

# LAKESIDE COMMUNITY PLANNING GROUP

## FINAL MEETING MINUTES

Wednesday, June 1, 2016 - 6:30

### Members present:

Seat 1-Kristen Mitten; 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery; Seat 6-Josef Kufal; 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 8-Nathan Thompson (10 min.)

**Public present:** Approximately 48 present, including 13 board members. 6 people signed up for PDS2016-TPM-21238 Westhill Rd. TPM Grading Permit, 1 signed up for San Miguel Fire Department modification, and 11 signed up for Open Forum.

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

**1) CALL TO ORDER:** 6:32 PM

A. ROLL CALL - Quorum reached with 12 present.

**2) PLEDGE OF ALLEGIANCE:** Lead by Milton Cyphert.

**3) APPROVAL OF THE MINUTES FOR THE MEETING OF:** May 4, 2016

A. Corrections: Page 2, B, ii, add last name to Michelle (DeVries). Page 3, 2, b add "North East" between top and part of the parcel. Agenda say minutes are from April but this is for the May meeting.

**MOTION:** was made by Wyatt Allen to approve the meeting minutes for May 2016; seconded by Karen Ensall. **VOTE:** Motion Passed (11-0-1). Brian Sesko abstained.

**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 is currently a seat or two open 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.

C. Kristen Mitten announced that Saturday June 4, Friends of the Lakeside Library will have a garage and bake sale with the proceeds going to the building of the

new Lakeside library. It will be in the Old Oaks sub division at 10437 Chase Creek Lane, Lakeside, 8am to 12pm, rain or shine. There will also be a fundraiser at Eastbound Bar and Grill, Monday, June 20, 5pm to 9pm. 10% of the proceeds go toward the new Lakeside Library.

## 5) OPEN FORUM

- A. Brian Sesko announced his email and phone was hacked and people are getting some nasty stuff sent off his email. Do not open emails from him for the next couple days unless Brian calls and says he sent something.
- B. Janis Shackelford wanted clarification on item 6d, PDS2016-MPA-16-002. The LCPG website says the item was postponed.
  - i. The County contacted Milt Cyphert and stated the proponent was not ready to present at this time and asked it be taken off the agenda. The agenda was posted so it had to be postponed.
  - ii. Janis will not be able to attend the next month's meeting and wanted to make some comments on the project.
    - 1. Janis brought in the previous planning group general plan and zoning for the Lakeside Community. Various areas in Lakeside, including the parcel in this project have been given an up zone in the 2020 community plan update. It was a 1 community plan category and is now a VR2 which is 2 units per acre.

## 6) COUNTY PRESENTATIONS

No County presentations.

## 7) PUBLIC HEARING

- A. San Miguel Fire Dept., Site Plan Modification.
  - i. Chief Darren Howell spoke on the project minor site deviation, San Diego Fire Protection District.
    - 1. Brought in water colors of proposed plans for a fire station a few months ago along with a site plan.
    - 2. There is an old house that was built in the 50's that they were going to put a butler building next to and use for a file station.
    - 3. The new plan is to tear down the old house and build a brand new conventional, stucco, 50 year essential fire station.
    - 4. The footprint is pretty close to the same size as what is there with the exception of the 6 foot breezeway between the old structure and the new.
    - 5. Needs LCPG input and approval of minor site plan deviations and for upgrade.
  - ii. LCPG Board comments/concerns:
    - 1. Kristen Mitten asked if the County had already approved the previous project. The County did approve. The project was on track to build but after comparing what it would take to

upgrade the old building vs. building new and the money is better spent building new.

Even if the whole community disagreed with the location there are approved site plans allowing them to move forward.

2. Julie Bugbee wanted clarification of location. Was concerned about the proximity to another Lakeside station. Wondered why San Miguel was building in the Lakeside area.
  - a. The land was purchased and the process started for this station before the Lakeside Station was built.
  - b. Julie doesn't think this project is right due to the proximity of the Lakeside Station. Feels Lakeside will be losing tax money.
3. Wyatt Allen asked if there was a conflict between the stations if people in Lakeside make a call.
  - a. Boundaries were dropped years ago and closest resource is dispatched regardless of Brand. No charges are incurred if out of district.
4. Milt Cyphert clarified that this meeting is just a modification of an already County approved site plan.
  - a. Asked about the height difference between the old and new plan. Almost exactly the same, maybe within a foot of each other.

iii. Public comments/concerns:

1. Wanted clarification on the specific changes.
2. Wanted to know if the old building was brought to code when it was upgraded. It was brought to residential code, not commercial.
3. Wanted to know if the old house was being torn down.

**MOTION:** Motion made by Brian Sesko to approve the site plan modifications. Seconded by Mike Anderson. **VOTE:** Motion passed (12-0-1), Julie Bugbee abstained.

- B. Discretionary Permit for Administrative Permit PDS2016-AD-16-015, 1040 Hawley Rd./Broad Oaks Rd. second dwelling.
  - i. No proponent present.

**MOTION:** Kristen Mitten made a motion to postpone, seconded by Deborah Montgomery. **VOTE:** Motion passed (13-0-0).

- C. PDS2016-TPM-21238, Westhill TPM, Westhill Rd, Grading permit for four manufactured home dwellings and a private road. APN 385-023-19 and -20.
  - i. Larry Walsh, engineer:

1. Four parcels are remaining, ½ acre zoning. Short private road going back to parcels.
- ii. LCPG Board comments/concerns:
  1. The application says four manufactured homes will be built. Brian Sesko wanted clarification on what the proposal was for.
    - a. It's a lot split, four lots for new homes and a remainder existing home.
    - b. Larry Walsh does not know what is being built, only knows of the lot split.
    - c. Brian is concerned that LCPG does not have accurate information on the project.
    - d. The plans say all lots are an acre, not a half acre.
    - e. Documents submitted with the application before the board states that it is for four new pads for new manufactured homes and construction of a private road.
    - f. Per Larry Walsh, this is permit only for a lot split and preliminary grading plan is issued with the lot split.
    - g. No grading plan was submitted by the County with the information.
    - h. The application says it is for lot split and construction of manufactured homes and the LCPG Board does not have the grading plans or information needed to make an informed decision.
    - i. LCPG can't make a decision on the manufactured homes; that should go before the design and review board.
    - j. Zoning is A70, agricultural.
    - k. Wondered if zoning enforcement has been involved.
  2. Milton Cyphert feels the Board should get all the paperwork correct before the Board hears the project.
  3. Karen Ensall is concerned the work is done without the permits.
  4. Kristen Mitten says we should see the grading information for the five lots, not the four, in advance of coming before the Board.
- iii. Public comments/concerns:
  1. Public was concerned that the immediate neighbors 300 feet away did not receive notice of this project meeting tonight.
    - a. LCPG Board suggested the public put their names on the email list so they can get notification of future meetings.
  2. Dan Cronin stated that the grading and pads are already done.

- a. Concerned with water runoff. There is no provisions, no containment ponds and limited structure to keep the mud on the pads.
  - b. They have graded 7.5 acres with no water runoff control.
  - c. The existing house has been built and framed with no power or utilities coming to the project yet.
  - d. They are using the existing 20 foot street for access.
  - e. Concerned that the project is being forced down the neighbors' throat.
3. Stan Lynn is concerned that when the project started he was told that four homes were going to be put in and they would start with one because they hadn't had permits to start the other three.
- a. The one home has been sitting forever.
  - b. His concern is how come all of a sudden the custom homes were changed to manufactured homes which will lower the surrounding property value.
    - i. Response from Larry Walsh was that he will talk to the owner as he does not know what type of homes he wants to build. The owner came in and got his grading permits and figured he was going to get his four lots.
    - ii. The owner hired Larry Walsh to analyze the project and prepare the lot split plan who determined the owner was able to get one more lot because of the one acre zoning.
4. There were concerns that there are no containment ponds and what happens to the water after it leaves the containment.
5. Proponent has grading permits issued. They graded five pads and started building one house and are now asking for the lot split.

**MOTION:** Wyatt Allen made a motion to postpone with a request for more information, proper plans, and updated application. Karen Ensall seconded.

- iv. Comments on the motion.
  - 1. Janis Shackelford asked for consideration as she will not be able to make next meeting.
    - a. Parcel one has a fill slope which is off the parcel and generally not allowed.
    - b. What Janis is seeing looks like a six lot split which is a TPM not a TM. The lot split needs to be clarified.

- c. The panhandle that goes down to Westhill looks like it may be meant to be the access for the parcel. Does it have legal access off the private road and is it meant to be the access road to the parcel. Needs clarification.
  - i. Wants to know the exact zoning. This is identified as a steep slope area.
  - ii. Does not want power above ground, or going over neighboring property.

**VOTE:** Motion passed (13-0-0).

- D. Los Coches Residential Subdivision, PDS2016-MPA-16-002, APN 394-421-05-00. Located 500 feet east of Los Coches Rd. at Del Sol Rd.
  - i. Postponed, County contacted the LCPG chair and said proponent is not prepared to present at this time.
  - ii. Public comments:
    - 1. Kenny OKuniewicz asked how to find out when this item will come up again.
      - a. LCPG responsibility is to post on the agenda 72 hours before a meeting.
      - b. The Chair sends an email to the Agenda/minutes email group.
      - c. Kristen Mitten can add community members to the email list for future distribution.
  
- E. PDS2016-STP-15-009 El Capitan / 12549 Laurel St. Neighborhood Health Care (NHC) in the design and the processing of the proposed project at 12549 Laurel St, Lakeside, CA. Site Plan Review Exemption. The site of proposed project is currently a SFR zoned c36 in the Lakeside Community Plan. NHC proposes to demolish the SFR and put construct landscaped parking lot of 16 cars to be used by the Clinic.
  - i. LCPG Board comments/concerns:
    - 1. Janis Deyoung, with MPR Architect.
      - a. Presented the project, site plan, and relationship of the proposed parking lot to the clinic.
      - b. The house where the parking lot is proposed was bought with donations. The zoning is C36.
      - c. The clinic is non-profit and received a grant to improve the lot.
      - d. The clinic is in need of additional parking.
      - e. The project is complying with the Lakeside landscaping guide, layout, and the storm water management.

- f. There is an existing site plan approved for the clinic area.
  - g. The County told Janis that a site plan exemption would be the way to go on this project to speed up processing as there is a time limit on the grant availability for the improvement.
  - h. Janis Deyoung is asking for a site plan exemption and parking lot from the LCPG board. The County will insure other requirements are met.
- ii. LCPG Board comments/concerns:
    - 1. Clarification on whether building a structure or just parking lot.
    - 2. Asked if patients have to park on street.
    - 3. New lot would relieve street parking.
    - 4. Asked for clarification on map of where the clinic is in relation to the proposed lot.
    - 5. Wondered how old the existing house is and if it has historic value.
  - iii. Janis Deyoung response:
    - 1. Not building a structure; tearing an existing house down and building a parking lot.
    - 2. Over flow patients have to park on the street.
    - 3. The existing house is not historic.

**MOTION:** Wyatt Allen made a motion to approve the site plan and parking lot. Nathan Thompson seconded.

- iv. Public comments on the motion:
  - 1. Janis Shackelford hopes the Lakeside design guidelines are followed in this application which calls for 15 feet of front yard landscaping screening the parking lot.
    - a. Can't see in the plans if the 15 feet of landscaping is included; can only see is the usual bio retention basin which is usually not landscaped, only a pit in the ground.
    - b. Since this is downtown Lakeside it is essential that downtown looks nice and the Lakeside design guidelines are followed to a tee.
    - c. LCPG needs to ensure the County is making sure the project also complies with the Lakeside requirements.
- v. LCPG Board comments/concerns:

1. Milton Cyphert asked if the project will eventually go before the design and review board for the way the project has to look.
2. Milton asked if there were any landscaping in the plans.
  - a. Janis Deyoung stated that the retention basin is not pits anymore but are planted.
  - b. There is an approved list of plants that go on the top of the retention; it won't be a pit or pond.
  - c. There will be gravel but a layer of planting on top.
  - d. The County storm water management team has the management plan and erosion plan submitted for this project. The County is requiring the project to comply with their standards.
  - e. The project is set back more than the 15 feet. There will be trees and shrubs.
3. Deborah Montgomery and Karen Ensall asked for clarification on the site plan exemption (not a waiver). What is being exempted?
  - a. Kristen Mitten asked if a site plan was still being submitted to the County. The County already has a site plan on file.
  - b. The exemption is to speed up the process so as to get the grant.
  - c. The exemption is to get planning group approval so as to not go through the Planning and Design review board to save time in processing.
  - d. Kristen Mitten went to the County website and described what is needed for an exemption.
    - i. A checklist is filled out and if all requirements are met the project can go through the planning group for an exemption. If approved the project does not have to go through the discretionary site plan process. It comes to the Planning Group for comments and then goes to County staff for approval.
  - e. Milton Cyphert commented that LCPG is concerned with approving the exemption and if the County requires the proponent to go through Design and Review then they will say so.
- vi. Public Board comments/concerns:
  1. Janis Shackelford:
    - a. Three processes; site plan, entire review (environmental, planning, etc., and design review).
      - i. Site plan waiver is for minor modifications.

- ii. Site plan exemption per a checklist was a new process where the checklist is filled out and presented to the Design Review Board. If the DRB says the project meets requirements and plans are fine it is eligible for the site plan exemption per the checklist. The exemption is a fast track through the process.
- b. Gary Metrovich, President of the Lakeside Historical Society:
  - i. The house was built in 1942. Almost 75 years old. Don't know yet if it is historical or not. No report has been done.
  - ii. Age trigger a report in San Diego but not County. A report needs to be done to determine if the house is historical.
  - iii. Wanted the LCPG to know about the report; have already lost historical single family homes in the past.
- c. Paul Johnson, preservation architect:
  - i. Spoke on examples of what makes a place historical. (Age, architecture, history of who lived there in the past, association with an event, etc.)
  - ii. Questioned when the existing medical building was built. Was it brought up to code? It is to code.

**AMENDED MOTION:** Kristen Mitten proposed an amendment to the motion on the floor to approve the site plan waiver as proposed and ask that the project provide a 15 foot landscape screening buffer for the parking lot at Laurel Street, as per the design guidelines. Nathan Thompson seconded.

1. Janis Deyoung accepts the motion conditions.

**VOTE:** Motion passed (13-0-0)

## **8) GROUP BUSINESS**

- A. Annual CPG training:
  - i. Training was due March 31, 2016. There is a link on the LCPG website.
- B. Members Attendance review:
  - i. Same issues as last month. One person with 5 missing meetings in a calendar year. Issue was already addressed. No discussion or vote taken.

- C. CIP: County asked for a letter of support from LCPG to Cal Trans for Woodside Avenue Sidewalks (District 2, Lakeside) –This project would install missing sidewalks and bike lanes from 1.5 miles along Woodside Avenue from Riverford Road to Vine Street.
- i. LCPG Board comments/concerns:
    1. The letter of support is needed so the grant application Lakeside is eligible for can be completed.
    2. This is one of the items on the Capital Improvements Priority List, item #4.
    3. This will probably eliminate some parking.
      - a. There were concerns about losing parking for a few bikers that would be using the bike lane.
      - b. Thought is that potential loss of parking to add bike lanes should be clarified.
    4. The grant application will be turned in prior to the next LCPG meeting so if they don't have LCPG's letter of support they can't come back to us later for it.
      - a. This is just to get the funding. They plans will come before us at a later date.
        - i. The letter could read that we would like to get the funding for improvements in Lakeside pending approval of County plans. The concern is that if the sidewalks are left out of the letter the funds won't be granted.
    5. Kristen Mitten believes Woodside to be a very wide road with the possibility to add bike lanes and not lose parking in the main parts.
    6. Wyatt Allen feels getting the grant money is important first before worrying about how it will be spent.
  - ii. Public comments/concerns:
    1. Janis Shackelford:
      - a. Typically adding bike lanes loses parking; be careful about that.
      - b. Where do the bike lanes go after coming down to Vine Street?
      - c. Vine Street narrows and to put bike lanes down there street parking would be lost. You can see the side effects on Laurel when they put in bike lanes.
    2. Gene Z. has walked on Woodside several times and it is not user friendly. Improvements would be welcome. He drives the street and it seems usually pretty empty.
    3. Terry Burke-Eiserling is nervous every time a child comes from school down Woodside heading home or to the skate park. It's a scary place for any driver or parent. Concerned that the

paths are uneven and hard to walk on for the elderly. It would be better in terms of transportation and safety for Lakeside young people to have sidewalks and bike lanes

4. Agrees with the parking problem. Although it is hard to see pulling out of some driveways with so many vehicles parked along Woodside.

**MOTION:** Wyatt Allen made a motion to approve a Letter of Support from LCPG to CAL Trans toward a grant application for Woodside Avenue Sidewalks (District 2, Lakeside). Kristen Mitten seconded. **VOTE:** Motion passed (10-3-0).

## 9) SUBCOMMITTEE REPORTS

- A. Design Review Board (DRB):
  - i. Julie Bugbee wants to email Milt the DRB agenda so Milt can ask about the decisions on those topics at the LCPG meetings.
- B. County Service Area 69 (CSA 69):
  - i. No CSA coverage.
- C. Trails Committee Report:
  - i. No new trails information.
- D. CIP:
  - i. Nothing further to discuss about Group Business C.

## 10) ADJOURNMENT OF MEETING. 7:55pm

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

Deborah Montgomery, Secretary  
Lakeside Community Planning Group  
[lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

Visit our website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) or send an email to the LCPG chair & secretary at: [lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

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