

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

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

**WEDNESDAY, SEPTEMBER 5, 2018, 6:30 P.M.**

**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 were displayed for 30 minutes prior to regularly scheduled planning group meeting.

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

**Present:** Seat 1, John Neumeister; Seat 2, Brian Sesko; Seat 3, Pending; Seat 4, Mike Anderson; Seat 5, Pending; 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 14, Julie Bugbee; Seat 15, Tiffany Maple.

Quorum reached with 13 present.

**Public present:** about 15 persons from the public were present.

**2. PLEDGE OF ALLEGIANCE:** led by Steve Robak.

**3. MEETING MINUTES:** for Wednesday, July 18, 2018, were approved as presented.

Motion: Steve Robak Second: John Neumeister

VOTE: Aye: 12 Nay: 0 Abstain: Brian Sesko Absent: 0

**MEETING MINUTES:** for Wednesday, August 1, 2018, were approved as presented.

Motion: Milton Cyphert Second: Lisa Anderson

VOTE: Aye: 11 Nay: 0 Abstain: Brian Sesko, Tom Martin Absent: 0

**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. Jitka Parez, lives on Linden Road, our problem is still not solved. Would like to know where we stand because nothing has happened and last year we were on the CIP list. Read a letter from 2006, written by former director of public works, stating that drainage was installed in 1954. Linden road is a public road that is not maintained by the County.

2. Carrie Hernandez lives on Kelly Lane in El Cajon. Concerned about homeless encampments next to property in vacant lot. Called the Sheriff on many occasions and wondering when the property will be developed. Would like no trespassing signs and better fencing.

## 5. COUNTY PRESENTATIONS

A. None

## 6. PUBLIC HEARING / ACTION ITEMS

### A. PDS2018-ZAP01-046W1 Cellular retrofit for a cell site at 12212 Copping Place, Lakeside.

Jim Kennedy representing the project on Copping Place. Asking for modification on existing permit. They would like to upgrade the site by removing the equipment on the home and installing a faux palm tree. Application includes a request for a height deviation, they would like to build at 64.5 ft.

No comments from the public.

Board comments: The board is concerned about the height being so far over the height limit of 35 feet.

ACTION: approve the project as presented.

Motion: Julie Bugbee Second: Steve Robak

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 0

### B. PDS2018-ZAP-96-035W1 – Minor use permit request for a cell tower, 13002 Hwy 8 Bus.

Tom Hannah presented the project, representing Crown Castle, for the conversion of an AT&T site to T-Mobile. They are not changing the height or equipment, just beautifying the site.

No public comments.

No board discussion.

ACTION: approve the project as presented.

Motion: Steve Robak Second: Milton Cyphert

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 0

### C. PDS2018-STP-98-031W1 – Development proposal for 9.49 acres in an industrial area – 15247/15229 Old Hwy 80, Lakeside. ACTION: Proponent did not show up, no action taken.

### D. PDS2018-MUP77-141W2 – Proposed vineyard and special event use – 13010 Muth Valley Rd., Lakeside.

Matt Deal the project manager presented that they would like to plant more grape vines and have more event space. They would like to be able to stay open into the evenings. The site is 800 acres, 250 house lots that are typically one acre each, with 500 acres of biological open space. The winery is six acres, located across the street on Muth Valley Road, it opened two years ago.

Board comments: The board is supportive of the winery and appreciates the nice layout. The question came up regarding access and secondary fire egress. (There is a service road but it is not paved, it was installed for the sewer line. The project has a water tank and hydrants every 300 ft.)

Max occupancy. (Not sure, the occupancy would be set in the MUP process.) (They are open for tastings on Thurs-Sun. Usually have about 30-40 people. The building is about 3,000 sq. ft.) A board member questioned how many new parking spaces are planned and if it will be enough for the new occupancy. (There are a total of 53 off street parking spaces planned.)

No community comments.

ACTION: Approve project as presented.

Motion: Steve Robak Second: Tom Martin

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 0

**E. PDS2018-TPM21267 – Proposal to subdivide a lot into 3 separate parcels – 9407 Los Coches Rd., Lakeside.** Mike Cole from Landmark Engineering presented the project. It is an .88 acre lot, they are proposing a straightforward three way lot split. The owner recently lived in a 1948 adobe house on the lot next door. The site is located north of the Pecan Ranch subdivision.

No community comments.

Board comments: The board asked about the existing house on the lot.

ACTION: Approve the project as presented.

Motion: Nathan Thompson Second: Julie Bugbee

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 0

**F. Commercial Development Site – 8445 Los Coches Rd, Lakeside**

Presented at August meeting.

**G. PDS20180STP-18-027 – Building 40,000 sqft 2 story building – 10140 Riverford Rd.,**

ACTION: Proponent did not show up, no action taken.

## **7. GROUP BUSINESS**

- A. Status of Vacancies - Scott Alevy and Liz Higgings to be approved September 11, 2018.
- B. Chair Updates - PLDO Project Priority List - over 2 M in funding.
- C. El Monte Sand Mining Draft EIR available for review.
- D. Cargo containers issue approved by the Design Review Board. Milton Cyphert moved to accept the findings of the Design Review Board, seconded by Julie Bugbee. All in favor (12), except Sarai Johnson who abstained.

## **8. SUBCOMMITTEE REPORTS**

- A. Design Review Board (DRB): Julie Bugbee/Brian Sesko
- B. County Service Area 69 (CSA 69): Thomas Martin
- C. Trails: Marty Barnard
- D. Capital Improvement Projects (CIP): Brian Sesko
- E. Plan Lakeside Development Opportunities (PLDO): Steve Robak

**9. ADJOURNMENT:** at 7:48pm by Chair, Brian Sesko

**Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, October 3, 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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