

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES WEDNESDAY, FEBRUARY 5, 2014 – 6:30 PM

Members present: Wyatt Allen, Mark Baker (arrived late during Item #5), George Barnard, Jeff Brust, Julie Bugbee, Lynn Carlson (vice-chair), Milt Cyphert, Glenn Inverso, Tom Medvitz, Kristen Mitten, Paul Sprecco, Linda Strom, Bob Turner.

Members Absent: Laura Cyphert (chair) - work, Seat #4 vacant

Public present: Approximately approx. 25

OPEN HOUSE: 6:00pm – 6:30pm

1. Call to Order: 6:31 pm

2. Pledge of Allegiance.

3. Roll Call

4. **Meeting Minutes of January 15, 2013** - *The minutes were approved by a motion made by G. Barnard, seconded by L. Strom. Passed (11-0-1-2)*

5. ANNOUNCEMENTS:

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

B. Vacancy Notice Seat #4 – Applications for the LCPG Seat #4 will be accepted through March 5, 2014 at 6:30 pm. All eligible candidates who submit applications by the deadline will be provided 5 minutes to present their application to the board at the March 5th meeting. See vacancy posting attached to this agenda, or refer to our website for further information.

C. Viejas Reservation Notice of Preparation – A Notice of Preparation has been posted by the Viejas Band of Kumeyaay Indians for an EIR to be prepared for a proposed second hotel tower on the Viejas Reservation. Comments should be sent to Mr. Bob Scannell, Viejas Enterprises, 5000 Willows Road, Alpine, CA 91903. Comments are due no later than Feb. 22, 2014. **(See Item 8C for board discussion of the NOP).**

D. Potential upcoming projects scheduled for future meetings – A list of projects and presentations tentatively scheduled for upcoming meetings is provided as an attachment to this agenda.

E. Community Center – K. Mitten announced that the Community Center has requested that if anyone arrives early to please not enter the room until 6:00pm.

F. Letter of Thanks - Lynn read a letter of thanks from Bruce Robertson regarding the improvements made by the Planning Group regarding transparency and availability of materials.

6. OPEN FORUM:

A. None

7. COUNTY PRESENTATIONS:

A. Traffic Signal Improvements - The County will present a project to design traffic signal improvements at the intersection of Winter Gardens Boulevard and Winter Gardens Drive including a traffic signal interconnect system. **(Postponed by County Staff)**

B. Maine Avenue Undergrounding – SDG&E seeks modification of construction work hour restrictions on the Maine Ave undergrounding project in order to shorten the overall duration of construction. Don Parent, from SD&E, clarified that this modification is due to a request from the Maine Avenue business owners who want to minimize the length of the project to minimize impacts to the businesses.

- T. Medvitz expressed concern regarding the length of the project time. It was originally presented to the community as a certain length, now it has been revised and in order to put it back on track we need to increase the daily length of construction hours. (Estimated time frames were stated at the meeting)

- M. Cyphert – businesses want construction done quickly and the project will be longer if we don't increase the daily work hours. We would want in writing that work will stop on Lakeside Days, Western Days and the rodeo.
- K. Mitten asked Don to clarify that current and requested hours of construction would be changing from 9 am – 3:30pm to 7:00 am to 4:00pm (confirmed).
- G. Barnard stated that the businesses he spoke to do not understand why the hours aren't already longer.
- P. Sprecco clarified that the only reason he didn't support the emergency motion for this project last month was due to the lack of noticing for the public.

Public Comment

- Frank Hilliker, Chamber of Commerce representative, spoke in support of the longer work hours.
- Donna Bridgeman, Maine Avenue Montessori preschool owner, wants the hours to be extended to expedite this project.
- Jack – Maine Avenue business owner – strongly supports longer work hours.
- W. Allen spoke in support of longer hours. He stated that once a hole is dug, it's more efficient to finish the job.
- P. Sprecco inquired as to anticipated timeline (Ed Snow, with SDG&E, stated that if the County approves the extended work hours, they anticipate the trenching will be done around June or July 2014).

*A motion to recommend **Approval** of the increased construction work hours, from 9:00am-3:30pm to 7:00am-4:00pm, was made by J. Bugbee and seconded by K. Mitten and amended by M. Cyphert, with the contingency that SDG&E provide a letter to the LCPG stating that no work will commence during Lakeside Days, Western Days and the Rodeo. **Motion passed with contingency (13-0-0-1)***

8. PUBLIC HEARING:

A. Lakeside Land Company Tentative Map (TM5579) – The proposed project is located on Marathon Parkway, and will subdivide 2 existing lots into 9 lots and one open space lot. The developable parcel sizes will vary from 1.14 to 3.66 net acres. The open space lot is 13.89 acres. Two of the new lots (4 & 5) will encroach 40' into the recorded trail easement to take advantage of trapezoidal storm water detention and conveyance system. Use of an access to the trail will not be affected.

- Mark Kennedy, Lakeside Land Co, the purpose of the subdivision is to attract potential tenants.
- G. Barnard expressed concern about elevation of trail in respect to storm drain. (Mark explained why the drainage water shouldn't breach the trail)
- T. Medvitz inquired about when the reclamation will be complete (Mark stated that the earliest would be 2 more years, will be up to grade in the next year)
- G. Barnard wondered how they will get up to grade, if they are not accepting import. (Mark stated there are some stockpiles and though the equipment is not there now, but that they may accept more import later).

Public Comment

- Janice Shackelford stated she has no objection to the subdivision, but is concerned over use of easement/buffer/trail through the Riverway, The planning buffer was an easement that was dedicated to the County in 2003. Before the LCPG acts, it would probably be best to know what the County thinks about this project using that buffer as a stormwater detention, when the buffer is intended for open space and trails.
 - Mark Kennedy stated that the County and the Regional Water Quality Control Board are in favor of the trapezoidal channel water detention facility, and can provide a copy of the easement to anyone who is interested.
- A motion to recommend **Approval** of the project was made by W. Allen and seconded by J. Bugbee. **Motion passed (12-1-0-1, K. Mitten dissented)***

B. Orgega Oversized Garage Addition Discretionary Permit (#AD 14-003) – located at 9872 Quail Covey Lane, El Cajon. The permit requests approval for the addition of a 3000 sq. foot fabricated garage for RV, new curb and driveway.

Jon Pyjar, architect, presented the project.

- W. Allen asked if it would match the residence (Jon stated that it is a metal building and showed a materials board) W. Allen expressed concern that it does not match the residence (light stucco) or the surrounding neighborhood.
- J. Bugbee inquired as to why it can't be a stucco building to match the surrounding residences. She stated she doesn't believe this project will not have to go before the DRB.

- Several members expressed concern over size and compatibility of a metal barn with the neighborhood.
- G. Barnard asked for the reason for the height. The RV is not bigger than 13'6", but this is proposed at 27'. (we might be able to come down a couple of feet)
- B. Turner asked if the shed roof was designed to accommodate solar panels to service the main house (yes)

Public Comment

- John Anderson, neighbor, expressed concern over the proposed materials and large size of the proposed garage. Would like to see something smaller and stucco to match the neighborhood. This is a gorgeous home and this monolith will bring down the value of the homes in this neighborhood.
 - Paul Morello, next door neighbor, this structure is huge and not appropriate and won't help neighborhood.
 - Janis Shackelford – this is an issue of bulk and scale, there was an RV garage that was put in that works well with the neighborhood. She also noted that the proposed curb cut on this narrow road will present line of sight issues.
 - Rudy Stuber, general contractor, reason for metal building is to build quickly but owner is not opposed to matching the house color and to plant more trees. The darker color was chosen to reduce visibility.
 - William Horton, neighbor, stated there used to be CC&R's to prevent a metal building in our neighborhood, there is already one there but no one knows how it got there, and it is not a good fit. This should not be in our neighborhood.
 - G. Barnard asked if the owner would be agreeable to putting in a pitched roof instead of a shed roof. He thought it sounds like the applicant will need to revise the project to fit the scale of neighborhood.
 - L. Strom stated that a neighbor mentioned there were CC&R's and that she could not vote on a project that might violate their CC&R's
 - T. Medvitz doesn't think a hanger should be built that is out of scale with neighborhood.
 - W. Allen suggested they sink the building down about 10' to minimize height and stucco the garage to conceal this large garage. (Jon stated this is what the owner would like, he is flexible on finish and texture and little flexible on height, would like the shed roof to accommodate the solar collectors).
 - K. Mitten expressed concerns over parking a large RV off a narrow street with line of site problems and suggested they take access of the side street. (Jon sited topography issues for new curb cut – 14' fall).
- A motion to recommend **Denial** of the project and a request for a revision to be brought back to the LCPG was made by W. Allen and seconded by M. Cyphert. **Motion passed (12 -1 -0 -1, M. Baker dissented)***

C. Viejas Reservation Notice of Preparation – This is a potential action item. See announcement at Item 5c. The item is to discuss the NOP and discuss comments (if any) to be submitted by the LCPG by the February 22, 2014 deadline.

- L. Strom asked why we are seeing this, if we didn't see it with the first hotel
- M Cyphert suggested they are probably doing community outreach.
- T. Medvitz thought it was good they were coming to us for community feedback

No Public Comment

No action was taken.

9. GROUP BUSINESS:

A. Form 700 – Reminder that the deadline for filing Form 700 is March 31, 2014. J. Bugbee requested a hard copy of Form 700.

B. Reimbursement:

1. Vote on reimbursement for \$7.02 for February photocopies.

*A motion to approve was made by G. Barnard and seconded by W. Allen. **Motion passed (13-0-0-1)***

2. Vote on a standing order authorizing the reimbursement of venue fees to extend LCPG meetings till 8:50pm, at \$60/hour venue fee for 12 months. For the months anticipating a lighter agenda, a 14-day notice must be given to the Lakeside Community Center to change the meeting end time.

*A motion to **Approve** the reimbursement of venue fees for one (1) extra hour for 12 months was made by T. Medvitz seconded by L. Strom. **Motion Approved (13-0-0-1).***

C. Member's Attendance Review: No members absent tonight have more than 3 absences.

10. SUBCOMMITTEE REPORTS:

- A. Design Review Board (DRB) – Next meeting is 2/12
- B. County Service Area 69 (CSA 69) –. Next meeting is 2/13
- C. Trails - none

11. ADJOURNED: 7:54 p.m. The next meeting will be in the gymnasium in the Lakeside Community Center on February 5, 2014 at 6:30 pm with the Open House starting at 6:00pm.

Kristen C. Mitten, Secretary
Lakeside Community Planning Group
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*** Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com ***
or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com