

LAKESIDE COMMUNITY PLANNING GROUP

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

*** MEETING MINUTES***

MEETING DATE: JUNE 3, 2026

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

1. CALL TO ORDER Meeting called to order at 6:31pm

2. PLEDGE OF ALLEGIANCE

Invocation led by: Rod Streeper

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	Susan Roberts-Egley	P
4	Sasha Reva	A	9	Connie O'Donnell	P	14	Kristen Everhart	P
5	Carol Hake	P	10	Rod Streeper	P	15	Mark Hartley	P

* Pending Board of Supervisors approval

A. Determination of quorum present

B. Group member attendance review

Quorum achieved with #13 present

postponed to July 2026 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 THE MINUTES FOR THE MEETING(S) OF: MAY 2026

Motion to approve the minutes with one change – Rod Streeper was in attendance - as presented by Steve Robak, seconded by Susan Roberts-Egley

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
10	0	2	3

Abstain due to absence: Mark Hartley, Liz Higgins, Tony Santo

Motion Passed

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.

CHP Lt Catano and Sgt Radov and SDSO Lt Do in attendance to provide support for Lakeside community

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CHP has 97 officers assigned to Lakeside and surrounding East County area. CHP Jurisdiction is from La Mesa North to Riverside County Line, East to Imperial County line and South to US Border. Lt Catano provided traffic statistics regarding Los Coches Road.

The officers were on hand to answer questions from the community and to accept requests for additional enforcement. In addition, Lt Do answered questions regarding cameras located in Lakeside area. These cameras are used for law enforcement activities and the data collected is not shared with any other agency or organization.

Eddie Salcido – request for more disability-friendly sidewalks in Lakeside specifically Woodside Avenue and Winter Gardens Blvd.

Mason Corbett - representative on behalf of Supervisor Joel Anderson, here to facilitate the zoning questions in District 2 and any other information for the Supervisor.

7. PUBLIC HEARING (Discussion & Vote)

- A. PDS2023-MUP-23004 – Labrador Mobile Home Park
Address: 9581-9582 Labrador Lane, El Cajon, CA 92021
Project Scope: Underground Utility Waiver
Presented by Charlie Horn, Owner

150 affordable deed restricted units.

County requested the undergrounding of high voltage lines along Labrador Lane.

Removing ten electrical poles and putting in five.

Asking for a waiver due to cost and that the surrounding neighborhood's already been built and all the overhead is going to stay which qualifies for the waiver.

Technical questions from CPG: none

Motion to recommend project as presented below by Kristen Everhart, seconded by Liz Higgins

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
13	0	2	0

Motion Passed

- B. PPDS2023-TPM-21449- Peerless Drive
Address: 1543 & 1549 Peerless Drive, El Cajon, CA 92021
Project Scope: Tentative Parcel Map
Brendan Hofstee, Walsh Engineering

Tentative Parcel Map over two lots with an existing house on each lot. Zoning is minimum lot size of 10,000 square feet. Project aims to divide parcel into six lots providing for three additional homes to be built. Project is in compliance with density and with the county zoning code.

Technical questions from CPG:

Tony Santo – reminder to Group to keep questions related to technical regarding TPM and not Site Plan review as this project will be coming before the Lakeside Design Review Board

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Sam McGovern – existing house looks to be feet from street/driveway, extremely close the cul-de-sac addressing concerns that the structures in place will comply.

Applicant Response – this is a tentative map and all structures will comply with setback requirements.

Steve Robak – looking at map – how many on-street parking spaces will be available? How far will the driveways extend?

Applicant Response – driveways will be at least 20 feet from street with two garage spaces. The cul-de-sac is primarily a driveway and could house around four on-street parking spaces.

Rod Streeper – why partly asphalt and permeable part pavers?

Applicant Response – using both asphalt and pavers creates a permeable substance for stormwater and the asphalt helps to reduce the paving costs.

Public Comment:

Rob Moore – lives three houses down – has concerns with stormwater

Applicant response – will do a drainage study and stormwater waste management plan as required by county. All stormwater basin planned for 100-year storm. Brow ditch surrounds property

Gary Hayes – lives across the street and wants to make sure that he won't be restricted entering and exiting his property

Kelly Dulin – concerned about parking

Melissa Klein – concerned about storm water

Motion to recommend Tentative Parcel Map as presented below by Richard Abraham, seconded by Liz Higgins.

Substitute motion to approve parcel map assuming conformity on any structure to remain on parcel by Sam McGovern, second Mark Hartley.

Amended motion to approve parcel map assuming setback conformity on any structure to remain on parcel by Sam McGovern, second Mark Hartley.

Vote:

AYE	NAY	ABSENT/VACANT	ABSTAIN
11	2	2	

Nay votes: Sam McGovern, Tony Santo

Motion Passed

8. COUNTY PRESENTATIONS (Presentation Only – No Vote) *If vote required, indicate

A. SENIOR & STARTER HOMES PROJECT

Project is focused on creating attainable homeownership opportunities and expanding housing options for older adults, including assisted living and age-friendly housing. This initiative will include Zoning Ordinance updates for smaller lot housing, such as duplexes, triples, or townhomes, and Zoning Ordinance updates for senior housing and assisted living facilities. By reducing regulatory barriers and offering more flexibility, the County is working to create inclusive, welcoming communities for everyone, now and in the future.

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9. GROUP BUSINESS:

- A. Announcements and Correspondence Review -NONE
- B. Required Training and Group Member Requirements -NONE
- C. Website Updates – NONE
- D. Other – NONE

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

- A. Design Review Board (DRB) Tony NONE
- B. Trails Kristen
Spoke with San Diego Sheriff's Office (SDSO) and in contact with community liaison and noted e-bikes on roads and on trails. Locating education materials are forthcoming
- C. Capital Improvement Projects (CIP) open
Opportunity for grant funding from SANDAG to fund sidewalks and other smaller capital improvement projects. More information as it becomes available
- D. Park Land Dedication Ordinance (PLDO) Carol NONE
- E. County Road Resurfacing Sasha NONE
- F. Association of Planning Groups SANDAG Carol NONE
- G. East County Chamber Liaison Sam
Opportunities for the public to meet with elected officials. See East County Chamber website for more information.

ADJOURNMENT OF MEETING

Meeting adjourned by Carol Hake, Chair at 8:32pm.

The next meeting of the LCPG will be on Wednesday, JULY 1, 2026, at 6:30 p.m.

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

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Minutes prepared by Carol Hake, Seat #5

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

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