

# LAKESIDE COMMUNITY PLANNING GROUP

## *FINAL MEETING MINUTES* WEDNESDAY, MAY 7, 2014 – 6:30 PM

**Members present:** Wyatt Allen, George Barnard, Jeff Brust, Julie Bugbee, Lynn Carlson (vice-chair), Laura Cyphert (chair), Milt Cyphert, Glenn Inverso, Tom Medvitz, Kristen Mitten, Paul Sprecco, Linda Strom, Bob Turner, Josef Kufa (awaiting confirmation for Seat #4, not voting tonight)

**Members Absent:** Mark Baker

**Public present:** Approximately approx. 25

### **OPEN HOUSE: 6:00pm – 6:30pm**

1. Call to Order: 6:35 pm

2. Pledge of Allegiance.

3. Roll Call

4. **Meeting Minutes of April 2, 2013** - *The minutes were amended by G. Barnard to correct the spelling of his name and were approved by a motion made by G. Barnard, seconded by T. Medvitz. Minutes Passed (13-0-0-1)*

### **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. Community Volunteer Wanted** – The LCPG and DRB is looking for a volunteer webmaster who can help update our community website under the supervision (and training) of our Secretary. The time requirement is approximately 4-6 hours per month. Please notify the Chair or Secretary if you are interested in volunteering.

**C. 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.

**D. Update on Riverview Courts – Floit Properties # PDS2103-TM 5536R** – located at 9702 Riverview Avenue for a 26-unit residential complex. On April 3, 2013, the LCPG reviewed a utility undergrounding waiver request, and voted to deny the waiver (8-4-0-3); On August 7, 2013, the project was reviewed but no action was taken. (There was a failed motion to approve the project due to lack of a majority vote (7-1-1-6)). Subsequent to the August 7<sup>th</sup> meeting, the County Board of Supervisors approved the project.

**E. San Diego River Run** – K. Mitten announced that the Lakeside River Park Conservancy will be hosting its 7<sup>th</sup> Annual San Diego River Run 5K Run/Walk & Bike Rally this Saturday, May 10<sup>th</sup> at 8:00am.

**F. Coffee with the Sheriff** - P. Sprecco announced that last week was Coffee with the Sheriff meeting where they discussed the RVs, the skate park and how it will be monitored for a while, and the reintroduction of police bike patrols to the park.

### **6. OPEN FORUM:**

**A.** Debbie Froide spoke against building 25 homes on a hill on Lemon Crest Dr. Traffic on her street with a school is very tight and if more homes are added, traffic will only get worse. The road is getting torn up by all the traffic.

**B.** Terry Burke spoke on the skate park and mentioned they are a product of their own success and it is now a very active area. She read a letter from a thankful parent and the official statement from the Friends of the Lakeside Skate Park regarding the limits of their authority and that the posted rules come from the County.

**C.** Bob Stewart mistakenly thought the Lemon Crest Project was on the agenda tonight.

**D.** Chris Pipkin, a resident on Adlai Road (a private street), is concerned that they are proposing 27 homes on 6 acres on a narrow private street. The neighbors are all signing a petition to protest this project, once he asks them. There are many issues with easements, topography, drainage, and red tail hawks that live on the property. The on-site worker said they are taking soil samples and testing the site for a future proposal to put 27 houses on-site.

## 7. COUNTY PRESENTATIONS:

None

## 8. PUBLIC HEARING:

**A. El Capitan Townhome Apartments –B Designator Site Plan (STP#13-017) and Side Yard Setback Variance (VAR#14-002)** – located at 9911 Channel Road in Lakeside. The project consists of a single building with 4 apartment units. Due to a 14' Irrevocable Offer of Dedication required by the County of San Diego, a reduction of the side setback by 50% (from 10' to 5') is being requested to leave enough buildable area to meet the minimum requirements for the County of San Diego.

- Abhay Schweitzer, the architect, stated the reduced side yard is parallel to Channel Rd in rear of building
- G. Barnard inquired as to whether this was low-income or Section 8 housing, (Abhay stated no).
- Several of the LCPG members expressed strong support of the proposed parking ratio, and appreciated that the parking would not be impacted if the street ever widens. (10 parking spaces are provided for 4 units, 8 spaces are tandem)
- J. Bugbee stated that the DRB has already approved this project.

### **Public Comment**

- Dale Combs, board member of the Lakeside Gardens Apartments (across the street), stated that the general manager received a request to sign off on the variance but was informed by Marissa Smith, at the County, that the project had already been approved, so the board went ahead and sign off on the variance. He wants to know if this project has been approved or not. He has an issue with the architecture, the proposed screening for the parking lot is a cedar fence (he recommends masonry), and he does not believe the proposed trees in the parking lot will survive given the ground around them will have to be compacted for the parking. He pointed out they will need large tree grates. He raised a concern about the notification process, stating that neighbors are not noticed prior to the DRB or LCPG meetings, when the community is supposed to weigh in on projects. (K. Mitten encouraged the speaker to get on the Design Review Board email list)
- W. Allen pointed out that the developer has removed two units to accommodate the parking ratio the LCPG and that he has done his due diligence.

*A motion to recommend Approval of the variance for the side-yard setback was made by J. Bugbee and seconded by W. Allen. Motion to Approve passed (13-0-0-1 )*

**B. Lakeside Tractor Supply Company - Major Use Permit # MUP-14-015** – located at 14140 Old Highway 80 in Lakeside. The project is a Major Use Permit to authorize a retail store with outdoor display. The project concept (pre-application) was presented to the LCPG in November 6, 2013 with no action taken at that time. - ---

- Steve Powell, the applicant, presented the project and stated that this project would typically be by-right except they will have outdoor unenclosed display which requires a Major Use Permit, such as tractors, barrels, etc. They have been to the DRB a couple of times.
- G. Barnard made a statement that this is also a feed store and that there are 8 feed stores within a 10-mile radius and 20 feed stores within a 20-mile radius and while he is in favor of competition, but this is large national chain, comparable to Walmart. He is going to recuse himself as he is the co-owner of a local feed store, but he urged the group to consider the local businesses that are struggling to survive.
- J. Bugbee inquired as to the mix of goods offered (Steve stated that it's a hobby farming store with clothing, tools, farming implements, dog food, hay sales... a wide variety; a feed store is not the primary purpose) She also asked whether they could eliminate the hay sales (Steve would have to talk to the owners, it's a future phase of the project)
- T. Medvitz expressed concern about the effects of a business, like Walmart, moving into towns and decimating the local businesses.
- K. Mitten inquired as to whether the trees depicted in the photo simulation were located in the bioswale as they appear. (applicants stated the trees are depicted accurately in the graphics, are not located in the bioswale area)
- J. Kufa inquired as to how many people they expect to employ (applicant stated it varies, approximately 15-25)

### **Public Comment**

-When asked for a show of hands:

- 13 community members indicated they were present because of this project,

- 10 of those 13 community members indicated they were opposed to the project, and
  - 7 of the 13 community members indicated they had a direct economic interest in this business.
- Judy Barnard co-owns the East County Feed and Supply store in Santee and is extremely concerned that they are going to put her out of business as she has researched their prices and can't compete with their national low prices. They carry fencing, hay and sack feed, just like her. I employ 5 people.
  - Amy Pat Rigney, president of Equine Tir Na Nog a horse sanctuary, stated they depend on the 8 feed stores in her community, they are local mom and pop shops and they bring us feed in the snow, fire storms and we won't get the same type of local support from Tractor Supply. They sell equine products, and have language on their website about community, but have no specific way for her to reach out to them as a local non-profit. East County is a small community and we want to keep it that way. She stated they've had a foal baby shower at a local feed store, we can't do that at a national store.
  - Rita Gallant, owner of the SS Tack and Feed store, 14335 Old Hwy 80, it is less than 250 yards away from the proposed project. Her store has been in business since the 1970's and is concerned that the 8 local feed stores will be eliminated by this new store. She stated that if this store goes in, she will have to close her doors with 15 years left on her lease, and that she can't compete with a conglomerate. She asked who owns the lands (Applicant could not name the official owner) Why does it say Lakeside Tractor Supply, when it's in El Cajon? Could 32,000 cy of export material, how is that going to affect traffic at that intersection? Going west there is a blind intersection, 250 yds away is an elementary school, and this area already has bad traffic. What kind of community culture does Tractor Supply have? She listed numerous ways they have supported the community over the years. She just heard about it yesterday and she contacted 14 neighbors in the area, and no one knew about it.
  - George Barnard wanted to speak on behalf of the feed store owners. He stated that the feed stores sponsor kids in the community in 4H & FFA, and during the Cedar Fire they took in as many horses as they could, closed their gates and fed them.
  - Charles Gallant, owner of the SS Tack and Feed store, stated the Lake Jennings and Hwy 80 intersection is probably the most dangerous intersection in Lakeside. There is already a Tractor Supply store 8 miles up the road in Ramona, why do we need another.
  - Kathy Quick has worked at Carter's Hay and Grain for last 20 years, and they employ 23 people and pride ourselves on helping our community. They are a grassroots community and is this a done deal? Agrees that we don't need two Tractor Supply Companies so close together.
  - Janice Shackelford stated this is zone C-36 and any commercial requires a MUP for farm equipment as outdoor display. MUP findings must be made.
  - Samantha, granddaughter of Rita and Chuck Gallant of SS Tack & Feed, stated that kids from schools all around love to come by the feed store to see the animals. She is concerned her grandparents' business will not be able to stay in business.
  - Ron Yaeger, works for the developer, and has been involved on a number of these projects in multiple areas and multiple states and he stated that when Tractor Supply moves in to the community they become part of the community, they hire local people to facilitate and build the project. They are involved in the 4H, and will participate, donate, whatever they need to. He stated they carry a wide variety of items; ¼ of the store is clothing, then you can find a sheet rock hammer, welder, toolbox for a truck, dog food, horse feed, goat vitamins, etc.
  - Karen Ensall, owns horses, dogs, cats and would love cheaper prices, but she does not believe it is an appropriate use in our community. The local feed stores helped her so much during the Cedar Fires when she had 40 horses on her property. Doesn't believe this is the right place for Tractor Supply.
  - Wendy Wyborne – just found out about this project and have been involved in this community for 40 years, they didn't let anyone know that this isn't just a tractor store, but this will affect so many people in our community.
  - One of the feed store owners stated that the money she brings into her company stays in her community, but the money that would go into Tractor Supply goes to their corporation.
  - Steve Powell, the applicant, stated that they are just following the ordinance by getting the outdoor display MUP. The developer is not here tonight, and would need to send him some of the questions asked tonight. We have been working on this project for a year, and there was a noticing package that was put together and turned into the County Planning Department. Studies have been done for Archaeology, Biological Acoustical Traffic and have spent \$100,000's on Environmental Studies. This is a multi-million dollar project and they

- L. Cyphert stated this will have a significant impact to the community and she would prefer to hear this project another night. Especially since hearing several people just found out about this.
- Several members expressed that this is not an appropriate use
- W. Allen stated that we have to speak to the MUP, so if we recommend denial of the MUP, we are only recommending denial of the outdoor storage.
- L. Cyphert expressed concerned that if base our decision on economic reasons and we don't speak to the MUP and the traffic, the County may note our objections, but ultimately dismiss them. Several concurred.
- L. Strom encouraged the community to get the petitions signed and turned into the County.
- A couple of members expressed a desire to get the additional information requested.
- P. Sprecco expressed concern about delaying a vote for a MUP and wasn't sure why we need to wait.
- Carol Wylie, the Tractor Supply architect, spoke to consider that this is America and her grandmother was born in El Cajon in the 1800's and as an architect is concerned about competition, but she learned to compete and find work. She grew up in Kearny Mesa and lives in Ramona. Where do you draw the line at what's fair? Tractor Supply came to Ramona and hired a local architect. Healthy competition is the American way.
- K. Mitten stated that when a new business applies for a MUP, then there is a burden placed on the community and there needs to be a special exception to the rules for that use. She stated she understands the MUP is triggered by the outdoor display, but that burden then opens up the entire project for review and appropriateness. She stated that given the 8 mile proximity to another Tractor Supply Co. and the presence of at least 8 local feed stores in the area, this area is well covered by feed stores (a rural use) and a duplicate store is not appropriate.
- *A motion to deny the project was made by M. Cyphert and seconded by L. Strom. (After group discussion, both amended their motion and second to allow time to acquire additional information.)*
- *Motion to Defer this project to next month, so that the LCPG can research how MUP impacts the community, was made by M. Cyphert and seconded by L. Strom. **Motion to Defer Passed (11-1-0-2, K. Mitten dissented)***
- *A motion to recommend Denial of the MUP was made by K. Mitten and seconded by J. Bugsby, based on inappropriateness of proposed use. **No action taken since a majority vote of the authorized body (8 members) was not met (7-2-3-2; L. Cyphert, P. Sprecco dissented; B. Turner, G. Inverso and J. Brust abstained.)***

**C. Lake Jennings Park Rd - Discretionary Permit for Tentative Map Replacement TM#5578-** located at 9317 Lake Jennings Park Rd, Jennings Vista Dr. located at 9317 Lake Jennings Park Rd and Jennings Vista Drive. This project was previously approved in December 5, 2013 (14-0-0-1) The original TMP consisted of 21 lots, with the development of 18 residential units. The replacement TMP includes an additional residential lot. **Deferred** - *Chair did not have definitive confirmation as to whether the applicant would be able to attend, and since they were not present, the project was deferred.*

**D. Request for Letter of Support – California Active Transportation Program Grant** – The Active Transportation Program (ATP) is a new statewide competitive grant program that encourages bicycling and walking within communities. The County of San Diego is requesting a letter of support for a grant application to fund the development of an Active Transportation Program (ATP). The ATP would update/integrate existing County Plans, including the Trails Master Plan (2009), Bicycle Transportation Plan (2003), Safe Routes to Schools, and Pedestrian Area Plans, which includes the plan for the Lakeside Town Center.

**Public Comment**

- Janis Shackelford requested the LCPG not to send a letter of support at this time, as the governor's emphasis is on bicycle paths and sidewalks with no regard for horse trails. She has been in meetings with the Lakeside Riverpark and found out that SANDAG is paving along the river for bicycle commuters.
  - Karen Ensall stated that Bonita approved this same motion of support as they felt that when the plans came in they could review those plans for conflicts.
  - L. Cyphert stated that in her review of the Trails Master Plan, it did not appear to show conflicts between paved trails over proposed horse trails
- A motion to recommend sending a letter of support was made by P. Sprecco and seconded by G. Inverso. **Motion passed (13-0-0-1 )***

**E. Request for Letter of Support – Sidewalk Improvements** – The County is requesting a letter of support for an Active Transportation Projection (ATP) grant application for curb, gutter and sidewalk improvements along both sides of Julian Avenue from Petite Lane to Pino Drive for a Safe Route to School.

- A member of the County presented this request.

- When asked if the residents have been notified, the applicant stated that this is just to apply for the grant, the projects have not been proposed yet.

T. Medvitz asked if this was for a competitive grant. (yes)

**Public Comment**

- Janis Shackelford asked if the LCPG recalled a previous uproar of neighbors along Julian. She is concerned that the process does not notify the neighbors until after the County gets their grant and they have started engineering the project. We really need to make sure that the drainage is addressed before we start talking about building sidewalks.

- W. Allen pointed out that the proposed curb and gutter should help with the drainage problems. This is a safe route to school.

- G. Barnard wanted to know if the residents along Julian Avenue should be notified prior to anything happening

- T. Medvitz said he recalled the previous Julian problem was that they were promised that the character would stay the same, but the road width couldn't change, so trees were removed and front yards were removed to accommodate the new sidewalk.

- Several members stated that the Julian project improved the safety of the roadway and that the end product is great.

- L. Cyphert stated that we need to either write a letter of support or not as they will be submitting the application prior to our next meeting.

- P. Sprecco clarified that this is just a request for funding.

*A motion to recommend approval of the letter of support was made by W. Allen and seconded by L. Cyphert. Motion passed (12-0-0-2)*

**F. Notice of Sidewalk Improvements** – The County has provided a list of sites that they are considering for repair of existing concrete facilities. The County requests our support and is available to make a presentation, if requested. Items being considered for repair/replacement are sidewalk panels, curb and gutter, cross-gutters, and access ramps. The sites that are on Greenfield Drive, Woodside Avenue and Orange Crest Rd. The proposed improvements will only repair/replace concrete facilities where they currently exist or recently missing due to disrepair. It does not include the installation of new concrete facilities where they did not previously exist.

*The County Representative present stated that he was just here to inform the LCPG of this and that no vote was necessary.*

**G. 2015 General Plan Clean up - Parking Restrictions** – The County has responded to the LCPG request to revert parking restrictions in the Lakeside community planning area to those existing prior to the GP update. The County will consider this request as part of the 2015 General Plan Clean up. The LCPG will consider the following proposed language:

*Require 2.1 parking spaces per unit for all multi-family residential development. Accommodations on appropriate reductions can be made only for those types of development noted in General Plan policy M-10.5, when reductions would not affect desired community character.*

- L. Cyphert read aloud Policy #M-10.5

**Public Comment**

- Janice Shackelford stated that reductions pursuant to policy M-10.5 cover transportation nodes and the reduction already exists for Section 8 and low-income housing.

*A motion to recommend approval of the new language for the General Plan was made by G. Barnard and seconded by J. Bugbee. Motion passed (12-0-0-2)*

**9. GROUP BUSINESS:**

**A. Reimbursement:**

A motion to approve reimbursement of \$232.00 for P.O. Box was made by T. Medvitz and seconded by J. Bugbee. *Motion passed (12-0-0-2)*

A motion to approve reimbursement of \$6.37 for photocopies was made by T. Medvitz and seconded by J. Bugbee. *Motion passed (12-0-0-2)*

**B. Training and Form 700 compliance:** L. Cyphert announced that the County has distributed a list of member Form 700 submissions and training certificates which it has on record as of April 12, 2014. On behalf of the County, she requested all members to confirm the accuracy of the County's training record (via signature), and/or submit corrections with supporting certificates no later than May 30, 2014.

**C. Member's Attendance Review:** *The attendance record was reviewed and no members met the criteria for forfeiture.*

**10. SUBCOMMITTEE REPORTS:**

A. Design Review Board (DRB) – No report

B. County Service Area 69 (CSA 69) –. Next meeting is on May 8th

C. Trails – No meeting in July and No report

**11. ADJOURNED: 8:41** p.m. The next meeting will be in the gymnasium in the Lakeside Community Center on June 4, 2014 at 6:30 pm with the Open House starting at 6:00pm.

Kristen C. Mitten, Secretary  
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