

LAKESIDE COMMUNITY PLANNING GROUP

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

Members present: Mark Baker, Jeff Brust, Julie Bugbee, Lynn Carlson (vice-chair), Laura Cyphert (chair), Milt Cyphert, Glenn Inverso, Tom Medvitz, Kristen Mitten, Paul Sprecco.

Members Absent: Seat #4 vacant, W. Allen (work), G. Barnard (vacation), L. Strom (medical), B. Turner (personal)

Public present: Approximately 38

OPEN HOUSE: 6:00pm – 6:30pm

1. Call to Order: 6:31 pm

2. Pledge of Allegiance.

3. Roll Call

4. **Meeting Minutes of February 5, 2013** - *The minutes were approved by a motion made by T. Medvitz, seconded by M. Cyphert. Passed (10-0-0-4)*

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

C. At a future General Plan Clean-Up, the County will consider the LCPG's October 2013 request to increase the multi-family parking ratio to 2.1 parking spaces per unit.

6. OPEN FORUM:

A. None

7. COUNTY PRESENTATIONS:

A. Parking restrictions – The County has received requests from Lakeside residents requesting a repeal of certain loading zones on Mapleview Street so that these areas can be opened up for additional areas for street parking. The County requests the LCPG's concurrence in repealing the identified loading zones and removing all associated signs and/or red-curbings where appropriate.

No Public or LCPG Comments

A motion to recommend Approval of the project was made by M. Cyphert and seconded by P. Sprecco.

Motion to Recommend Approval Passed (10-0-0-4)

8. PUBLIC HEARING:

A. SD0723 Lakeside Heights - AT&T Cell Site Discretionary Permit for Major Use Permit - MUP14-009 – The proposed cell site is located at the end of Gay Rio Terrace. The subject property is approximately 57.99 acres and is developed with a municipal water tank. An existing T-Mobile wireless site is co-located on the water tank. Verizon has approval to be on the site, but never installed and their permit has expired. Their permit would need to be renewed if they wished to locate here in the future. The rest of the property is undeveloped.

- Danielle Goodman, presented the proposed project.

- G. Inverso asked about distance to closest neighbor (several hundred feet).

- L. Cyphert expressed strong concern that the closest neighbor was not more directly notified beyond the typical noticing associated with all projects, even though she is in support of the project.

- Several members expressed support for the location and that AT&T listened to previous comments.

No Public Comment

*A motion to recommend Approval of the project was made by K. Mitten and seconded by J. Bugbee.
Motion to Recommend Approval Passed (10-0-0-4)*

B. Nebeker Residence - Discretionary Permit for Administrative Permit - AD14-011 – located at 12115 Kuhner Way. The permit is requested to construct an 800 square foot second residence on a 3.27 acre parcel. Jacob Nebeker presented the proposed granny flat for his in-laws to reside on his property.

Public Comment

- Janis Shackelford asked for a clarification as to whether this was an accessory elderly dwelling or secondary dwelling. (Jacob stated that it is for a Secondary Dwelling Unit)

*A motion to recommend Approval of the project was made by L. Cyphert and seconded by J. Bugbee.
Motion to Recommend Approval Passed (10-0-0-4)*

C. Marilla Park – Major Use Permit - MUP14-008 – located at 9310 Marilla Drive. Proposed project is the redevelopment of a residential parcel with an 11-unit detached condominium residential plan. Bob Stewart, Presented an infill project on 3 acres, south of Marilla Dr. Lot currently has one house, a garage and carports. Eleven single-family homes are proposed on one lot, hence the condominium plan.

- T. Medvitz expressed concern regarding density, single access point.

- M. Cyphert pointed out that most homes have 1/3 of an acre and this does not fit into the neighborhood; he also stated that the street would have to be widened to 35’.

- L. Cyphert expressed concern over proposed density of property,

- M. Baker wanted to hear from County staff (not present) regarding the density proposed and neighborhood character, and how the project proposed to meet the fire access requirements to stay beneath a 7’ retaining wall (Bob stated that the road will be widened to meet all fire standards),

- K. Mitten asked developer to clarify heights of residences (Bob stated they would be a mix of single and 2-story homes) and inquired if two-car garages are proposed and whether the driveways would be able to accommodate two visitor parking spaces (Bob confirmed all would have two-car garages, and 16” wide driveways would be provided, and each house would have about 10,000sf area of land). T. Medvitz asked if a homeowners association had been applied for yet (too early in the process, but that will be a necessity).

- L. Cyphert stated the density proposed would not fit into the neighborhood and inquired as to a statement on the application about the applicant not submitting a tentative map (applicant said they will be submitting that)

- M. Cyphert inquired as to how the proposed square footage would fit into the footprint. He wanted to know if the houses would be three-stories (no three stories homes)

- M. Baker inquired as to why they didn’t just subdivide the lot. He also pointed out that if the access road is changed it will change the neighbors’ approach and departure angle for a couple of the neighbors that rely on that access road, will the HOA be responsible for calling a tow truck if parking occurs on that access road (current road on property is less than 30’ wide and there is only one other user after the intersection going to another two properties, the changes are significant and transitions will need to be made for that neighbor, currently there is no parking on that road and that will stay the same.)

- T. Medvitz stated the whole access road would have to be a fire lane.

Public Comment

When asked for a show of hands from the community members present, 18 community members raised their hand in opposition of the project as proposed, 0 community members raised their hands in support of the proposed project.

- Ed Spring, a neighbor at 9316 Christina Lane, expressed concern over the limited parking, considering most people don’t park in their two-car garages, a 16-foot wide driveway would not fit most trucks, and was told that the it will have a 35’ height on an elevated area that will look down on the neighbors and will be out of character.

- Joe Naiman, a neighbor at 9312 Marilla Dr, thinks 5-6 units would more appropriate here, expressed concerns with condos as they disincentivize water conservation, want assurances for indemnification, would like to piggyback stabilization for the driveway, and listed many other concerns and suggestions. He was advised to draft a letter to the County to itemize his many concerns so that the detail is accurate.

- Mike Rottenberg, a neighbor at 9308 Marilla Dr. directly to the north, echoed previous concerns, but wants to see this lot developed, just not at this density or with a condo designation. He is the property uses the access road and also wants the stabilization of the road, next to the drainage. The condo designation and the density is not

consistent for this area/hillside. Appreciates the open space and realizes that may mean a few more units.

- Bill Folk, neighbor at 9310 Marilla Dr., was originally zoned for horses and does not want condos in this neighborhood, the increased traffic flow from 22-44 people would be too much, steep grade coming down to Marilla Dr would be problematic, Westhill and Emerald Grove still have accidents.
- Todd Owens, his family has lived at 11635 and 11675 Westhill Vista since 1939. While the total lot area is 2.94 acres, 0.78 acres of this property is contained within the panhandle access road. He visited the surrounding neighbors and has a petition, with 26 signatures of neighbors opposed to this project. He is strongly opposed to the project, as currently proposed, but would like to see some development here.
- Janis Shackelford, did not raise her hand when asked for those opposed to this project, but she urged the LCPG to deny recommendation as this does not meet the MUP requirements (Section 7358, Items a1 and a3). The proposed bulk, coverage and densities would have a harmful effect on the neighborhood character.
- Stephanie Vector, a neighbor on the access road, is concerned about the widening of the road infringing on her property, concerned with increase in traffic with kids in the neighborhood
- Becky Ahring, a neighbor at 9316 Marilla Dr, stated that currently the trash trucks do not go down the access road, and asked if they will if the road is widened.
- Linda McGloughlin, the next door neighbor at 9300 Marilla Dr, has solar on her property and does not want that to be interfered with due to looming houses on the hillside.
- T. Medvitz stated that the HOA would need to acquire a private trash service.

*A motion to recommend **Denial** of the project was made by M. Cyphert and seconded by T. Medvitz due to strong community opposition, with regards to harmony of scale and density, and incompatibility with neighborhood character. **Motion to Recommend Denial Passed (10-0-0-4)***

D. Lakeside Taco Bell Tentative Site Plan - STP-89-095W1 – located at 12265 Woodside Avenue. The proposed project is a site plan modification for the redevelopment of an existing Taco Bell restaurant, new parking layout, and landscaping.

- Franklin Orozco presented the project that is to correct what is currently a very inefficient traffic flow. They have attended three design review board meetings. J. Bugbee confirmed that the DRB has approved the proposed design.
- T. Medvitz expressed concern over the loss of the second curb-cut on Prospect, as the current driveway is so close to Prospect and cars going west may have problems turning out of the driveway.

No Public Comment

*A motion to recommend **Approval** of the project was made by J. Bugbee and seconded by G. Inverso. **Motion to Recommend Approval Passed (10-0-0-4)***

E. Laurel Street Apartments Site Plan – STP 14-002 located at 12550 Laurel Street. The proposed project will have 9 apartments, including seven 2-bedroom units, and two 4-bedroom units. ~~*This item was previously approved in June 2013 with a vote of 12-0-0-3.*~~ This item is tentatively placed on the agenda, however, it will only be heard to the extent there have been changes since it was last approved. (L. Cyphert clarified and amended the struck agenda language, as this project was confused with a different Laurel St Apartments project, at a different address, that was previously heard by the LCPG)

- Tony Struck, the applicant, presented the project.
- J. Bugbee inquired if they had reviewed the Design Review Guidelines (yes)
- K. Mitten asked about the recreational space located by the trash enclosure. (place for kids)
- Several members expressed very strong concern regarding the lack of parking, as the LCPG very strongly supports the previous 2.1 parking spaces / multi-family unit ratio, that they are currently petitioning to have changed by the County in the Lakeside Community Plan.

Public Comment

- Pat Bixby inquired if they would be low income (Frank stated there is no designation one way or the other)
- M. Cyphert would like to see more parking (at least two spaces per unit) and possibly less unit(s).
- L. Cyphert pointed out that our wording to the County was that “we demand” that they bring back the previous 2.1 ratio, so for us to support something less than that would be inconsistent.
- T. Medvitz also expressed concern about the lack of street parking in this area, that cannot support any overflow parking on the streets.

*A motion to recommend denial of the project was made by L. Cyphert and seconded by T. Medvitz due to insufficient parking. **Motion to Recommend Denial was Passed (12-0-0-2)***

9. GROUP BUSINESS:

A. Vacancy Seat #4 – The five applications for the LCPG Seat #4 will be distributed to the board members and reviewed for a vote at the April meeting. The following five applicants each spoke, up to five minutes, on their qualifications and interest for serving on the board:

- Diana Hyatt
- Josef Kufa
- Steve Robak
- Leah Dutra
- Karen Ensall

We will send out all five applications along with a synopsis, on how we'll conduct the voting, to the LCPG members. We will vote on a candidate to recommend to the Board of Supervisors at the April 2nd LCPG meeting.

B. Reimbursement: Vote on reimbursement of \$8.61 for March photocopies. *A motion to recommend **Approval** of the reimbursement was made by T. Medvitz and seconded by J. Bugbee. **Motion to Approve was Passed (12-0-0-2)***

C. Member's Attendance Review: LCPG Members L. Strom and B. Turner were identified as meeting the threshold triggering a vote at the next meeting to either waive or reaffirm the forfeiture of their memberships.

10. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) – heard projects for Dollar Tree, next to Pizza Hut, on Woodside and Taco Bell.

B. County Service Area 69 (CSA 69) – L. Strom sent in a detailed report that was read by T. Medvitz.

C. Trails – Janis Shackelford presented the trails recommendation to Dianne Jacob's East County Trails Advisory committee. The owner in the river bottom has said no.

11. ADJOURNED: 8:33 p.m.

The next meeting will be in the gymnasium in the Lakeside Community Center on April 2, 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