

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

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

WEDNESDAY, NOVEMBER 7, 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 Brian Sesko, Chair.

Present: Seat 2, Brian Sesko; Seat 3, Liz Higgins; Seat 4, Mike Anderson; Seat 5, Scott Alevy; Seat 6, Josef Kufa; Seat 7, Sarai Johnson; 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.

Absent: Seat 1, John Neumeister.

Public present: About 20 persons from the public were present.

2. PLEDGE OF ALLEGIANCE: led by Steve Robak.

3. MEETING MINUTES: continued to next month.

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. Kevin Miller, administrative pastor from Foothills Church, and volunteer on the homeless task force. He is working on a project to purchase Calvary Ranch on Willow Road in Lakeside. The property is 8.44 acres, they are proposing bridge housing for up to 25 people. The site has been a drug and alcohol recovery facility for 47 years. The proposed project is estimated at 1.37M and has raised 1.37M in private funds. The bridge housing would be for up to 120 days to help people get back on their feet (with health and mental wellness) and into permanent housing.

2. Jitka Parez and has drainage information about Linden Road. When it rains, water drains to Linden Road from all directions and tears up the road. Asks that the LCPG continue to support the residents on Linden Road to get proper drainage, watershed study and road maintenance.

5. COUNTY PRESENTATIONS

A. Riverside Drive Flood Control Channel Water Quality Improvements Project.

Presentation by Ryan Lau, County of San Diego, Department of Public Works. The large channel picks up bacteria and pollutants from yards and roads before flowing into rivers and the ocean. Propose removal of the 3' concrete ditch and replace with 6' permeable base which would allow dry flow pollutants to filter into the ground. Cost estimate is \$275,000 and would be complete by end of summer.

Board Questions and Comments: Board members asked if the channel diverts rain and where the system connects to underground channels on the drawing. One member agrees it is a good idea to widen the basin so low flow materials can filter into the ground naturally. How much water will be absorbed into the ground. (Average 280 gal per day.) What is the affect on groundwater? (The site was tested and the environmental report stated that the groundwater was far enough away from this site to not be affected.)

ACTION: Motion to approve the project as presented.

Motion: Steve Robak Second: Milton Cyphert

Community Comments: Will this project affect future development? (Project does not account for future development.) Do the downhill portions of the storm drains need to be modified before this project? (No.)

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

B. Capital Project Improvements (CPI). Presentation by Jim Boltz, County of San Diego, Department of Public Works. Handout shows the Lakeside projects that were extracted from the County's 5-year CIP plan. The LCPG proposes which projects to add to the list and the County manages the priorities and funding of the projects.

Board Comments: Julie Bugbee asked about Los Coches Rd between Arroyo and interstate 8, there is a section where the sloped dirt goes all the way to the edge of the road and there is no place for pedestrians. (Boltz met with a community member last year and explained the process, has also looked into funding.) Liz Higgins asked if a signal light is planned at Ashwood and El Cap. (Lau explained that that signal light is part of another major project that is in the works and not part of CIP.) Milt Cyphert asked about the projects that are not yet funded and notes that state they are private roads. (Boltz said that those projects are considered lower priority or outside of the County's jurisdiction.) Sarai Johnson asked how often the list is updated because items we removed from the list a year ago are still showing on the handout. (The list is updated by the LCPG yearly.)

Public Comments: Jitka Perez asked about the Lemon Crest project that goes through private property with an 84-inch pipe. (Boltz explained that there is a drainage easement on that project.) A person would like to add road improvements to the west side of Woodside Avenue. (Boltz explained that a section is part of the City of Santee.) Janice Shackelford, #7 on 2017 list is in Alpine, and #16 on the 2017 list has been an issue for the Blossom Valley area since the 1990's. The engineering is complete and the project needs funding. It would be wonderful to have the bridge over the creek on Flynn Springs Road completed. (Boltz stated that the project is being handled by flood control and the Irrevocable Offer of Dedication/Deed has been accepted by the

County.) Board Comments: Scott Alevy asked for clarification if the Dunbar project is the dividing line. (It is near the line but not a dividing line.) Brian Sesko asked where funding comes from and who decides what gets funded. Does Lakeside get their fair share of funding for projects. (Boltz explained that the County sets the priorities and finds funding if possible. The county looks at various funding sources and they look at the various districts to make sure that each area gets a portion of the distribution.) Liz Higgins asked if the list is ordered by priority. (Yes.)

Jim Boltz presented the resurfacing list of projects completed in past two years and this year. The County received a grant for pedestrian safety along Winter Gardens Boulevard between Lemon Crest Drive and Wintercrest Drive. There will be sidewalks, ADA compliant ramps and continental crosswalks.

ACTION: Motion to approve pedestrian safety along Winter Gardens Blvd. as presented.

Motion: Scott Alevy Second: Tiffany Maple

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

6. PUBLIC HEARING / ACTION ITEMS

A. Request for time extension – PDS2018-TM-55-78TF 9317, Lake Jennings Park Rd.,
Proponent did not attend the meeting. No action was taken.

B. PDS2018-MUP18-019 -- Cell Tower at 8602 Sky Rim Drive, Lakeside. Presentation by Joan Cleveland, with Plancom Inc. in Escondido. Client is Phoenix Tower International for user T-Mobile. It is an existing water tower site, owned by Lakeside Water District that has other cell antennas on the tower. This proposal is for antennas on the existing tower, an equipment cabinet, and no new structures. The design is minimal, they decided not to design a concrete barrier on the equipment cabinet and to just have a chain link fence for security.

Community Comments: none

Board Comments: none

ACTION: Motion to approve project as presented.

Motion: Lisa Anderson Second: Tom Martin

VOTE: Aye: 12 Nay: 0 Abstain: Steve Robak Absent: 1

C. PDS2018-TPM21271 -- Lot split at 1543 Peerless Dr, El Cajon. Presentation by Farrell Ofoda, the homeowner who is proposing a single lot split.

Board Comments: Scott Alevy asked about the lot size. (100x350' deep, both lots will still be large.) Sarai Johnson asked if the project is proposing any variances. (No.) It looks like the project fits with the community character and density. Brian Sesko clarified where the driveway was. Steve Robak commented that the lots in that area are huge.

ACTION: Motion to approve as presented.

Motion: Steve Robak Second: Milton Cyphert

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

D. PDS2018-TM5631 – Development of 20 single-family residences at 10270 Riverford Rd.

Presentation by Sergio Salinas, representing Riverford Investments, LLC. They plan to demolish the existing house and cut into the hillside. The retaining walls will be built into the houses, creating lower floor garages to minimize the look of the cut into the hillside. The County is working with them to gain right of way access to the project.

Community Comments: Janice Shackelford mentioned that she received an email from the neighbor who could not attend this meeting, and they have concerns that the project includes unauthorized access through their property and they have questions about the drainage, basins and storm drains. The neighboring property is zoned industrial, not sure it is appropriate to put in a residential subdivision next door. The public is concerned about archeology, Native American artifacts, open space, fire prevention, crime prevention during the project, on street and off street parking, and wall heights.

Board Comments: Marty Barnard asked about the open space part of the property and the boundary adjustment. (More requirements might be established in the future.) Tom Martin asked if these are single-family units or townhomes. (Single family residential.) Milton Cyphert is not comfortable approving a project that doesn't have the access/egress easement in writing yet. (It will be required of the neighbor in the future, by the fire department, when the neighbor lot is developed.) (Lot sizes will be 3,000 to 6,000 and home sizes from 2,500 to 3,500.) Sarai Johnson asked about the drainage and catch basin details on the south side of the lot. (All drainage is on the south side of the property. Dotted lines on drawings are setbacks and not the building footprint.) Scott Alevy concerned about the access and not knowing what the project will look like. Brian Sesko questioned the cul-de-sac, category of open space, and if the open space is a requirement for environmental reasons. (They are planning an 18-foot wall on the southern portion of the property.) Road width. (32 feet, private road, with a private road maintenance agreement and HOA.) The board is concerned about the private road maintenance agreement, curbs and sidewalks, adequate on street and off street parking, off street parking should be on both sides of the cul-de-sac, the height of walls, storm drainage, size of the buildings on larger lots. The board is concerned about whether or not the neighbors were notified about this new plan for the site, so they could provide input regarding the project.

ACTION: The board is not going to approve a land locked project so needs to bring proof that the County will be able to proceed with planning this project before access is established.

E. PDS2018-TM5628 – 39-unit town home development at 1118 N Anza, Lakeside.

Presentation by Sean Santa Cruz for the Hall Land Company. They are proposing a subdivision of 3.1 acres of land with 39 multi-family townhomes located in the Pepper Drive/Bostonia area. The site is currently 5 single-family residences. The project requires a tentative map and rezone. Maximum density allowed is 15 dwelling units per acre or 47 dwelling units, they are proposing 12.28 units per acre or 39 units. Two driveways will allow access to the units with new curbs and gutters. Parking will be 4 car spaces per unit or 156 spaces for all the units, and 10 guest spaces. No parking is proposed for the driveways. Two story townhomes range in size from 1,731 to 2,033 square feet, and will consist of 3-4 bedrooms. Buildings will be in a 4-plex, 6-plex and 7-plex configuration. Units will have solar panels. Private open space will have back yards per unit. Common space will be located in three areas in the complex with tables, benches, pet relief areas, landscaping and walkways. Storm drain areas are along the Anza Street elevation and will

be landscaped. The basins are only 2 feet deep. Street trees, shrubs and landscaping will be in front of each unit. A six-foot wood fence is proposed around the perimeter of the project and between the units. A 42-inch rod iron fence and gates will enclose the water basins along Anza Street. They plan to use existing utility service along Anza and Denver Streets and new service inside the complex will be underground. The project is requesting to waive undergrounding requirements of 2 poles on Anza and 3 poles at the rear of the property. They need to fill the lots with 17,000 cubic yards of dirt as part of the grading plan. The existing storm drain along Anza was evaluated and the site needed to be raised to achieve proper drainage. Construction is estimated to take about two years in three phases. They have already been through two submittals to the County.

Community Comments: Concerned about if the bulk and feel of the project is appropriate for the neighborhood, going from duplex to multifamily. There was a question about whether or not the group usable space should be in the front setback area. (Proponent explained that they are not aware of such a requirement and that they exceed the group open space requirement.)

Board Comments: Were neighbors notified? (Yes, by mail and one neighbor responded.) Concerned about the size of the project in an area not as familiar with, propose continuance so members can get more familiar with the site. Concerned about large single-family lots nearby and if the density is appropriate. (Proponent provided a land use consistency analysis to the County regarding this project to verify mixed-use character of the neighborhood.) (The project provides 25-foot setbacks when only 5-foot setbacks are required, to provide a buffer for neighbors outside the complex.) Another board member commented that it is overwhelming to receive so much information at once and requested more time to review the documents. Is there is a HOA proposed? (Yes.) Request street elevation regarding basins and group open space.

ACTION: Continued to next month.

7. GROUP BUSINESS

A. Tree removal at Jackson Hill Dr, Lakeside. County decided it was dangerous so the tree has already been removed.

B. Reappointment of board members: Brian Sesko, Josef Kufa, Milton Cyphert, and Julie Bugbee.

ACTION: Motion to approve as presented.

Motion: Sarai Johnson Second: Lisa Anderson

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

C. Chair Updates. Please do Form 700, on-line annual training program, ethics training.

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 8:35pm by Brian Sesko, Chair

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, December 5, 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.

*** Visit our website at: 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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