

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 | lakesidecpg@gmail.com

MEETING MINUTES

Wednesday, September 9th, 2023

6:30pm

Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

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	Member Name	P/A	Seat	Member Name	P/A	Seat	Member Name	P/A
1	VACANT		6	Spencer Hancock	P	11	Tony Santo	P
2	Robert Rutledge	P	7	Sam McGovern	P	12	Steve Robak	P
3	Ron Kasper	P	8	Morgan MaGill	P	13	Dan Moody*	P
4	Sasha Reva	P	9	Connie O'Donnell	P	14	Kristen Everhart	P
5	Carol Hake	P	10	Rey Lyyjoki	P	15	Tiffany Maple	P

*Of the board- waiting for County confirmation

- Quorum reached with 14 present.
- Public present (approximate): 25

2. PLEDGE OF ALLEGIANCE

- **Invocation led by:** Sam McGovern

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF

- **Date:** July 2023
 - **Action:** Motion to approve by Kristen seconded by Tiffany.
 - **Vote:**

Aye	Nay	Absent/Vacant	Abstain
14	0	1	0

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4. ANNOUNCEMENTS

A. AUDIO RECORDING

Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

5. OPEN FORUM

- **Presented by:** Michael Lutalo
 - **Summary:** Legislative Intern from Joel Anderson's office updates. See attached information.

- **Presented by:** Kyle Hermann
 - **Summary:** Update from Senator Brian Jones office, came to ask if there are any specific topics we would like updates on from the office. Open house for new district office in Scripps Ranch on Wednesday, October 4.

6. PUBLIC HEARING (*Discussions and Vote*)

A. PDS2021-TM-5645 - Julian Avenue TM - Undergrounding DER

- **Presented by:** Jorge Palacios & Chris Jacobs

- **Summary:** From JP Engineering. Want an underground utility waiver. The original map was approved back in 2009. It had already been approved by the county but they wanted it approved by the planning group on the record before proceeding and taking it to the Planning Commission. Julian Ave is not undergrounded at all so it doesn't make sense for them to underground the whole street.

- **Board Comments:**

WAIVER ON UNDERGROUND UTILITIES:

Steve asked for clarification that they wanted to waive it because they are only one property and it doesn't make sense because of how many other properties are in the neighborhood, he said yes.

Tony asked if they would be willing to put their fair share into a bond in today's dollars so that others didn't have to pay for undergrounding on their property in the future – he made it clear that he doesn't think it's fair for them not to pay their fair share. Steve said it's a moot point because no one else has to put the money up now for the bond.

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- **Action:** Steve made a motion to approve the waiver and Spencer seconded. Kristen said no because it's too close to the school.

- **Vote:**

Aye	Nay	Absent/Vacant	Abstain
11	3	1	0

WAIVER ON EXEMPTION OF 300FT:

Spencer asked if it was approved the last time this was brought if this was approved. According to Chris, the county has already had a study done on this but they want the planning group to be okay with it.

Tony asked if the study included loss of reaction time and Jorge said that reaction time is not part of the study.

Carol clarified that the speed limit is 45mph.

Steve asked if the county has already approved it and Jorge said it was submitted over a year ago but he still hasn't heard back, Chris clarified that it is because the study is still under review.

Sam clarified that the "problem" line of sight area is not a concern because the diminished line of sight is a 4-way-stop.

- **Action:** Steve made a motion to approve the sight exemption for road standards and Dan seconded.

- **Vote:**

Aye	Nay	Absent/Vacant	Abstain
11	3	1	0

7. COUNTY PRESENTATIONS (*Possible Vote*)

A. Proposed Inclusionary Housing Ordinance – Ben Larson, SD County -

Presented by: Mike Madrid, Sarah Thronburgh, and Emily Martinez

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- **Summary:** Additional questions, comments or concerns can be sent to PDS.LongRangePlanning@sdcounty.ca.gov.

A program that requires a percentage of new development units to be designated as affordable housing based on the area median income. It would also designate what income category that the units would be designated to (very low, low, and moderate).

Components:

1. Minimum project size would determine which projects are subject to the ordinance (i.e. if you have less than 10 units it wouldn't apply to you).
2. Minimum set aside would determine the percentage of the units that would have to be set aside and what category of income it would have to be set aside for (i.e. if it has 10% and there is a 20 unit project, 2 units would have to be set aside at the different income categories based on the ordinance). The county will also determine the balance between quantity and affordability that would still make the project feasible (i.e. if a project is going to be mostly set aside for very low income the set aside percentage could be smaller because they would sell or rent for significantly lower than moderate income units like 5% set aside for very low vs 25% set aside for moderate).
3. Alternative Compliance for developments includes fees, accessory dwelling units, on-site development, land donation, rehabilitation of units (allows developers to acquire market rate units, rehab them, and then deed restrict them or rehabbing deed restricted units and extend the deed restriction on them).

- **Board Comments:**

Steve asked if this applies to homes or apartments and he said yes it would apply to single family homes in developments and would also apply to rental properties as well.

Steve also asked if someone qualifies for the low income projects and buys the house and their income level jumps and they no longer qualify.

Carol asked about if someone can no longer afford it who they can sell to and Mike specified that the properties would be deed restricted and only certain

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people could buy it.

Rey clarified that this would only include income and not be based on other factors. Kristen asked if it takes into consideration single vs. married income and Mike said it does.

Sam said this plan doesn't take into consideration that someone could choose not to work or to be a stay-at-home parent to qualify.

Ron said this doesn't affect large developers the same way that it does smaller developers who want to build on their properties. Mike said they would take into consideration based on what a typical smaller development looks like and make sure the ordinance doesn't impact them.

Connie asked what the difference is between this and Section 8. Mike clarified that instead of the government subsidizing rent through vouchers that the developer would subsidize rent costs based on the set rents.

Audience member asked how taxes would be applied and Mike said they haven't thought that through, she clarified that this means someone who bought it for less money would be paying less taxes on the property and it would trickle down to everyone else.

Steve asked if they came up with a tentative "in lieu" fee yet and asked for them because the city of San Diego has a \$22 fee per square foot right now. Mike said he doesn't believe their fee is as high; he believes they are around \$14/\$15 per square foot and the money would be held in a trust fund for affordable housing developers building 100% affordable projects.

Steve asked if people qualified for a low income unit but are making more money if they would disqualify down the line. Mike said no one would be thrown out of their house for making too much. Carol said if they don't monitor it how would they keep people from sitting on their sweet deal that they have and take it from someone else who could use it down the line? Or a homeowner who has doubled their income who is paying an extremely low mortgage but not selling their house because they don't have an incentive to. Connie recommended finding a positive incentive for someone who makes more money and sells down the line.

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Audience member recommended people who qualify for this program have to provide annual income statements to continue to qualify. Morgan emphasized that the Catch 22 is there is no incentive to do better.

B. Park Land Dedication Ordinance (PLDO) – Emily Hubbard, Sr Park Project Manager for Development with County Parks and Recreation

- **Presented by:** Emily Hubbard

- **Summary:** Sent out their annual PLDO and is asking what our priorities for Lakeside are that this fund can be used for (a wishlist) to give the group an idea of the wants and needs of the community. The PLDO funding cannot be used for everything but can essentially be used for recreational developments, a small percentage can go to trail development. May be able to partner with the Helix Water District to have public facing amenities at Lake Jennings (dog park at the campground, a splash pad, a new playground, etc.) since they have more space to expand because Lindo Lake doesn't have the space and we wouldn't have to deal with land acquisition through the county.

- **Board Comments:**
Carol said partnering with other organizations could be a good opportunity for the community including the Indian Reservations.

Rey asked if the funds could add new amenities like changing tennis courts to pickleball courts and they said yes they could use the funds for that but not on equipment or new nets.

Carol said we would collect feedback and send them a list. The highest priority for Lakeside has been a dog park for quite some time.

8. GROUP BUSINESS (*Discussion and Possible Vote*)

A. ANNOUNCEMENTS

- LCPG Resolution – SANDAG 2025 Regional Plan: Carol will send a copy to everyone to read it. If we put in the plan that Hwy 67 would be widened, whether it is built or not it would widen the VMT area so that developers could develop in areas they previously couldn't because people couldn't get in and out of Hwy 67. It would expand the development area even if they don't build out the highway until later, just putting it in the

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plan would change the development areas. Steve asked if we would essentially be approving the development of land by approving the road expansion. Tony emphasized that it would allow property owners who can't split or develop on their property, but they can't because they're currently in a "red zone". He mentioned how wrecked La Mesa is now because of developments.

B. REQUIRED TRAINING

- N/A

C. ANNUAL TRAINING

- N/A

D. WEBSITE UPDATES

- N/A

E. OTHER

- N/A

9. SUBCOMMITTEE REPORTS

A. DESIGN REVIEW BOARD (DRB)

- **Subcommittee Chair:** Tony
- **Comments:** None.

B. TRAILS

- **Subcommittee Chair:** Kristen
- **Comments:** None.

C. CAPITAL IMPROVEMENT PROJECTS (CIP)

- **Subcommittee Chair:** Ron
- **Comments:** None.

D. PARK LAND DEDICATION ORDINANCE (PLDO)

- **Subcommittee Chair:** Carol
- **Comments:** None.

E. HIGHWAY 67 CMCP/I-8 CMCP PROJECTS

- **Subcommittee Chair:** Richard

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- **Comments:** N/A

F. HOMELESS TASK FORCE

- **Subcommittee Chair:** Shari
- **Comments:** None.

G. ROAD RESURFACING

- **Subcommittee Chair:** Sasha
- **Comments:** None.

H. ADHOC COMMITTEE - STANDING RULES

- **Subcommittee Chair:** Sasha
- **Comments:** Tony made a motion to approve standing rules, Rey seconded. Vote was unanimous to accept the bylaws as written.

I. ADDITIONAL PROJECTS FOR DISCUSSION

- N/A

10. ADJOURNMENT OF MEETING

- Meeting adjourned at 8:46 by Carol Hake.

NOTE: The next regular meeting of the LCPG will be on Wednesday, DATE, at 6:30pm at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Minutes prepared by: Morgan MaGill, Secretary