

**LAKESIDE COMMUNITY PLANNING GROUP**  
**PO Box 389 Lakeside, CA 92040 / [lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)**

**\*\*\* MEETING AGENDA\*\*\***

**WEDNESDAY, February 3, 2021 - 6:30 PM**

Due to the restrictions on gatherings in response to COVID-19, participation at the Lakeside Community Planning Group meeting will be held via Zoom. The public can join the meetings live online using the following link or phone number.

Join Zoom Meeting: <https://us02web.zoom.us/j/82827280749>

Meeting ID: 828 2728 0749

One tap mobile +16699006833,,82827280749# US (San Jose)

When appropriate, the Chair will ask for public comments. If you wish to speak, you may use the 'raise your hand' function on zoom. When called upon, please unmute your microphone and begin speaking. Unmute on a phone call is \*6. If you do not have the raise hand function on Zoom, you may type the word 'speak' into the chat function and wait to be called upon. Please do not use the chat function for comments so that everyone may speak one at a time. Public comments are generally limited to 3 minutes per person. It is recommended that you download the Zoom app in advance of the meeting. If you would like to practice the raise hand function and mute/unmute, you may join the meeting at 6:00 P.M. before the official meeting begins at 6:30 P.M.

**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.**

**1. CALL TO ORDER / ROLL CALL**

Seat 1 – Shari Cohen	P	Seat 2 – Vacant	-	Seat 3 – Ron Kasper	P
Seat 4 – Dan Moody	P	Seat 5 – Carol Hake	P	Seat 6 – Josef Kufa	P
Seat 7 – Sarai Johnson	P	Seat 8 – Jeff Spencer	P	Seat 9 – Connie O’Donnell	A
Seat 10 – Milt Cyphert	A	Seat 11 – Tony Santo	P	Seat 12 – Steve Robak	P
Seat 13 – Karolyn Smith	P	Seat 14 – Kristen Everhart	P	Seat 15 – Tiffany Maple	P

Quorum reached with 12 present.

Public present (approximate #): 15

**2. PLEDGE OF ALLEGIANCE / Invocation lead by NONE Abstained due to Covid**

**3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF: January 20, 2021**

\_\_\_\_ Continued to next month

\_\_\_X\_\_\_ Approved as Presented

Motion: \_\_\_Sarai Johnson\_\_\_\_\_ Second \_\_\_\_\_ Steve Robak \_\_\_\_\_

Vote: Aye: \_\_12\_\_ Nay: \_\_\_\_\_ Name(s) \_\_\_\_\_ Absent: \_\_3\_\_ Abstain: \_\_\_\_\_

**4. ANNOUNCEMENTS**

**A. A. Video Recording** – Notification is hereby provided that the LCPG virtual Zoom meeting will be recorded for purposes of preparation of the meeting minutes.

**B. OPEN FORUM.**

- a) **Becky Rapp:** Voiced concerns that Board of Supervisors approved marijuana outlet sales and bail out— please submit a comment to the board or email supervisor Andersen or his staff.
- b) **Kathleen Lippitt:** Voiced concern that at the Board of Supervisors meeting leaders made it a priority last week to talk about a needle exchange program. Resident also expresses opposition to the boards encouragement that marijuana sales outlets make their home in unincorporated areas.
- c) **Frank Hilliker:** Here for the design review board eager to see which members of the LCPG will be joining the design board. LCPG needs two board members to volunteer.
- d) **Diane Signore:** The Economic Access and Equity plan that the Board of Supervisors is approved will introduce new ordinances that allow testing and experimentation of cannabis and development of those business sites. We recently went through the process of removing an illegal cannabis site at the corner of our community. Because we have gone through this experience with having an illegal cannabis site in our neighborhood, I have concerns that this plan the board is considering will make doing anything about infractions by these sites and limit what we can do about their negative impact on our community.

**5. COUNTY PRESENTATIONS (Possible Vote)**

**A. None**

**6. PUBLIC HEARING (Discussion & Vote)**

**A. Time Extensions –None**

**B. PDS2020-MUP-09-021W1 (previously PDS2020-MUP-20-013)- Carie Flores works on behalf of AT&T**

Motion: Steve Robak

Second: Dan Moody

Action: Approve as presented.

Board Questions:

Shari V. Cohen – how close is this to resident homes?

Community Concerns/Comments: None

Vote: Aye: \_\_12\_\_ Nay: \_\_\_\_\_ Name(s)\_\_\_\_\_

Absent: \_\_3\_\_ Abstain: \_\_\_\_\_

**C. 1022914 - Photovoltaic carports and shade structure – Lakeside Ball Park, 10030 Marathon Pkwy, Lakeside, 92040 - Judy Tjong-Pietrzak & Joanna Soloman who is the regional manager for the Lakeside area.** Need to generate energy to sustain this site which is a high energy use location because of the evening and night sports activities such as tournaments. We have selected placement of this structure carefully to make sure it doesn't impede existing trees or impact aesthetic of the park.

Motion: Courtesy Presentation No Vote Needed

Second:  
Action:

Board Questions:

Shari Cohen: Concerned about heat generated by solar panels and about how low the structure for parking cars under or for kids throwing things on top. -Presenter panels don't put off any additional heat and staff will work out maintenance plan to keep the top clear.

Karolyn Smith: Do the panels come with video surveillance? -Presenter not currently security enhancements to parks are funded differently.

Kristen Everhart: Is this going to make the parking spots tighter because of the posts needed to hold up this cover? -Presenter not planning on repainting the lines all parking should be the same size as they currently are.

Jeff Spencer: Is there battery storage and if there is will it be placed out of the way so no one can run into it? -Presenter not with this project no

Community Concerns/Comments: None

**D. Map 16328 - Sanitation District Sewer Easement Vacation – Corner of Single Oak and Rockcrest, Lakeside, 92040– Tom McCabe Presented by Jon Cloud** the sewer easement overtop the private roads that is being requested to be vacated. The Department of Waste and Sewer is in agreement with this proposal and has reviewed the plan.

Motion: Steve Robak  
Second: Karolyn Smith  
Action: Approve as presented

Board Questions:

Will this impede on leech lines? - No  
Will this cost new residents any additional fees? - No  
Community Concerns/Comments:

Vote: Aye:   12   Nay:            Name(s)    
Absent:   3   Abstain:   

**E. APN #394-141-02 & 394-141-03 - Site Plan Waiver – 9832/9834 River St. Lakeside, 92040 – George Tockstein** Company would like to continue operating locally but needs to combine their adjoining properties and build a new office that can accommodate their growing business. We are not presenting a building, yet we will go through design first and make sure that it meets the design board guidelines as well as including ample off-street parking to accommodate employees.

Motion: Steve Robak  
Second: Tiffany Maple  
Action: Approve site plan waiver. Motion failed.

Board Questions:

Karolyn Smith: Any chemicals that will be store there that are not currently? Or an increase in traffic of heavy equipment? - Presenter NO  
Steve Robak: I like the rendering of the building that it still looks residential and is single story. - Presenter thanks you and before we finalize design, we will bring it back to Steve Robak: The bottom line is they are two old buildings that don't have a whole lot of significance in the big picture. This company has shown that they are willing to maintain some historic essence and I appreciate that effort. I'd rather work with people who are willing to keep the area along these lines than have someone proposing a commercial style building.

Sarai Johnson: I recommend that this building goes through a full historic review specifically the Victorian style home. There was a study done of this area – if you look at the Secretary of interior design standards, they say that new construction still needs to look new but also that the historic home needs to be treated in compliance with the historic design standards. -Presenter all we are asking for right now is the site plan waiver

Karolyn Smith: This isn't minor this is major waivers are usually only granted in minor cases, but this doesn't sound like the scope of this project is appropriate for a waiver. My concern about providing a waiver is that there are several things that are out of compliance with this.

Community Concerns/Comments:

Paul Johnson: Looks like one of the existing buildings may be of single wall construction can you confirm? If it is single wall, then it may be historic. Presenter- Yes, it is single wall. But the existing building cannot be saved because of its condition. Both houses are historic and unfortunately built-in different styles. What we did in our rendering

Gary Mitrovich: Co-President of the Lakeside Historical Society: I appreciate this presenter's interest in being historically sensitive but the old house that they are proposing to scrape was built in the late 1800's and they are part of the historical survey that the county put together some years ago. We want to maintain Lakeside historic character which is a selling point for tourists or as we build up the downtown area. We do support businesses but maybe they can find a different property that has less historic significance than these houses.

Janis Shackelford: This is totally new construction, so it doesn't qualify for a site plan waiver. Also, in this are residential all parking it to be located of the street but their proposal has it up front. If you approve the site plan waiver, they don't have to come back to the board for approval it would only go to the design review board but not the LCPG. I don't know where the idea that a site plan waiver means working with anyone- if you approve a site plan waiver it won't come back to this board.

Frank Hilliker: Knowing my design review board they will probably require you to do a site plan and not an exemption – I can't say for sure what my board would decide but I'm pretty sure they will ask for a site plan for new construction. How much square footage are you adding? Presenter- 2,200 sqft. I think the plan with the site plan waiver is to move this project along. I know we will need to go to your review board and that there are underlying issues to be resolved but we need the site plan waiver to even start working on it.

Anthony Santo: Any of the existing building that you are keeping? Presenter- No I'll be honest it will all be scrapped.

Vote: Aye: \_\_4\_\_ Tiffany Maple – Steve Robak – Jeff Spencer – Josef Kufa

Nay: \_\_7\_\_ Name(s)\_\_\_\_ Carol Hake– Shari Cohen– Dan Moody – Sarai Johnson– Tony Santo – Karolyn Smith – Kristen Everhart \_\_\_\_\_

Absent: \_\_3\_\_ Abstain: \_1\_\_ Ron Kasper \_\_\_\_\_

**7. GROUP BUSINESS (Discussion & Possible Vote)**

**A. Member Attendance**

**B. Vacancies – Seat #2 vacancy, term ends on 1-2-2023 – Rey Lyyjoki (I suspend my application and encourage members to reinstate Liz Higgins. - Discussion and then unanimous approval of appointing Liz Higgins to Seat #2**

**C. Announcements and Correspondence Review**

**D. Required training**

**a. Ethics training**

**b. Form 700**

**E. Website Updates**

**8. SUBCOMMITTEE REPORTS:**

- A. Design Review Board (DRB) - 2 open seats – one appointed to Tony Santo**
- B. County Service Area 69 (CSA 69) - Steve**
- C. Trails – Kristen**
- D. Capital Improvement Projects (CIP) - Open**
- E. Park Land Dedication Ordinance (PLDO) - Sarai**
- F. Highway 67 Corridor (until 9/2021) - Tiffany**
- G. Additional Projects for Discussion – conversation about adding a Veterans and/or a Homelessness sub-committee to the LCPG reports. Shari Cohen and Karolyn Smith**

**9. ADJOURNMENT OF MEETING: at \_\_8:30\_\_ pm by Carol Hake, Chair**

**Note: The next meeting of the LCPG will be on Wednesday, March 3, 2021 at 6:30 p.m. – Location to be determined**

Minutes prepared by \_\_Kristen Everhart Seat 14\_\_\_\_\_