and owner decided to change the design
- 2) Same number of units and same configuration but now townhouses
- 3) All the environment documents have been submitted in earlier this year with a response in June.
- 4) 64 units proposed as condos but will be operated as apartments
- 5) Was presented to the Design Review Board August 12
 - a) Talked about lighting, colors, landscaping, and parking ratio concerns. The request was to have additional parking.
 - b) 147 spaces, 6 handy cap, 13 guest, 6 extra (works out to 2.2 spaces per unit)
 - c) Landscaping was changed to create more parking and keeping the proper size spaces.
- 6) Project architect, Tim Golba; Project Manager, Chad Bever.
- 7) Trapezoid shape sight, steep access road to upper level with donut type project.
- 8) Took out some landscaping to minimum to add the additional parking.
- 9) 100% 2 bedroom units, with two story design.
- 10) Concern with removal of trees, no trees will be left. Adding 130 trees and planting drought tolerant plants.
- 11) Will be built to specifications to be sold and condos in the future.
- 12) Chimneys are esthetic.
- 13) Question about the access road; will be coming off old Highway 8. Two additional emergency access roads.
- 14) Concerns about private space issues. The County has approved gated private spaces and end units have full patios.
- 15) Public comments:
 - a) Catherine Gorka – will gray water be recycled? No plans to do that.
 - b) Patt Bixby of the East County Gazette asked if this project was going to be low income. Answer: No
 - i) Is it necessary to remove all the trees? Yes for grading and quality issues.
 - ii) There is a storage facility and ranch with 4 homes across the street.
 - c) Janice Shackelford, has the county requested any more changes and will they be resubmitted to the design review and LCPG?

Motion was made by Julie Bugbee to approve the project, as presented; seconded by Steve Robak. Comments on the motion from Brian Sesko, math presented to the design review board for parking was different then presented today, it is not consistent and Brian cannot support until cleared up. Motion Passed (12-0-0).

9. GROUP BUSINESS

A. Reimbursement: No reimbursements

B. Annual Park Lands Dedication Review

- 1) Received from county a request for recommendations for parks funding apportioning priority.
- 2) Suggested recommendations for Parks and Programming
 - a) Soccer field.
 - b) Revitalizing Lindo Lake East end. May not be considered “active” participation, we were turned down before.
 - c) PLDO letter read to explain how the money can be used.
 - d) Input from community survey: 3 of 3 requested a community garden, 3 of 3 requested trails, 1 of 3 wanted a BMX bike trail, and 1 of 3 requested a soccer field.
 - e) The soccer field has been a big ticket item in the past with a lot of community support.
 - f) Path that completes a circuit around Lindo Lake.
 - g) Public comments: Janice Shackelford
 - i) Wells are pumping as much as they can for the west basin. The rangers said a well expert will come in to evaluate the condition and functionality of the wells.
 - h) Pathway on Flynn springs road that has never been completed.
 - i) Would El Monte Valley fall under this PLDO?
 - j) New benches at Cactus Park.
 - k) Multi-purpose field.

Motion was made by Kristen Mitten to submit a list to the county for PLDO funding with the following priority:

1. Soccer/multiuse field,
2. Trail acquisition and linkages, consistent with the trails subcommittee priority
3. Community garden,
4. Perimeter pathway around Lindo Lake,
5. Benches and restrooms at Cactus Park,
6. Revitalization of Lindo Lake's West and East basins to accommodate fishing,
7. Bmx bike trails,

Seconded by Julie Bugbee

Amended Motion was made by Kristen Mitten to submit a list to the county for PLDO funding with the following amended priority:

1. Soccer/multiuse field,
2. Trail acquisition and linkages, consistent with the trails subcommittee priority,
3. Benches and restrooms at Cactus Park,
4. Revitalization of Lindo Lake's West and East basins to accommodate fishing,
5. Community garden,
6. Perimeter pathway around Lindo Lake,
7. Bmx bike trails,

Seconded by Julie Bugbee. Motion Passed (12-0-0).

C. Member's Attendance Review: No one missed three meetings in a 12 month running average; September of last year fell off so there is a non-issue.

D. The county has lost Lisa Anderson's paperwork and Milton Cyphert has resubmitted.

E. A **motion** was made by Nathan Thompson to nominate Deborah Montgomery to be official Secretary for LCPG; seconded by Kristen Mitten. Motion Passed (12-0-0)

F. A recommendation was made by Brian Sesko that a member volunteers to be Vice Chair. Kristen Mitten volunteered. Brian made the **motion** that Kristen be voted in as Vice Chair; Milton Cyphert seconded. Motion Passed (12-0-0)

G. September 8 at 2pm, Brian Sesko has a meeting with Dianne Jacob and will go with a list of concerns of how the county views us etc. Forward any questions concerns you wanted addressed at the meeting to Brian.

- 1) Concerns are with projects going to the design review board before coming to LCPG
- 2) Land use issues should come before the Planning Group first
- 3) Some type of projects should come before the LCPG first so the community has a chance to input earlier in the process

H. Nathan Thompson made a **motion** to nominate Milton Cyphert as LCPG chairs; Kristen Mitten seconded. **Motion** Passed (12-0-0)

10. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB)

- 1) The restaurant in front of the storage facility will be back. Is still trying to get approved.

B. County Service Area 69 (CSA 69)

- 1) Deborah Montgomery has the action to look back at the minutes to see if we have a representative.

C. Trails

- 1) The second Trails Committee meeting was at 5:30 today.
- 2) Worked on a trails plan with or without the sand mining. Working on getting trail easements to get forever trails that will be multi-use. Karen Ensall will be gathering the information, putting it on a map, and working with the county.
- 3) Trails are requested before the sand mining gets started so they are not left out and that the boundary issue be addressed.
- 4) Milton Cyphert made **motion** to nominate Karen Ensall as chair of the trails subcommittee; Kristen Mitten seconded. Motion Passed (12-0-0).

11. ADJOURNMENT OF MEETING. 7:53pm

Next Meeting Date: Weds. October 7, 2015, starting at 6:30 pm

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

Public

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