

LAKESIDE COMMUNITY PLANNING GROUP

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

*** MEETING MINUTES***

MEETING DATE: NOVEMBER 5, 2025

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

1. CALL TO ORDER Meeting called to order at 6:30 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	P	11	Tony Santo	P
2	Robert Rutledge	A	7	Sam McGovern	P	12	Steve Robak	P
3	Ron Kasper	P	8	Richard Abraham	P	13	VACANT	V
4	Sasha Reva	A	9	Connie O'Donnell	P	14	Kristen Everhart	P
5	Carol Hake	P	10	Rod Streeper	A	15	Mark Hartley	P

* Pending Board of Supervisors approval

A. Determination of quorum present

B. Group member attendance review

Quorum achieved with 11 members present

Postponed Until December Meeting

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 NOVEMBER 2025

Motion to approve the agenda as presented by Steve Robak, seconded by Richard Abraham

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

6. APPROVAL OF THE MINUTES FOR THE MEETING(S) OF: OCTOBER 2025

Motion to approve the minutes as presented by Sam McGovern, seconded by Mark Hartley

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

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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 name for the minutes.

Open Forum Speakers

Gary Hayes - more than 50 short term rentals (STR) in Lakeside. Proposes strict guidelines for STR including occupancy limits and stay length requirements. Riverside County has implemented common sense guidelines. Would like to see San Diego County adopt similar as Riverside.

Evan Hesco - update from Anderson's office – Holiday Open House, County Grant programs, Enhancing Wildfire Safety, Internship Program

Dave Redmon – dog park interest -would like to volunteer

Troy Gray – dog park interest -would like to volunteer

Aura Gray – dog park interest -would like to volunteer

8. PUBLIC HEARING (Discussion & Vote)

A. PDS2025-TM-5663 - Quail Ridge Condos Tentative Map

Address: East side of Pinkard Lane, South of Ashley View Place, Lakeside, CA 92040

Project Scope: Tentative Map for - condo conversion for project previously approved for 16-unit apartment complex

Presented by Mike Snyder, Project Manager

Eloy Rodriguez – lives across the street from condos – no problem but worried that parking would be an issue and preferred no street parking.

Lakeside CPG – will refer to SD County Traffic Committee.

Mario Morales – trash cans are being moved and cars are parking in front of houses.

Lakeside CPG – will refer to SD County Traffic Committee.

Dave Howell - lives just north of the project – are there any street stipulations on the project? Ask project workers to be mindful of where they are parking as current situation is a problem.

Lakeside CPG – will refer to SD County Traffic Committee

Motion to recommend project as presented below by Steve Robak, seconded by Spence Hancock.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

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B. PDS2020-MUP-78-083W6 – Martin Marietta Time Extension

Address: Slaughterhouse Canyon Road, Lakeside, CA 92040

Project Scope: Time extension for the use permit and reclamation plan to align the term of the entitlements set to expire in March 2035.

Presented by Erika Guerra and Bryan Forgey

Quarry employs approx. 30 full-time employees

Slaughterhouse Quarry expirations were set for 2020. New ownership in 2021.

Reclamation includes revegetation, restoration and reduction of visual impact.

State of California requires careful reclamation and is monitored by the state.

Motion to recommend project as presented below by Steve Robak, seconded by Kristen Everhart.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	4	0

9. COUNTY PRESENTATIONS (Presentation Only – No Vote)

A. COUNTY OF SAN DIEGO - ADU ORDINANCE UPDATE

Proposed Local Program for the Separate Sale of ADUs

Presented by Enrique Flores and Amber Jagers

Alignment with State Law

- Bring the ADU Zoning Ordinance into closer alignment with updated California State Code.
- Ensure compliance with recent changes to State law.

Assembly Bill 1033 (2023):

- Opt-in Legislation
- Allows ADUs to be sold as condos
- Each unit receives a separate property tax bill
- Expands homeownership opportunities at more attainable price points

CONSIDERATIONS:

Not every property with ADU(s) will be appropriate for sale.

A lot split may be more appropriate depending on circumstances of property.

HOA creation could be cumbersome especially for only two members.

County permitting procedures can be lengthy and take too long to make option attractive.

For more information visit <https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html>

Project Timeline and Next Steps



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10. GROUP BUSINESS:

- A. Announcements and Correspondence Review - none
- B. Required Training and Group Member Requirements - none
- C. Website Updates – none
- D. Seat Vacancies – pending opening LCPG Seat #13. Final resignation submitted to LUEG
- E. Other – none

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

- | | | |
|--|--|------|
| A. Design Review Board (DRB) | Tony | none |
| B. Trails | Kristen | none |
| C. Capital Improvement Projects (CIP) | Liz now appointed as Chair of committee
Additional opening available
Several CIP projects in Lakeside. Asking Ryan Lau, County DPW to attend a CPG meeting at beginning of next year to provide an update. | |
| D. Park Land Dedication Ordinance (PLDO) | Carol | |
| PLDO funds of over \$4M available for projects within LCPG boundary.
LCPG Priority List:
Off-leash dog park remains at top priority. Additional priorities include more shade structures with seating and improved lighting at all parks, community garden, veterans memorial, splash pads/wading areas. | | |
| E. County Road Resurfacing | Sasha | none |
| F. Association of Planning Groups SANDAG | Carol | none |
| G. East County Chamber Liaison | Sam | none |

ADJOURNMENT OF MEETING

Meeting adjourned by Carol Hake at 8:20pm.

The next meeting of the LCPG will be on Wednesday, DECEMBER 3, 2025, at 6:30 p.m.

Meeting location: Lakeside Library, Community Room
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Minutes prepared by **Carol Hake, Seat #5**