

LAKESIDE COMMUNITY PLANNING GROUP

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

*** MEETING MINUTES***

MEETING DATE: JANUARY 7, 2026

**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: Steve Robak

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	P	7	Sam McGovern	P	12	Steve Robak	P
3	Ron Kasper	P	8	Richard Abraham	P	13	VACANT	P
4	Sasha Reva	P	9	Connie O'Donnell	P	14	Kristen Everhart	P
5	Carol Hake	P	10	Rod Streeper	P	15	Mark Hartley	A

* Pending Board of Supervisors approval

A. Determination of quorum present
B. Group member attendance review

Quorum achieved with #13 present
Attendance to-date read by Secretary

Seat	Member Name	#	Seat	Member Name	#	Seat	Member Name	#
1	Liz Higgins		6	Spencer Hancock	1	11	Tony Santo	
2	Robert Rutledge		7	Sam McGovern		12	Steve Robak	
3	Ron Kasper		8	Richard Abraham		13	VACANT	
4	Sasha Reva		9	Connie O'Donnell		14	Kristen Everhart	
5	Carol Hake		10	Rod Streeper		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 THE MINUTES FOR THE MEETING(S) OF: DECEMBER 2026

Motion to approve the minutes correction below by Steve Robak, seconded by Kristen Everhart.

Corrections: Audience member name spelling correction – Tom Ruhrup

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	0	2 absent / 1 vacant	1

Abstain reason – absent from meeting

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6. 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.

Malia Watanuki (Supervisor Joel Anderson's office) provided brief updates on county priorities, including public safety, wildfire preparedness, infrastructure, housing services, and transparency initiatives. She also shared information on internship opportunities and encouraged residents to submit community feedback.

Evelyn Nichols raised concerns about erosion and drainage issues near Starview Drive. Members discussed PRD responsibilities, potential involvement of the adjacent mobile home park, and county resources.

Ed Musgrove, San Marcos City Councilmember and State Senate candidate, introduced himself and offered to assist with regional and public safety issues affecting Lakeside.

Susan Roberts-Egley requested traffic safety improvements, including a four-way stop, near Mast Street and Pinery Grove due to increased development and speeding vehicles.

Brian Jaynes spoke regarding ongoing code compliance issues related to trash cans and parking obstructing visibility on narrow roads. Reporting options were provided.

Frank Hilliker discussed code enforcement complaints impacting his long-standing agricultural operation following nearby residential development.

Troy Gray reiterated community interest in establishing an off-leash dog park in Lakeside.

7. PUBLIC HEARING (Discussion & Vote)

A. PDS2025-LDREFL-01052 – Greenfield Auto Shop Underground Utilities Waiver
Address: 1201 Greenfield Drive, El Cajon, CA 92021
Project Scope: Waiver of Underground Utilities

Applicant Ayad Kashat requested a waiver from underground utility requirements, citing high cost, lack of existing underground infrastructure in the area, and minimal community benefit given surrounding overhead utilities. He noted substantial right-of-way and frontage improvements included in the project. Members discussed financial hardship and neighborhood consistency. A motion to recommend approval of the waiver passed unanimously.

Motion to recommend project as presented below by Tony Santo, seconded by Steve Robak.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
12	0	2 absent / 1 vacant	0

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B. PDS2025-TM-5661 – Tentative Map

Address: 11436-11438 El Nopal, Santee, CA 92071 & 10250 Riverford Road, Lakeside, CA 92040

Project Scope: Waivers of development standards related to setbacks, lot size, and 1

Jonathan Frankel (Rincon Homes) presented a 103-unit single-family residential project at El Nopal and Riverford Road, including eight very-low-income units under the state density bonus law. The presentation covered project design, public improvements, traffic study assumptions, and regional housing needs.

Planning Group and public comments focused on increased density beyond the community plan, traffic congestion, wildfire evacuation concerns, infrastructure capacity, parking limitations, construction impacts, and compatibility with Lakeside's rural character. A motion was made to deny the recommendation of the requested waivers of development standards related to setbacks, lot size, and lot coverage.

Motion to deny the waivers of development standards related to setbacks, lot size, and lot coverage based on the density by Steve Robak, seconded by Tony Santo.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	1	2 absent / 1 vacant	0

8. COUNTY PRESENTATIONS (Presentation Only – No Vote) None

9. GROUP BUSINESS:

- A. Announcements and Correspondence Review
- B. Required Training and Group Member Requirements – 2026 training coming soon
- C. Website Updates – none
- D. Seat Vacancies – Seat #13 Vacancy – The Chair noted the LCPG Seat #13 remains vacant. Interested residents were encouraged to apply, and the group discussed the importance of maintaining full representation.
- E. Other

A brief recap was provided from the recent quarterly Chair meeting, which included county-level discussions on housing, transportation planning updates, conservation planning efforts, and revisions to the county transportation study following legal challenges.

a) Board of Supervisors Letters –

The Planning Group discussed preparing correspondence to the Board of Supervisors on the following topics:

i) **Separate Sale of ADUs**

Members expressed concerns that allowing the separate sale of accessory dwelling units could create unintended consequences, including increased density without infrastructure support, impacts to neighborhood character, and complications related to ownership, access, and enforcement. The group agreed to draft a letter opposing the separate sale of ADUs.

ii) **Short-Term Rentals**

The group discussed countywide impacts of short-term rentals, particularly in rural and semi-rural communities. Concerns included loss of long-term housing for workers, increased noise and traffic,

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and enforcement challenges. The Planning Group agreed to support efforts by Julian and Borrego Springs Planning Groups advocating for clearer county regulations and guidelines. The Chair will draft a letter of support for review.

b) Election of Chair, Vice Chair, and Secretary for the Jan – Dec 2026 term

Officer elections were conducted by consensus. The following officers were confirmed for the 2026 term:

- **Chair:** Carol Hake
- **Vice Chair:** Sam McGovern
- **Secretary:** Sasha Reva

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

A. Design Review Board (DRB) Tony none

B. Trails Kristen

Kristen reported that a Trails meeting had taken place. Follow-up items and next steps are pending.

C. Capital Improvement Projects (CIP) Liz

Liz advised that a more detailed CIP report will be presented at the February meeting, including updates on priority projects and submissions.

D. Park Land Dedication Ordinance (PLDO) Carol

a) Ad Hoc Committee – Off Leash Dog Park Carol and Connie

The Ad Hoc Committee reported continued coordination with County Parks & Recreation. The County indicated that progress is expected in the Spring with potential identification of one or more viable sites.

E. County Road Resurfacing Sasha

Members discussed ongoing road condition concerns throughout the community. Residents were encouraged to report issues through county reporting tools and to review the county resurfacing priority list for status and future scheduling.

F. Association of Planning Groups SANDAG Carol

Carol reported that she will be attending an upcoming special meeting regarding representation for planning groups and coordination with regional agencies, including SANDAG and tribal partners.

G. County Chamber Liaison Sam

Sam shared brief updates related to chamber coordination and encouraged community participation in upcoming local events.

Meeting adjourned by Carol Hake at 8:23pm.

The next meeting of the LCPG will be on Wednesday, February 4, 2026, at 6:30 p.m.

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

Minutes prepared by **Sasha Reva, Secretary**

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

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