

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES

Wednesday, February 3, 2016 - 6:30

Members present:

Seat 1-Kristen Mitten; Seat 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery; Seat 6-Josef Kufal; Seat 8-Nathan Thompson; Seat 9-Wyatt Allen; Seat 10-Milt Cyphert; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee; Seat 15-Bob Turner

Members Absent:

Seat 7-currently vacant; Seat 11- currently vacant

Members Late: Seat 13-Lisa Anderson (6:38pm); 4-Mike Anderson (Left for a short while and returned 6:42pm)

Public present: Approximately 68 present, including board.

OPEN HOUSE (6:00 - 6:30pm)

- 1) **CALL TO ORDER:** 6:30 PM
 - a. ROLL CALL - Quorum reached with 11 present (13 with late arrivals)
- 2) **PLEDGE OF ALLEGIANCE:** Lead by Mike Anderson.
- 3) **APPROVAL OF THE MINUTES FOR THE MEETING OF:** January 6, 2015
 - a. Corrections: Change the counts on the motions, miscounted who was present, and mark Mike Anderson as absent, not late. The count change on the motions does not affect the outcome of the votes.

Motion was made by Nathan Thompson to approve the meeting minutes for January 2016 as amended; seconded by Steve Robak. No discussion on the motion. Motion Passed (13-0-0).

4) **ANNOUNCEMENTS**

- a. **Audio Recording** - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.
- b. **Open Seats:** There are currently two open seats on the LCPG, seat 7 and seat 11.
 - i. Interested citizens who reside within the Planning Group area are encouraged to apply for the remaining positions by filling out the application that is on the website.

5) OPEN FORUM

- a. Teri Burke-Eiserling thanked the LCPG board for keeping a protective and watchful eye out for the community. LCPG approved the wine and beer permit for the gas station at Channel and Woodside and the owner kept to his word and followed through with the changes he said he would make. Also thanked the LCPG for the support for the building project on Los Coches by Alpine Rocky Block.
- b. Lisa Wood from El Monte Valley brought two guests with her.
 - i. Bonnie Virgil, Sunrise Power Link Fire Grants mitigation program. Most of Lakeside is in the area of eligibility for the year 2016 grant program. Eligible home owners can apply for a grant up to \$2,183 for meeting defensible space standards. There is another component to help with replacing roofs, windows, doors, etc. Application deadline is March 11, 2016.
 - ii. Friends of library spokesperson mentioned need to raise \$100,000 toward the new library. She brought flyers to join Friends of Library.
- c. Kim Naylor followed up from January meeting regarding the Bright Water Ranch Project.
 - i. It is going to drastically affect the neighborhood.
 - ii. Provided LCPG a package of the comments sent to the county with a summary of everything that Kim has gone through and concerns the neighborhood has.
 - iii. Would like LCPG to work with her and the neighbors to help rescind the approval because the county is not being consistent with the Lakeside community plan or the San Diego general plan.

6) COUNTY PRESENTATIONS

- a. VAC 2015-0249, The Department of General Services, at the request of the property owner of APNs 398-110-75, -09 & -10, is processing a request to vacate a portion Ridge Hill Road adjacent to APN 398-110-75. The County of San Diego Department of Public Works and the Department of Planning and Development Services have determined that the portion of Ridge Hill Road to be vacated is excess right-of-way not required for street or highway purposes. No parcels would be landlocked should this request be approved.
 - i. Proponent not present, no presentation.
- b. The Board of Supervisors directed staff to conduct outreach efforts, review similar ordinances, and develop recommendations to amend the Park Lands Dedication Ordinance (PLDO). As part of this comprehensive update, DPR is seeking input from each Community Planning and Sponsor Group.
 - i. Marcus, Department of Parks and Recreation.
 - 1. Park Lands dedication ordinance. December 2015 the board directed the department to update the ordinance.

2. Purpose/vision of the PLDO is a park system that is the pride of San Diego County and a national model for other park and recreation organizations.
3. One of the goals is 10 acres of local parks for 1000 residents and 15 acres regional parks for 1000 residents.
4. In 1965 provisions were made for local agency's to require dedication of parkland or payment of fees as a condition of approval for residential development. PLDO adopted in 1973.
5. PLDO currently requires 3 acres per 1000 residents which is less than the 10 acres per the county general plan.
6. PLDO divides the county into 24 park planning areas. Each area has different amount of fees and acreage being required. Fees based on cost of constructing parklands in the area and acres are based on current levels of parkland in the area.
7. Projects are broke out into projects with 50 or more parcels and 50 or less. If over 50 acres park land needs to be dedicated; if fewer than 50 fees are collected.
8. Part of the PLDO update is to reach out to all the planning groups, park user groups, and developers and get their input.
9. Will report back to the LCPG in June 2016 after gathering information and doing research.
10. Will also do a best practices review.
11. PLDO requests LCPG to come up with some comments and/or recommendations on how the ordinance can be improved or anything that the LCPG would like added. Would like all comments by May 1, 2016.
12. Kristen Mitten asked how Lakeside fits into the goals for acreage per 1000 residents. Lakeside is low in acres; no county comes close to the 10 acre goal. Wanted to know what the county requires of the developers to ensure Lakeside is getting the parkland required. Typically if over 50 parcels the developer is required to dedicate the land as part of the project and within the project. 50 or less parcels, fees are collected and the money used to purchase land and develop parks. Maintenance fees are required by the county before parks are developed.

ii. Milt Cyphert asked if the county takes the new influx of population caused by new development into consideration.

c. Bill Suamier with the County will present the results of the recent Lindo Lake Public Design Concept Meetings and request approval on the communities preferred design concept. In order to move the basin improvements forward to the Director of Parks and Recreation and to the County Board of

Supervisors, a vote of recommendation must be favored by the Lakeside Planning Group.

- i. No county representation, no presentation.

7) PUBLIC HEARING

- a. Bob Stewart presenting a tentative map to PDS 2014 -TM-5591, 9310 Marilla Dr., Lakeside.

- i. Bob is a landowner in Lakeside and a 50+ year resident.
- ii. A big issue with the project is storm water control.
- iii. LCPG comments:
 1. Concern is that road going into property is one lane, narrow and steep, that it would be impossible to widen the road, and that the proponent was asking a waiver from widening the road.
 2. Cars from 9 lots will be going up and down a one lane narrow road.
 3. Asked if it will be proposed that the 9 lots be part of the private road maintenance; if the 9 lots will be part of a road maintenance agreement.
 4. The number of lots was reduced from 11 to 9 on three acres.
 5. Concerns about pad elevations and if they have a towering affect over existing neighbors.
 6. Questioned the possibility of having an all way stop sign at Marilla and to slow traffic down.
 7. Questioned whether the fire department was contacted regarding ingress/egress.
 8. Milt Cyphert felt this is not the right property for this project. Having 2 less lots from the original plan will not change the original problems.
 9. Wyatt Allen stated there are ways to deal with storm water so as to not impact the neighbors. Improvements will change the look for the better. The project lots sizes are within code, Bob's other projects are quality, and this project is within size, bulk, and scale so Wyatt is for the project.
 10. Brian Sesko wanted clarity on the county's requirement for the stretch of the road off the development property, the extension road going all the way out to Marilla Drive.
 11. Kristen Mitten asked how much of the road is paved. Asked if there would be off street parking.
- iv. Public comments:
 1. Todd Owens lives west of the property.

- a. Concerned with parking problems, current as well as with added lots.
 - b. Concerned with water runoff.
 - c. Not in keeping with the community character.
 - d. Feels 3 to 4 lots would be more in keeping with the character and area and would be more acceptable.
 - e. The road shrinks from 30ft to 24ft per the plan. What is being proposed?
2. Mike Osborn lived in area for a long time.
 - a. Concerned with the access road. It is 12 feet wide going straight up 100 yards.
 - b. Concerned with residents losing property in order to widen the road.
 - c. Quality of life in the neighborhood will be destroyed if project is approved.
 - d. Opposed to the project.
 3. Janis Shackelford.
 - a. Concerned with the road structure and no room for on street parking.
 - b. Tentative map does not show grading or storm water drainage which is needed for determination if this density of development is appropriate for this project.
 4. Teri Burke-Eiserling, on West hill and Marilla.
 - a. Concerned with traffic problems and blind curb/corners.
 - b. High speed traffic. Accidents every year that knocks out power in the area.
 - c. Fewer units may be more appropriate.
 5. Lynn McLaughlin.
 - a. Opposed to 9 houses on the project. It is not safe with more cars added to the street. Will increase rush hour traffic.
 - b. Concerned with lack of parking when the lots have guests.
 6. Mike Rockford would like to see the property developed in some fashion and would like to see Bob make improvements.
 7. Brian G. is concerned about increased traffic from residents, trash trucks, etc. driving by his bedroom window.
 - a. Concerned with house resale value.
- v. Bob, proponent comments:
 1. Will try to address all neighbors' concerns.
 2. There are plans to retain, filter, and handle water runoff.

3. Agreed road is inadequate. Plan on improving to 30 feet from Marilla to property site. Proposing paving the whole road.
4. Current grading plan available. Scoping letter also on file.
5. Plans show the road will be 30ft. wide from Marilla to onsite. Improvements would have to meet the private roads standard by the county. Includes widening of the road and drainage.
6. Road is narrow and would not have off street parking. Lot sizes are about a third acre and can support guest parking.
7. A traffic analysis with a speed study has been done and submitted to the county.
8. Stated that the lot line is in the middle of the road and has to be adjusted per the county.

MOTION: Kristen Mitten made a motion to table this until further review and grading plans are available. LCPG would like the applicant to make a real clear demonstration addressing the road, storm water, and other concerns. Karen Ensall seconded. Vote: motion passed (9-4-0).

- b. PDS 2013-STP-13-017/PDS 2014-VAR-002, El Capitan Townhome Apts., Request for Modification of Project Conditions related to the undergrounding of the utilities for the project located at 9911 Channel Road, Lakeside, CA.
 - i. Mark, owner of the townhomes is asking for waiver for underground utilities requirement.
 - ii. Two poles would be removed to underground the utilities but two poles would have to be put up for support requirements; thus offsetting the effect of undergrounding. There would be no reduction of poles as a result of the undergrounding.
 - iii. Cost of undergrounding is approximately 30 percent of the project cost.
 - iv. Undergrounding would make the project unfeasible and the lot would remain undeveloped.
 - v. Makes no sense to spend the time and money for no net improvement.
 - vi. All other properties in immediate area have above ground poles.

MOTION: Julie Bugbee made a motion to support the waiver for underground utilities. Steve Robak seconded. Vote: Motion passed (11-2-0).

- c. Lake Jennings Market Place, PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590; PDS2014-STP-14-019; PDS2014-MUP-15-004, Presentation for approval.
 - i. Keith Gregory requested a general plan amendment and zoning change.
 1. Explained the project, improvements to roads and explained the surrounding zoning.

2. Originally was zoned commercial but was approved for apartments and was rezoned. Needs the zoning changed back.
 3. Shared responses of people that are in favor or opposed. The church and Marshall Scotties are in favor. Support letters shared with LCPG. Majority of neighborhood is in favor of the project.
- ii. LCPG comments:
1. Karen has concerns about the effect on the wild life corridor at back of property.
 2. Josef likes the project, would like to see it soon.
 3. Wyatt wants it done quickly, nice project for the community.
 4. Kristen commended the proponent for reaching out to the community.
 - a. Questioned the effect on the trails system. Proponent on board with the trails system 20 foot easement. There will be replanted slope.
 - b. Would like to see underground utilities.
 5. Julie stated it was approved by the Lakeside Design Review Board.
 6. Mike asked about the ingress/egress. Delivery will be out of the way of the community and out of sight.
 7. Milt commented on the 45 degree street and stated a light is needed for safety. Nice to have a light.
- iii. Community comments:
1. Joe would like to see this review postponed. Stated community didn't have enough time to get to this meeting and there are a lot of opponents.
 - a. Discussion determined that there was appropriate posting and timing of information.
 2. Meridith Stauers represents neighbors and talked on why the project is needed and good.
 3. Janis Shakelford brought up concerns.
 - a. Is there a traffic Plan.
 - b. The size of project needs underground utilities.
 - c. Insufficient signal lights.
 - d. Two lanes merging into one.
 4. The community was asked how many attending were for the project and how many were against. The result was 43 for and 4 against.

MOTION: Wyatt Allen made a motion to approve the Project as presented, with the existing poles along the front remaining above ground and the new work on site undergrounded. He amended the motion to include a request, not a stipulation, that the project proponent ASK SDGE as a, courtesy, to underground the existing high-tension lines. Julie Bugbee seconded. Vote: motion passed (13-0-0).

- d. Proposed Verizon Cell Tower, Faux 35' water tank, PDS 2015 MUP-15-028, 11470 Wildcat Canyon Rd. /Muth Valley Rd., Zoned Open Space.
 - i. Ran out of time, did not review. Will reschedule.
- e. Discretionary Alcohol Permit, PDS 2016-ABC-16-001, 12247 Woodside Ave, APN: 394-510-04.
 - i. Ran out of time, did not review. Will reschedule.

8) **GROUP BUSINESS**

- a. Annual CPG training:
 - i. Ran out of time, did not review.
- b. Member's Attendance Review:
 - i. Ran out of time, did not review.
- c. Nomination and Vote for 2016 Chair Position:
 - i. Ran out of time, did not review.

9) **SUBCOMMITTEE REPORTS**

- a. Design Review Board (DRB):
 - i. Ran out of time, did not review.
- b. County Service Area 69 (CSA 69):
 - i. Ran out of time, did not review.
- c. Trails Committee Report:
 - i. Ran out of time, did not review.

10) **ADJOURNMENT OF MEETING.** 8:55pm

Next Meeting Date: Weds. March 2, 2016, starting at 6:30

Deborah Montgomery,
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

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