

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES

WEDNESDAY, March 4th, 2015 – 6:30 PM

Members present: Paul Sprecco (chair), Milt Cyphert (vice-chair), Nathan Thompson (secretary), Wyatt Allen, Mike Anderson, Julie Bugbee, Tom Medvitz, Kristen Mitten, Steve Robak, Brian Sesko, Linda Strom, Bob Turner, (Seats 3 and 5 currently vacant).

Members Absent: Laura Cyphert

Public present: Approximately 30

OPEN HOUSE: 6:00pm – 6:30pm

1. Call to Order: 6:30 pm
2. Moment of Silence for the Passing of Board Member George Barnard.
3. Pledge of Allegiance.
4. Roll Call

5. ANNOUNCEMENTS:

A. Audio Recording – Notification is hereby provided that the LCPG meeting may be audio recorded for the 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 was not provided as an attachment to this agenda. Chair Sprecco mentioned this is a transitional period for the new board officers and will be corrected for future meetings.

6. Meeting Minutes for February 4th, 2015 were approved by a motion made by T. Medvitz, seconded by L. Strom.
Motion Passed (12-0).

7. OPEN FORUM:

A. Janice Shackelford inquired if the Planning Group had received a response from the County regarding the Number of parking spaces per apartment unit the language that was removed from the Community Plan during the Plan Update. Chair Sprecco acknowledged a response, proposed at update and it was turned down due to consistency with other planning group agendas. In Brief; 1 and 2 bedrooms is 1.7, 3 or more is 2.2 spaces. Janice would like this issue placed on a future agenda.

J. Bugbee said it is difficult to find street parking in Lakeside, and this issue must be addressed.

8. COUNTY PRESENTATIONS:

A. Parking Prohibition- Riverside Dr. The Sheriff is requesting a no parking zone since they receive numerous complaints that homeless people live in the culverts near Lakeside Land Company/Turning Point/Riverford Road at the bridge. Area patrons see regular unwanted criminal activity such as defecation in the parking lots, illegal drug activity, theft and abandoned cars. The Sheriff believes posting a “No Parking” zone will definitely assist in controlling the parking and therefore traffic and access to these facilities. The location is on the south side of Riverside Drive, approximately 300’. The direct adjacent property owner at Southerland Envelope Company (10111 Riverford Drive, Lakeside, CA 92040) is in support. The County request’s the LCPG consideration of this matter to allow posting of appropriate regulatory signs, as soon as work scheduling permits.

Presentation from County Traffic Director Murali Pasumarthi demonstrated the needs and issues this parking prohibition would solve from the Sherriff and County Traffic’s perspective.

Board Discussion:

-K. Mitten asked if a night only prohibition was considered or if it is necessary to have the prohibition during the day as well. Mr. Pasumarthi responded that it is difficult to enforce time restricted parking prohibitions and that a complete prohibition would be manageable by the Sherriff’s office.

-S. Robak asked about motor home parking here for homeless who live in the culverts. He also asked if this red curb would make it difficult for future employees of adjacent business to find parking for work.

-T. Medvitz acknowledged his concern and spoke of the future developments being able to provide parking in their projects, so therefore he is not concerned. He is concerned about losses to nearby businesses and the trash accumulation due to homeless living in the sewer.

-W. Allen agrees and says this board should support the business that may suffer due to not having this prohibition in place.

-S. Robak asked for clarification that what the homeless activity here is: they park in this currently legal parking zone and then go down to live in the riverbed.

-M. Cyphert stated he spoke with the captain at the sheriff’s department at Diane Jacob’s last coffee meeting and acknowledged this is a major issue and a substantial amount of Lakeside criminal activity stems from this area and enforcement of a parking prohibition is needed.

Public Comment:

Greg Kelly commented that the homeless living in these culverts do not respond respectfully to the sheriff’s orders when approached. He believes this red curb would help out the surrounding neighborhoods immensely.

A motion to support the sherrif’s request was made by W. Allen and seconded by Julie Bugbee.

Motion passes (10-2)

- ***B. Sesko and S. Robak were dissenting votes***

K. Mittin made an announcement that Diane Jacobs is hosting her revitalization subcommittee meeting at the Lakeside Community Center on Thursday, March 26th 9am- 11am.

9. PUBLIC HEARING:

- A. Request for Letter of Support – 67/Bradley Interchange–** The Lakeside Chamber of Commerce has requested a letter of support to SANDAG urging the timely investment of regional capital improvement funds for the Bradley Avenue/State Route 67 Interchange Project, and specifically to request that SANDAG prioritize this project, recognizing it as multi-jurisdictional within the regional transportation plan (RTP) and the regional transportation improvement plan (RTIP), and that SANDAG convene a multi-agency forum for exploring, identifying and pursuing funding resources.

-Chair Sprecco recognized this would be outside the jurisdiction of the Lakeside Community Planning Group. He also clarified this is a request from the lakeside Chamber of Commerce to support making this a priority for funding and recognizing this as a multi-jurisdictional issue.

Board Discussion:

- J. Bugbee recognized this would affect property owners, but is an important issue that must be addressed.
- S. Robak spoke of traffic light sequence problems at this intersection. He would like to see the Traffic Light timing approved. He mentioned he has spoke to those who use this Bradley Interchange and they all agreed that the timing must be addressd.
- W. Allen stated he agrees with S. Robak’s comments 200%.
- M. Cyphert stated Heartland Fire has issues getting through for emergencies when this interchanges bottlenecks, and is therefore supporting this letter of recommendation as well. The Economic Development

Corporation for East County is supporting due to future development needed for nearby airport, which would necessitate this interchange traffic issue, be addressed.

- K. Mitten agrees that the timing of the lights is off at this intersection, but if anything is going to change funding is needed. She mentioned it was removed from the Priority list at a subcommittee meeting, but is still a major priority for the community.
- Chair Sprecco stated that as Kathy from the Chamber of Commerce pointed out, the voices of Lakeside, Santee, El Cajon, and the east county Chambers of Commerce must be heard on this issue.
- T. Medvitz stated the issue of having 4 intersections in less than a block must be addressed. He stated it is important to understand that all business and property owners in the surrounding communities would be affected by anything done to the 67 regardless of the 300 ft posting rule.

*A motion to send a letter of support of the recommendation by the Chamber was made by J. Bugbee and seconded by K. Mitten. **Motion** Passes (12-0)*

B. Peter Rios Estates Apartment Complex B Designator Site Plan PDS2014-STP-14-022 32 unit apartment complex located at 14265 Rios Canyon Rd. This project was presented several months ago and additional information/changes were requested.

- Chair Sprecco acknowledged the County stated there might not be a proponent here to present

*A motion to defer this agenda item to a future meeting was made by Chair Sprecco and seconded by W. Allen. **Motion** Passes (12-0)*

C. Riker Ranch Administrative Permit PDS2014-TM-5592.

Located at 9230 Adlai Road, Lakeside and La Familia Court, the proposed project is a residential development on 6.24 acres, consisting of 26 lots and 23 dwelling units. The project was previously heard in October 2014 at which time the Board voted to deny (9-5-0-1) based on the project not fitting into the character of the neighborhood and the lack of a county maintained road. The applicant requests a rehearing due to significant project changes since the October hearing.

-Mark Brencick, Landmark Consulting presented for the Applicant Chris Darling. Mark mentioned there have been significant changes to the project since the October hearing. This includes the removal of the open space on the property, which was held aside for drainage, a major concern of the county's. He believes this project now meets the General Plan and Lot Area Averaging. This redesign features larger lot sizes over 10,000. A major concern of this board is the condition of Adlai, a private road the county does not want to convert to a public road. The Applicant will be conditioned to bring it to private road standards, which would involve grading, a berm on each side, and a 4ft parkway for Pedestrian Safety.

These would be significant upgrades to Adlai compared to today. Applicant is seeking a waiver of the requirement to underground 2 of the 4 telephone poles at the site, a cost of roughly 450,000.

Discussion and questions from the board:

-L. Strom asked how the road would be maintained once project is completed, and what provision will require this maintenance. The applicant stated the HOA would be responsible for the on side road, but they cannot force the other residents on Adlai to sign the road maintenance agreement. She clarified her question to "what provision will there be for the HOA to maintain the off site portion of Adlai road?". Applicant answered there is none.

-W. Allen stated Adlai influences all the other properties and this board cannot force the applicant to provide for the maintenance of Adlai.

-J. Bugbee asked if it is correct that if the applicant improves Adlai to East Lakeview to County Standards, then the county would take over maintenance of that section of the road. She stated in order for her to support the project this section of Adlai must be brought up to County Public Road Standards.

-T. Medvitz restated the need for Adlai to be brought up to County Public Road Standards. He also stated the former board member Mark Baker believed Adlai is safe for resident dispersal in the event of a fire. Applicant stated that the fire department has signed off on this project and the project meets fire code.

-K. Mitten agreed with T. Medvitz and J. Bugbee that Adlai must be brought up to County Public Road Standards at least to E. Lakeview. The Applicant restated they couldn't force the County to take Adlai.

-M. Cyphert would like to see a budget for the maintenance of this section of road after it has been improved in the CC&Rs.

-W. Allen would support project if they would improve Adlai with the money saved from the Telephone pole Undergrounding waiver.

-S. Robak asked how long the road is that the applicant would be improving. Applicant estimated 75ft. He also asked if it would be possible to place a provision in the CC&R's to maintain up to the point where the project ends. Applicant stated it is possible.

-K. Mitten has left at this point for another meeting.

-B. Sesko asked if these are all single-family homes, which the applicant stated yes. He asked if there is parking on the road through the project. Applicant stated yes, there would be 32 feet of pavement for parking on one side of the road. The fire department has conditioned this parking be there. He asked to clarify that the road would be brought up to county private road standards. He agrees with the other concerns noted that there needs to be a provision that Adlai be maintained after the project is completed.

Public Comment: 3-5 members of the community here for this project

-Velma Burke is in favor of this project, and would like to see a road maintenance agreement attached to each lot in perpetuity for financing the maintenance of the road.

-Greg Kelly asked the applicant how about the details of the change from the old plan to the new plan. He asked about the Red Tail Hawks that breed nearby and if the loss of their habitat would force them away. The Applicant stated there is a natural resource that is protected 200 feet away they would probably migrate to.

A question was raised about when the map was given to the board, as it was different from the one presented.

-Sherry Kelly stated she wants to see smaller houses and bigger lots due to the rural nature of Lakeside.

-Janice Shackelford stated Adlai has been a thorn in the planning group's anatomy for many years. There have been many subdivisions here without an increase in the width of the road. There is a major concern for fire safety and the county must acknowledge that this private road is inadequate for any more residents.

Applicant stated he would be willing, after talking to county about how, to put something in the CC&Rs that obligates the subdivision to contribute their fair share to Adlai if there ever was a maintenance agreement put on the road.

-W. Allen stated the applicant can do the best they can with what they have, which as this project stands would be a 60 foot road easement.

-T. Medvitz would like the provision for the acceptance of a future road maintenance agreement highlighted in the white report with the HOA.

A motion to recommend the Project be approved with a waiver to underground the telephone poles and add a clause to the CC&Rs to include a provision for Adlai if a road maintenance agreement was presented per the map dated 1-18-15 was made by W. Allen and seconded by Brian Sesko.

Motion Passed (9-2) with J. Bugbee and T. Medvitz abstaining.

D.Lake Jennings Marketplace – Major Use Permit MUP 15-004–

No Proponent present.

Public Discussion:

-Janice Shackelford requested clarification that the MUP is only for the Gas Station/Car Wash. Chair Sprecco said that is correct.

-Duncan asked if there is a way to have this voted on without the proponent present.

Board Discussion

-B. Sesko asked if that this item be clear when the proponent is present that it is one or two parcels

A motion to defer to a future agenda was made by N. Thompson and seconded by L. Strom. Motion Approved (11-0)

E. Lavach Family Trust- Tentative Parcel Map TPM 21220-8867 Los Coches

The project is proposing to split the 1.10 Acre parcel into 2 parcels. Parcel 1 is proposed to be Gross/Net area of 27,288 sq. ft. or 0.63 acres. Parcel 2 is proposed to be a Gross of 20,600 sq. ft. with a net of 16,918 sq. ft.. Total parcel area is 0.47 acres. Access to Parcel 1 will be off an existing 20' private road easement coming off Los Coches Road. Access to Parcel 2 will be off of Bower Lane. The site will have sewer, no septic is proposed. There is no proposed grading with this TPM.

Mike Cole from Landmark Engineering is available to answer questions from the board.

Board Discussion and Questions:

-B. Sesko asked if they are asking for waivers outside the norms. Mike answered no. He also asked if the split parcel would be a part of the existing road maintenance agreement on Bower Lane. Applicant said he imagined it should be. W. Allen stated he thinks this is equitable.

M. Anderson asked if there would be two building sites. Applicant stated yes, that is the plan.

Public Discussion:

-Velma Burke stated she and her husband had written the road maintenance agreement in question. She stated the owner of this property is well aware that they signed on to a part of this agreement and that this is in perpetuity. She asked what the density is and if there is a possibility of another lot split in the future. M. Cyphert said no due to him not having enough land to do so, as it appears.

-B. Sesko asked for clarification on photos of property and where the new entrance to the property will be. The Applicant answered that it is only for the new property and on Bower lane only.

B. Sesko made a motion that the lot split be approved with the following conditions 1. that parcel 1 maintain it's current access off of Los Coches Road, 2. Have no access off Bower Lane, and 3. That Parcel 2 take access off Bower Lane and agree to the current road maintenance agreement for Bower Lane. Seconded by J. Bugbee. Motion passed (11-0)

10. GROUP BUSINESS:

A. Nominations for Secretary of the Planning Group – *A motion to nominate Nathan Thompson for Secretary was made by P. Sprecco and seconded by T. Medvitz. Nathan accepted. Motion Passed (12-0)*

B. Vacancy Announcement Lakeside Planning Group

The process will begin immediately to fill the Seat #5, previously held by George Barnard. The vacancy will be posted and applications will be accepted before the next meeting.

C. LCPG Seat #3

Per Board Policy I-1, ARTICLE II –MEMBERSHIP Section IV, “If there are no applicable Standing Rules, vacancies are filled from the list of candidates in the election in order of the number of votes they received.”

P. Sprecco checked that there is nothing in the current standing rules of order that would supersede the Board Policy I-1 and therefore Karen Ensall would be the next in line to fill seat 3.

P. Sprecco made a motion to accept Karen Ensall on to the board in concurrence with the policies outlined in Board Policy I-1, Article II, Section IV and was seconded by W. Allen. Motion Passes (11-0)

P. Sprecco announced the next opening will come from the community at large and the planning group will accept applications at the next meeting.

T. Medvitz announced where to go to find the application –www.lcpg.weebly.com

C. Members Attendance Review – An attendance review will be conducted for all members, and any member who meets the criteria for forfeiture will be identified, and noted in the minutes, and an action will be placed on the next agenda to vote to either waive or reaffirm any forfeiture.

No formal attendance review process in place at this time.

11. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) –

1. B. Sesko was officially appointed to the board and is pleased with the proceedings of the DRB.

B. County Service Area 69 (CSA 69) –

1. L. Strom said the committee is ahead of budget, with 6 months of reserves. It was also announced that the Mayor of Santee is retiring.

C. Trails – W. Allen stated that G. Barnard was chair of the Trails Committee and that responsibility will be passed to the Vice Chair, W. Allen at this time.

12. ADJOURNED: 8:20 p.m. The next meeting will be at the Lakeside Community Center on April 1st, 2015 at 6:30 pm with the Open House starting at 6:00pm.

Nathan Thompson, Secretary
Lakeside Community Planning Group
lakesidecpg@gmail.com

*** 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

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