

LAKESIDE COMMUNITY PLANNING GROUP

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

*** MEETING MINUTES***

MEETING DATE: SEPTEMBER 3, 2025

**MEETING LOCATION Lakeside Library, Community Room,
12428 Woodside Ave, Lakeside, CA 92040**

1. CALL TO ORDER Meeting called to order at 06:30 pm

2. PLEDGE OF ALLEGIANCE

Invocation led by: Richard Abraham

3. ROLL CALL

Seat	Member Name	P/A/L	Seat	Member Name	P/A/L	Seat	Member Name	P/A/L
1	Liz Higgins	P	6	Spencer Hancock	A	11	Tony Santo	P
2	Robert Rutledge	A	7	Sam McGovern	P	12	Steve Robak	P
3	Ron Kasper	A	8	Richard Abraham	P	13	Dan Moody	P
4	Sasha Reva	P	9	Connie O'Donnell	P	14	Kristen Everhart	L
5	Carol Hake	P	10	Rod Streeper*	P	15	Mark Hartley	P

* Pending Board of Supervisors approval

A. Determination of quorum present

Quorum achieved with # present 12

B. Group member attendance review

Attendance to-date read by Secretary

Seat	Member Name	#	Seat	Member Name	#	Seat	Member Name	#
1	Liz Higgins	1	6	Spencer Hancock	2	11	Tony Santo	1
2	Robert Rutledge	2	7	Sam McGovern	1	12	Steve Robak	0
3	Ron Kasper	2	8	Richard Abraham	0	13	Dan Moody	0
4	Sasha Reva	2	9	Connie O'Donnell	2	14	Kristen Everhart	3
5	Carol Hake	0	10	Rod Streeper	V	15	Mark Hartley	1

4. AUDIO AND/OR VIDEO RECORDING

Notification is hereby provided that the LCPG meeting may be recorded to prepare the meeting minutes. To obtain a copy of the meeting recording, send a request to LakesideCPG@gmail.com. Any recordings will be retained for ninety (90) days.

5. APPROVAL OF AGENDA FOR THE MONTH OF SEPTEMBER 2025

Motion to approve the agenda as presented by Richard Abraham, seconded Sam McGovern.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

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6. APPROVAL OF MINUTES FOR THE MONTH OF AUGUST 2025

Motion to approve the agenda as presented by Liz Higgins, seconded Richard Abraham.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
8	0	4	3

7. OPEN FORUM

This is an opportunity for the public to speak on any item within the Group's jurisdiction that is not on the agenda. No action will be taken on any items heard; however, the item can be referred to County staff or placed on a future agenda. Time will be limited to 3 minutes. There will be no discussion and no vote. If you wish to speak, please approach the podium. Please spell your first and last names for the minutes.

Ryan McDowell requested sidewalks on Pepper Drive to improve student safety and independence for kids walking to school; noted high traffic volumes and speeding concerns.

8. PUBLIC HEARING (Discussion & Vote)

A. PDS2024-TM-5582TE - Lemon Crest Sub TM Revision

Address: 12361 Lemon Crest Drive, Lakeside, CA

Project Scope: Tentative Map Revision for Lemon Crest Sub TM Revision

Presented by Travis Lyon, Applicant Representative

24-lot single-family subdivision; revision reconfigures lot shapes to remove flag lots, improve driveway frontage, and meet updated fire setbacks. No increase in lot count; half-acre lots planned with emphasis on single-story homes. Team explained "daylight cut" approach along the uphill edge to create flat rear yards; only a few minor retaining walls are anticipated on the far eastern edge due to side-yard width and fire-setback changes. County threshold triggered a Tentative Map Revision even though density and minimum lot size were unchanged.

Motion to approve the project as presented by Steve Robak, seconded Mark Hartley.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

B. LDGRMJ-30519 TM 5520 – DER OH Utility Waiver

Address: 13623 Highway 8 Business, El Cajon, CA

Project Scope: Minor Use Permit, AT&T Wireless Facility, A1 Storage

Applicant not present; no action recorded.

C. VAC-2025-0002 – Easement Vacation Request – Department of General Services

Address: 12549 Laurel Street, Lakeside CA

Project Scope: The County of San Diego is processing a request from the property owner, to summarily vacate easement on the portion of the Vine Street adjacent to their property.

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Presented by Tom McCabe, SD County Department of General Services:

Vacation of 13-ft strip of excess Vine St. right-of-way to create a uniform 37-ft easterly half-width, aligning with the roadway's design classification; includes a 1-ft strip dedication to clean up frontage geometry.

Reduce County liability/maintenance for unneeded ROW; the property owner can incorporate the strip into site design.

Motion to approve the project as presented by Steve Robak, seconded Tony Santo.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

9. COUNTY PRESENTATIONS (Presentation Only – No Vote)

A. Development Feasibility Analysis (DFA)

SD County Project Update - The Development Feasibility Analysis (DFA) identifies factors that impact development (e.g., lack of infrastructure, small lot size, or zoning) down to the parcel and how to best facilitate housing development near transit, jobs, and public facilities.

Project has been completed and County is provided update on the findings.

Presented by Paola Garcia-Betancourt & Mike Madrid, DFA Team:

Parcel-level look at infrastructure, market conditions, financial feasibility, and land use in four DFA areas. Zoning capacity exists, but developable land is limited; many under-utilized parcels. Water/sewer largely adequate; roadway/bike/ped upgrades needed for walkability and safety. Townhomes tested as most viable across DFA areas; Lakeside also showed potential for medium-size single-family. Simply up-zoning can raise land values and undercut feasibility. Complexity/misalignment of regulations, difficulty achieving max GP densities under current standards, market headwinds, stormwater costs, utility coordination, and lack of amenities affecting placemaking. Align GP/zoning standards, prioritize sidewalks/bike lanes/parks, streamline/fast-track certain housing permits, pursue funding for affordable units, workforce/economic development, legislative advocacy, and explore targeted specific plans (e.g., along Woodside Dr.). DFA report to be received by the Board as part of an end-of-year housing discussion. Affordability gap between regional AMI and Lakeside incomes; concerns about families in the 100–150% AMI range. How income recertification works for deed-restricted units. Equity/fairness of permit fast-tracking in limited areas vs. countywide; broader frustration with processing times/fees and multiple review cycles.

Project website: engage.sandiegocounty.gov/dfa

10. GROUP BUSINESS:

- A. Announcements and Correspondence Review - none
- B. Required Training and Group Member Requirements - none
- C. Website Updates – none
- D. Seat Vacancies – none
- E. Other - None

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11. STANDING COMMITTEES, SUBCOMMITTEE BOARDS, AND OFFICERS REPORTS:

- A. Design Review Board (DRB) Tony
Multiple routine items advanced; one discretionary housing item continued to next month.
- B. Trails Kristen
Reports of unauthorized dirt-bike activity within preserves; signage and potential ordinance work noted; interest in balanced safety access for e-mobility users.
- C. Capital Improvement Projects (CIP) Dan
None
- D. Park Land Dedication Ordinance (PLDO) Carol
Chair noted public priority for a dog park; ad hoc committee to explore sites/partnerships, long-term maintenance, fencing/dual-area design, and cost coverage from limited PLDO funds.
- E. County Road Resurfacing Sasha
Johnson Lake Rd flagged for inclusion due to community-benefit usage beyond immediate residents.
- F. Association of Planning Groups SANDAG Carol
None
- G. East County Chamber Liaison Sam
None
- H. Wildfire Preparedness Committee Tony
The chair has disbanded the committee.

ADJOURNMENT OF MEETING

Meeting adjourned by Carol Hake at 8:12 pm.

The next meeting of the LCPG will be on Wednesday, October 1, 2025, at 6:30 p.m.

FINAL AGENDA WILL BE POSTED 72 HOURS, PRIOR TO THE MEETING

Meeting location: Lakeside Library, Community Room
12428 Woodside Ave, Lakeside, CA 92040

Minutes prepared by **Sasha Reva - Secretary**

*** Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com ***

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