

**COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP**  
**P.O. Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com**

**\*\*\* Final Regular Meeting Minutes \*\*\***

**WEDNESDAY, May 2, 2018, 6:30PM**

**Meeting Location:** Lakeside Community Center, 9841 Vine Street, Lakeside, California

*The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.*

**OPEN HOUSE (6:00 – 6:30pm)** The Lakeside Community Planning Group provided public viewing of available project plans received by the Chair for current and upcoming projects. Available plans will be on display for the 30 minutes prior to regularly scheduled planning group meeting.

**1. CALL TO ORDER:** at 6:30pm by Chair, Brian Sesko

**Present:** Seat 2-Brian Sesko; Seat 6-Josef Kufa; Seat 7-Sarai Johnson; Seat 8-Nathan Thompson; Seat 9-Marty Barnard; Seat 10-Milt Cyphert; Seat 11-Thomas Martin; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 15-Tiffany Maple. (Seats 3 and 5 are vacant.)

**Quorum:** reached with 10 present.

**Absent:** Seat 1-John Neumeister; Seat 4-Mike Anderson; Seat 14-Julie Bugbee.

**Public present:** There were about 35 members from the public present.

**2. PLEDGE OF ALLEGIANCE:** led by Milt Cyphert.

**3. MEETING MINUTES:** for Wednesday, April 4, 2018, were postponed until next meeting because several people did not receive the minutes.

**4. ANNOUNCEMENTS**

**A. Notice of audio recording:** Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting more information on the issues discussed can request a copy of the audio.

**B. Open Forum / Public Communication:**

1. Robin Clegg, Blossom Valley Road, here regarding the mobile home park that was removed from the agenda, 6E, She and the other community members that showed up tonight will be very involved in the project and encourage the proponent to work with the neighbors.

2. Janice Shackelford, project 6E that was removed from the agenda tonight, note that the community plan states that 'projects shall not be approved if it is necessary to extend sewer lines into areas that can adequately handle sanitation through individual septic systems.'

3. Janice Shackelford, Greenhills Ranch that was continued from the agenda, 6F, the project was approved as a specific plan and has been percolating since then. Phase 1 has been completed, the chair may ask the County for the current map of the project. There have been issues with access to the site. The project was supposed to include a trail and we cannot tell if it is being implemented because we do not have an updated map. The project was proposing access from

another private road. All issues need to be resolved and we need to know what is going on before the project comes back to the board.

4. Dick Sperry, Blossom Valley Road, battle started in 1980, they fought the sewer going under the freeway, there is also a creek and flood plain. The community doesn't want mobile homes in the neighborhood, they want to their community to remain single-family residences.

5. Robin Clegg, the Greenhills Ranch project needs to address drainage. There is a new development above the project and homes below that have flooding issues.

6. Jitka Perez, remind the group about how often we hear about projects with drainage, flooding problems in new developments. She knows this from experience living on Linden Road that has flooding issues from the development up the road. Always concerned about the natural and rural character of the community.

## **5. COUNTY PRESENTATIONS**

A. None

## **6. PUBLIC HEARING / ACTION ITEMS**

A. Request for time extension - None

**B.** PDS2018-ZAP-98-001W1 Crown Castle Fisher Property Wireless Site.  
Requesting installation of a wireless pole at 17012 Rio Maria Rd, Lakeside.  
Proponent not present, no discussion, no vote.

**C.** PDS2018-ZAP-96-035W1 SD045 Helix Water District BUN 827539.  
Requesting installation of a wireless site at 13002 Highway 8 Business, El Cajon.  
Proponent not present, no discussion, no vote.

**D.** Request for approval to waive the requirement regarding the fence and sheds on property at 12633 Casa Vista Rd, Lakeside. Existing Code violation.

Presentation by Darren (last name inaudible) representing the Brown Residence. They have an existing fence that they built without county approval and a shed that was built prior to the code compliance investigation. Trying to get approval for the fence. They have a large 20' container on the property for storage of construction materials and a non-permitted shed that they are trying to get a building permit from the county. The neighbors approve of the fence but it is too high per code requirements.

### Community comments:

Jitka Perez, caution regarding code violations and approving anything that is already a code violation. The reason is because she lives on a street that has code violations all around her residence and they can cause problems with flooding, obstruction of water flow, height, the looks of the fence. Be careful to see why a code violation is trying to get a permit. Proper set backs need to be administered.

### Board questions and comments:

Milton Cyphert asked about the road and setbacks. Proponent said it is private road, 25'.

Brian Sesko concerned about why this was coming to the LCPG, so called the county regarding the project. Confirmed proponent's presentation. Neighbors are okay with the fence and shed as

long as the storage container is permitted. The container can only stay for 180 days because the property is under 2 acres.

Milton Cyphert request the applicant gets the permit to assure that everything on the drawings has inspections.

**MOTION:** Milt Cyphert made a motion to approve based on the plans that were submitted. Nathan Thompson seconded the motion.

Proponent clarified that the only thing they are getting right now is a permit for the fence. The permit for the shed and container will be separate.

Sarai Johnson commented that the neighbors approved the fence and shed as long as the container was permitted. Since the proponent just said that they are not going forward with the container permit right now, she prefers to wait until all the conditions are met.

Brian Sesko clarified that the issue before the board tonight is only the fence because it is taller than allowed and in the right-of-way of a private road easement.

Marty Barnard asked how long the fence has been there. Proponent answered - two years.

Milt Cyphert's clarified his motion is to allow project to get a permit from the county for the fence, which will allow for inspections.

Brian clarified that is not what was before us, he is asking for a waiver before he gets the permit.

**WITHDRAWAL:** Milt Cyphert withdrew motion and asked what the letter says that Brian has.

Brian paraphrased that the letter talks about the property, and that the neighbors had been informed that the property owner intends to build a gate and gate entry structure. Many, maybe not all, the neighbors signed that they approve the fence height and location.

Steve Robak asked if Brian read the entire letter and said that he only heard about the gate and gate structure and nothing about the fence.

**MOTION:** Milt Cyphert reinstates his motion: based on plans submitted, including the waiver for the fence. Marty Barnard seconded the motion.

Community comments:

Jitka Perez wanted to say that codes are there for a reason. Who complained and what was their complaint? Needs to be explored before a waiver is given.

Robin Clegg asked; why approve the fence and not wait until the whole project is put forth to make sure that everything is done properly.

**VOTE:** Aye: 7 Naye: 2, Sarai Johnson, Lisa Anderson Abstain: Tom Martin  
Motion fails.

E. Discussion – Cameron Brothers Proposed Mobile Home Park at 9839 Blossom Valley Rd, Lakeside. Proposing a 100-unit mobile home park on the former nursery site.  
Removed from agenda, postponed indefinitely.

F. PDS2016-SPA-16-001/TM-5611 Greenhills Ranch Phase II. Intersection of Adlai Rd. and Audubon Rd., Lakeside. Request for approval of phase 2 of their subdivision project.  
Removed from agenda, postponed indefinitely.

## **7. GROUP BUSINESS**

A. Chair updates - how much email information does the board want to receive.  
Special meeting on July 18, 2018 at 6:30pm regarding the El Monte Sand Mining project.

## **8. SUBCOMMITTEE REPORTS**

- A. Design Review Board (DRB) - Brian Sesko, had a sign issue.
- B. County Service Area 69 (CSA 69) - Tom Martin, meeting next Thursday, meets quarterly
- C. Trails - Marty Barnard, meeting scheduled tomorrow and one on May 10.
- D. Capital Improvement Projects (CIP) - Brian Sesko, sidewalk projects were not funded.
- E. Plan Lakeside Development Opportunities (PLDO) - Steve Robak will follow up.

**9. ADJOURNMENT:** at 7:45pm by Chair, Brian Sesko

**Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, June 6, 2018 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.**

Minutes prepared by Sarai Johnson, Secretary, Lakeside Community Planning Group.

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\*\*\* Visit our website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) \*\*\*

### **Purpose of Planning and Sponsor Groups:**

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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