

LAKESIDE COMMUNITY PLANNING GROUP

PO Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** MEETING MINUTES***

WEDNESDAY, MAY 5, 2021 - 6:30 PM

Due to the restrictions on gatherings in response to COVID-19, in-person participation at the Lakeside Community Planning Board meeting on will not be permitted. The public can join the meetings live online using the following link: <https://us02web.zoom.us/j/85767830839> or they may dial into (669) 900-6833, Meeting ID 85767830839.

When appropriate the Chair will solicit audience input on agenda items. If you wish to speak, use the chat function, and type the word "speak" so the Chair may call on you during the appropriate time. Please do not put comments in the chat function. If you do not have a chat function on Zoom, you may raise your hand and the Chair may acknowledge you at the appropriate time.

The Lakeside Community Planning Group will provide for a public viewing of available project plans received by the Chair for current and upcoming projects. For more information and to view project plans or presentation materials in advance of the meeting please visit <https://lcpw.weebly.com> or email lakesidecpg@gmail.com.

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 – Liz Higgins	P	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	A	Seat 9 – Connie O'Donnell	P
Seat 10 – Vacant	V	Seat 11 – Tony Santo	P	Seat 12 – Steve Robak	P
Seat 13 – Karolyn Smith	P	Seat 14 – Kristen Everhart	P	Seat 15 – Tiffany Maple	A

Quorum reached with 12 present.

Public present (approximate #): 48

2. PLEDGE OF ALLEGIANCE / Invocation lead by: N/A Abstained due to Covid

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF: March 3, 2021

 Continued to next month

 X Approved as Presented

Motion: Steve Robak

Second Karolyn

Vote: Aye: 12 Nay: 0 Name(s) Absent: 2 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.

- Jodi Strang: Marijuana businesses May 18th and 19th next meetings to hear community perceptions on how land should be used for businesses.
- Becky Rapp: Encourages people to reach out to Joel

- Kathy Kastle: Opposes the ordinance on marijuana use – Also announced that Chamber is seeking nominations for community member of the year. Go to the chamber website for the form to fill out to nominate someone.
- Jitka Perez: 8th year trying to get flood plan a maintenance plan for her road, community member is advised by chair to follow the actions that the county provided her to move forward with getting her private road repaired
- Crystal Grobner: Would like board to create a subcommittee that is open to community members, has ideas for what needs to be addressed in the ordinance on marijuana.

5. COUNTY PRESENTATIONS (Possible Vote)

A. Implement Vehicle Miles Traveled in Local Planning and Environmental Review- Damon Davis – transportation specialist at the county presenting on change in way transportation is analyzed from LOV to miles traveled (VMT). Board of Supervisors adopted several changes in June 2020. The county is proposing to charge developers an amount that will be assessed based on the proposed vehicle miles traveled from the development to the nearest transportation hub. The cost per home built could have a cost range per unit of between \$50,000 to approximately \$900,000. This will impact the housing element of the general plan in the Lakeside Community Plan. This proposal will be heard and possibly changed at future meeting of the Board of Supervisors.

Motion: No Vote Needed – Will put together board recommendations and chair will send.

Second:

Action:

Board Comments:

Karolyn Smith- How did this get started? The golden door project influence this at all? –

Steve Robak: How does this benefit the everyday person out in the unincorporated area? P: Trying to be as neutral as possible but really this legislation started from urban and benefits urban. Without the unincorporated considerations that we fought for last year if that goes away there is little we can do. It makes sense in downtown areas they can't widen streets, so the policy works there but not in the rural areas where there are different infrastructure needs.

Connie O'Donnell: The fact that delivery companies and larger corporations get a pass, but smaller businesses wouldn't doesn't seem right.

Liz Higgins: We need to think about cost of living and how policies like this end up costing the developer more money and then raises the housing cost. If it goes to a regional average, then that indicates a lack of support for developing in outer areas. Doing this would be a big disservice to the future community members and the county. What is the expected cost for potential homes being built in the unincorporated area? P- The cost will prevent any subdivision housing being built in the unincorporated area being built. The general plan has a disconnect between developing needs and the restrictions this policy places on developing. Really changes land use in a huge way.

Community Comments:

Jitka Perez: We need infrastructure before developing.

Terry Burke-Eiserling: Concerned that this will hold up development projects.

Kathy Kastle: The chamber is trying to develop some properties to bring in more jobs, so people don't have to commute – bring in more businesses locally. – Presenter: Yes, the goal of VMT is to encourage residential projects and ??people?? to develop communities where they live, work, sleep, in the same area and aren't driving that far. We have a per employee map based on employee averages which wouldn't hold things up, but a move to a regional average would really change the developments that would be approved.

Craig Mifflin- If a company started an industrial project in let's say slaughterhouse road how would this policy impact an industrial project. Presenter: Under employee average it is about how far you drive to clock in or clock out. Not about how much you drive once you are there so depending on the commercial project.

B. Housing and Safety Elements Update and New Environmental Justice Element – Tara Lieberman, Camila Easland, Mike Madrid

Updates to General Plan proposed in 3 areas: Housing (development for all incomes and life stages), Environmental Justice (housing policies take into consideration underserved areas), and Safety.

Housing Section: 8-year housing cycle 2021-2029 needs to accommodate 8,040 homes (distributed developments across income segments). To prove capacity, must show sites can accommodate houses and meet the criteria for development i.e., non-VMT efficient relisted sites, fire areas.

Mike Madrid: Presenting Safety Element Updates: Add climate change element, that will align with county efforts to improve in that area.

Audrey Hamilton: Environmental Justice Element- stand-alone element people can go to this policy separately. Will investigate land use that has historically impacted low-income community members – address historic biases in the land development process. We have identified four communities including a census criterion specifically within Lakeside would include over by the airport. (Bostonia)

Email PDS.advanceplanning@sdcountry.ca.gov 858-505-6677

Motion: No vote needed chair will collect recommendations and then send in.

Second:

Action:

Board Comments:

Rey Lyyjoki: Having considerations for distribution of homeless and making sure we don't become a dumping ground for other jurisdictions, like what is happening with the Sexually Violent Program (SVP) that places these subjects in East County areas.

Steve: How would the environmental justice element impact development of land by landowners? P- this will not impact how landowners choose to develop their land.

Liz: We just had this presentation on VMT – how do the proposed changes to the housing element work with VMT which will restrict the ability to meet the housing needs? It appears there is a conflict between the two plans. Tara- we had a workshop on site inventory approach and the board gave us a couple options and additional criteria to look at, one of them was VMT to see if we would be able to accommodate the regional site inventory for housing if the VMT policy was in effect. That is when we identified areas where housing would become more concentrated in certain areas like the area in Lakeside we mentioned.

Community Comments:

Jitka- I don't feel like anywhere is developable until you take of the problems like flooding on my road.

6. PUBLIC HEARING (Discussion & Vote)

A. Time Extensions –None

A. **PD S2021-IC-21-010** – Lakeside Gardens, 12219 Roberts Way, 92024 – Walter works for Chelsea Housing

Developer & Dale Combs (Lakeside resident forever and on the Lakeside Gardens Board for a couple decades)

Lakeside Gardens is not part of the church. Want to expand the number of units on the property when built in 1972 it was in a flood-plain, but Los Coches Creek project has mitigated flood risk and area is open for development. This is a seniors housing project. Our waiting list is 5 years long. The goal of the Lakeside Gardens Board is to double capacity right now we have # of HUD subsidized housing.

Motion: No Vote Needed - Just seeking input.

Board Comments:

Rey Lyyjoki: Current facility is senior living, correct? But this plan won't just be seniors anymore. Walter-for this project, our goal is to be exclusively for seniors. Dale Combs- Part of the problem we have is that section 8 under HUD which subsidizes 84 units has gone away. So, we may need to find other ways to add the other units – like Veterans or Homeless – to bring in additional support.

Community Comments:

Janis Shackelford: What is the height? What is the zoning? P: R30 I think the height limitation is 30 feet, so this project with three stories which is what we feel is appropriate will go over that some. We may need a variance of two like for the height one. We don't think there are any other variances that we'll need we are trying not to need any more. Dale Combs: We are trying to consider architectural features, for the taller building to still fit in. And it would need a variance it may be a "conditional use permit."

Parking Concerns: Dale Combs: Being mostly senior we have ample space for parking most of our tenants don't drive.

B. PDS2020-STP-14-013W1TE2 – Winter Gardens, 9208-9224 Winter Gardens Blvd, 92040 Regina Ochoa Craig Howard

Originally approved as a single-family home development. But with recent changes to community needs expressed to developers by the government. We are shifting to a family forward develop with the elementary school a block away. We condensed the site plan to fewer buildings that house more so that there is more green space. The state and the county are pushing developers to include affordable housing units for families and projects that meet the project density requirements and offering incentives. We have 15% more parking than required and meet open space requirements but need approval to add an additional story. To meet the affordable housing standards for developer incentives we must put in a 3rd level, but we have tried to consider the surroundings. We have sunk the development to try and help maintain the look of the surrounding neighborhood and appear smaller. Abundant landscaping and socializing spaces are placed throughout the property for visual openness. Going for open and light – silver corrugated metal and blue.

Motion: Steve Robak

Second: Shari Cohen

Action: Vote to approve project

Board Comments:

Shari Cohen: Are you putting in solar? Craig- yes

Tony Santo: What is the parking? -C: we have some tuck under spaces with double spacing. Height 7'6" Just one driveway – Tony: so, fire, trash, and emergency...will you have a hammer head turn around?

Liz: three-bedroom units 72 (900-1200 sqft), some two bedrooms, and the 21 one bedroom (400-600 sqft). Looks like there are 4 stories of stairs. -C: yes if you are on the 3rd floor.

Kristen: Is this the original color palette presented when approved? -C: No Kristen: Consider a more natural color palette that makes people feel like they are outdoors, and the buildings disappear versus going for something bright white and blue. Maybe look at the new library going up with their modern vibe and use of orange and greens.

Shari Cohen: Blue is nice.

Steve: Anything that isn't stucco blue or natural colors.

Ron Kasper: My first impression of the color theme is that they are very beachy and bright and more earth tones had been considered to complement the landscaping.

Community Comments:

Janis Shackelford: What is the narrowest point of the center walkway? Craig: 40 then opens to 60 feet.

Need to update roof height to go to the center. And the center courtyard because of the position of the buildings will be dark all year and will only get sun in the summer. Are there elevators? -C: No How wide are the staircases? -C: 4 feet.

J: There is a creek on the backside where you are developing and landscaping. J: No elevators? -C: nope just the first level is ADA accessible.

Janis: the previous approval for the complex was in 2014 and this has digressed greatly. This board should not have the authority to approve this. You do not know as a low-income housing project what other ordinances they'll ask for.

Also reiterate ELEVATORS -C: There is a two-story max requirement in this area, and we just need approval for that nothing else.

Vote: Aye: 9 Nay: 3 Name(s) _____
Absent: 2 Abstain: _____

B. Off Leash Dog Park - Judy Scheuer, Tail is Up Foundation Been working with Lakeside Riverpark Conservancy spoke with Robin about adding one to their project, but she said it would have to be pay to use.

Motion: Sarai Johnson

Second: Steve Robak

Action: Move to approve putting the dog park on our PLSD priority list and working with Tails up Foundation.

Board Comments:

Ron Kasper: So where would this be only on county land? Judy: Yes, but the county won't go beyond the initial discussion without knowing if this group supports the idea.

Karolyn: So, the county is taking over the negligent dog owner liability? -J: Don't know there just may be a sign. Right now, it is just moving forward with the idea not the details.

Kristen: How big is this? I am for and against, community needs it I just hope this is the right opportunity for a reasonable dog park and not a huge dog complex in the middle of one of our key areas like Lindo Lake I couldn't support that. Next to the pocket park that Sarai was suggesting lots of apartments over there and across from the school, not a huge park.

Sarai: PLDS funds wouldn't necessarily go toward a dog park but if we can get approval for confirming interest in having a dog park and partner with an experienced entity the county takes our requests more seriously.

Community Comments:

Terry B: Support Judy and really think she can get this done the community wants this and needs this as we build more apartments. When we did the skate park research, one area that came up was across from LMS and leasing that land from the water board and the LMS principle liked the idea because then there would be overflow at LMS.

Billy Hames: May alleviate some of the rush hour congestion that occurs at Lindo Lake. Good idea.

Vote: Aye: ___12___ Nay: _____ Name(s)_____
Absent: ___0___ Abstain: _____

7. GROUP BUSINESS (Discussion & Possible Vote)

A. Announcements

B. Required Training

a. Ethics training

b. Form 700

C. Website Updates

D. Correspondence Review

a. Request Letter to County Board of Supervisors: Terry – Mike Harrison from Supervisor Andersen's office is going to help me with some talking points. But I would like to request the LCPG collaborate with the Chamber of Commerce on formalizing a request to submit to the BOS that decisions come before the Chamber, LCPG, and Design Review Board before approval.

b. Needle Exchange Program: Carol Hake- Unclear what the county wants from us on this whether it is passing or not passing if they want our input or not. Will get more information before we make a recommendation as a group.

c. Road Resurfacing List:

d. Proposed changes to discretionary permit processing:

8. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) - Tony Santo: Arby's signage, Lakeside Gardens, and – nothing major

B. County Service Area 69 (CSA 69) – Steve: No meeting yet first post covid meeting might be May 11th.

C. Trails – Kristen: Transitioning over to the new supervisor's staff. Neighborhood issues with motorcyclists on equestrian trails.

D. Capital Improvement Projects (CIP) – Liz: na

E. Park Land Dedication Ordinance (PLDO) – Sarai: We got the park approved to be on the list for the pocket park.

F. Highway 67 Corridor (temp until 9/2021) - Tiffany

G. Homeless Task Force – Shari: Discussion of alternative spaces for daytime.

H. Additional Projects for Discussion

a. Ron Kasper: Hike for military benefit will send info to Carol for distribution.

b. Rey Lyyjoki: Will a board member be expected to attend the Cannabis meetings mentioned earlier?

9. ADJOURNMENT OF MEETING: at 10:44 pm by Carol Hake, Chair

Note: The next meeting of the LCPG will be on Wednesday, June 2, 2021, at 6:30 p.m. – Location to be determined

Minutes prepared by __Kristen Everhart Seat 14_____