

# LAKESIDE COMMUNITY PLANNING GROUP

## MEETING MINUTES

Wednesday, January 6, 2016 – 6:30 PM

### Members present:

Seat 1-Kristen Mitten; Seat 2-Brian Sesko; Seat 3-Karen Ensall; 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

### Members Absent:

Seat 7-currently vacant; Seat 11- currently vacant; Seat 15-Bob Turner; Seat 4-Mike Anderson

**Members Late:** Seat 13-Lisa Anderson; Seat 2-Brian Sesko

**Public present:** Signed in: 7 people for open forum; Approximately 24 present.

### OPEN HOUSE (6:00 – 6:30pm)

#### 1. CALL TO ORDER: 6:30 PM

**ROLL CALL** - Quorum reached with 9 present (11 with late arrivals)

#### 2. PLEDGE OF ALLEGIANCE: Lead by Nathan Thompson.

#### 3. APPROVAL OF THE MINUTES FOR THE MEETING OF: *December 2, 2015*

**Corrections:** No corrections. **Motion** was made by Karen Ensall to approve the meeting minutes for December 2015 as written; seconded by Julie Bugbee. No discussion on the motion. Motion Passed (11-0-0).

#### 4. ANNOUNCEMENTS

- A. **Audio Recording** – Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.
  - a. The chair asked that only one person at a time speaks after being recognized by the chair. Too many conversations make it hard for the audio to be understood for the minutes.
- B. **Open Seats:** There are currently two open seats on the LCPG, seat 7 and seat 11.
  - a. Interested citizens who reside within the Planning Group area are encouraged to apply for the remaining positions.
- C. Your assistance is requested to insure we maximize the amount of Lakeside Community input received for the future design of Lindo Lake. If you attended the first meeting and already took the paper survey, you do not need to take the survey again.  
<https://www.surveymonkey.com/r/2HFSJD2> William D. (Bill) Saumier, Senior Park Project Manager, County of San Diego Parks and Recreation, 5500 Overland Avenue, Suite 410, San Diego, CA 92123, (858) 966-1344 – Direct, (858) 495-5841 – FAX, [www.sdparks.org](http://www.sdparks.org)
- D. There will be a community meeting about the design and restoration of Lindo Lake Tues, Jan. 26, 2016 at 6:30pm at the Lakeside Community Center.

## OPEN FORUM

- A. Announcement that the Lakeside Fire Department cancelled their regular community meeting Tues. January 12<sup>th</sup> and moved it to January 19, 2016 at 5:30pm at Station 1 on 9726 Riverview Ave. This is the station that will be closed and relocated off of Wintergardens Blvd.
- B. Anthony Carr, resident owner of the apartment complex next to Trebor/Reynolds Site Plan Modification PDS2015-STP99-055W1 (Natile LLC).
  - a. Brought a lot of people in October and applicant hadn't showed. The following month the applicant did show and Anthony guessed the applicant forgot to mention, during their presentation, that they were franchise tax forfeited and were unable to do business in California at that time.
  - b. Because of the fact that Natile LLC was not able to do business the public did not show up in November; they were not aware the proponent was able to do a presentation.
  - c. Anthony wanted to know what action the LCPG took and what happens with the application and LCPG recommendation.
    - i. Milton Cypher will get with the county and review the November minutes and get back to Anthony with the results/recommendations of LCPG on this project.
    - ii. Anthony wants all the opponents to have an opportunity to talk on this subject.
  - d. Question from Anthony: If the proponent did a presentation in front of the LCPG and LCPG recommended approval of the project when Natile LLC was not able to do work in California what happens.
    - i. Milton stated that he was sure if the company was not able to do business in California, regardless of LCPG recommending approval or denial, they would probably not be able to do business. That is beyond the LCPG scope and is up to the county.
      - 1. Anthony stated that this week, Monday, Natile LLC reinstated with the Franchise Tax board.
    - ii. LCPG will talk with the planner and see when it will come back before us.
- C. Jitka Perez, lives on Linden Road.
  - a. Stated that today the road was 20 foot wide and 1 foot deep in water; a roaring river.
  - b. Would like LCPG to please pay attention to infrastructure projects.
  - c. Would like to see LCPG prioritize Linden Road due to flooding.
  - d. Her opinion is that too much development is being allowed without enough infrastructure in line to support it.
    - i. Please consider that whenever a project is approved uphill of hard to maintain or non-county maintained roads that the infrastructure may not be in place to support it.
- D. Dorothy Wood – Involved with a project at the Library.
  - a. County has appropriated \$125,000 to do a site search for a new library.
  - b. Need to raise \$100,000 for furniture and equipment.
  - c. Brought forms for \$5 annual dues to join friends of the Library.

- d. Would like volunteers to join in the hunt for money.

## 5. COUNTY PRESENTATIONS

### A. Christopher Hanger, Project Manager, County of San Diego, Department of Public Works, Capital Improvement Projects

- a. Presented a project for a new signalized intersection at the corner of Winter Gardens Drive and Winter Gardens Boulevard in Lakeside.
  - i. Asking LCPG to recommend approval of the project.
  - ii. This has been on the CPGs priority list for several years. A vote on this item has been requested in the past, but was postponed.
  - iii. The project interconnects 7 other signal lights which are planned to be in sync.
  - iv. This is a federally funded project. County pays very little.
  - v. The intersection is dangerous and has had several accidents.
  - vi. It is a T intersection, freeway traffic stop.
  - vii. An additional turn lane will be added for residents on the northeast and southeast sides. As well as ADA ramp and crosswalk.
  - viii. Should be a 2-4 month project; probably starting in about May and ending in July.
    - 1. Some horizontal drilling for cables to connect lights; should not cause too much delay.

### B. LCPG comments/questions: Does the county deal directly with the people who control the traffic signals in that area?

- a. Theoretically they are all part of the county DPW.
- b. Question about what it would take for getting rid of the no turn on red at Gay Rio and Wintergardens Blvd.
  - i. Milton called for the comments/questions to be kept to the project on hand.
- c. Julie Bugbee mentioned that this project is only a block away from Jitka Parez and the Linden Rd. flooding area. She suggested Christopher give his card to Jitka Parez who had left. Milton will ensure Jitka gets a copy of the card.
  - i. Christopher suggested LCPG send an email adding the Linden Rd. project to the capital improvements project list and stating LCPG support.
- d. Brian Sesko: How long did it take to get the funding and what other projects in Lakeside does the county have before this agency additional funding for projects?
  - i. It took 6 years to get funding. Funding based on safety so takes awhile to get to top of list based on accidents.
  - ii. Requested funding to complete sidewalks along Wintergardens toward Woodside Ave.
  - iii. Project on Ashwood; mostly county funds.
  - iv. Kristen Mitten, are there going to be any sidewalks connecting Wintergardens up to the school or is it a separate safe routes to school project? Will need to be separate, not included in this project. Not Safe Routes to School anymore, now

Active Transportation Program funded by the state. Only at the intersection and the ADA ramps.

C. Public comments/questions:

- a. Lynette lives in the area. The roads are a mess.
  - i. Project has been more than 6 years in the making, more like 20 years.
  - ii. Passed out flyers to neighbors, it's an important project.
  - iii. Mentioned accidents; said it is important to get the light in for the residents and school children.
  - iv. Counted a hundred cars picking up children from school today.
  - v. Takes at least ten minutes to get out at any given time twice a day.
  - vi. Feels this is a priority for Lakeside. Concerns over safety of pedestrians.
  - vii. Traffic is too fast.
- b. Jane wanted to know if the neighborhood gets to vote on the project.
  - i. Milton said it will be put to a vote tonight with community input.
  - ii. Jane's concern is low number of neighborhood attendees.
  - iii. Jane is anti-project unless the lights are timed just for the heavy school traffic. Otherwise she feels it is not a good solution at all.
  - iv. Feels light won't control traffic enough to lower accidents.
  - v. Concern is cars coming over the hill into Lakeside won't see the stopped traffic until too late.
  - vi. Feels there is no room for sidewalks.

D. Steven Sushen, lives in area.

- a. Agrees with not seeing cars coming over the hill.
- b. Project doesn't make sense, trying to control traffic from collisions, but light is for turning at a blind section.
  - i. Controlling traffic on the main street is more advisable.
  - ii. Neighborhood is in the process of shutting down the road.
    1. School said they need that road for ingress and egress access to the school.
    2. Deed says only access for the home owners.
    3. Civil Section 1008 not authorized for federally funded schools to use private land for ingress or egress roads.
    4. Sheriff's and fire department have bought off the gating of the road.
    5. The homeowner's will vote (13 properties) and majority vote prevails.
    6. Steven is in support of the project. Would also like to see synchronized lights.

7. With the gate you will add about 200 cars added to the intersection so with the funds there it shouldn't be if the project should be done but when.
8. No jurisdiction on the road as it is private property. The road maintenance has to be paid by the owners when it is open to traffic by others trying to avoid the long wait to get out.
  - a. Kristen Mitten: Vista del Cajon was looked at and added to the CIP list as a priority because the state of that road was terrible.
    - i. Sept. 2014, the utility pole was struck. Kristen had to go down Vista del Cajon as there was no other way to the school. Kristen is concerned with wanting to close the road down.
    - ii. Kristen is in favor of the light project having gone through the intersection many times.
    - iii. Will need to look into the public/private access road issue.

**MOTION** to approve the project as presented made by Julie Bugbee; seconded by Wyatt Allen.

- c. Brian Sesko asked the county if there was a procedure about going to the sheriff's department or CHP for their input.
  - i. Sheriff's department, or reporting body, reports accidents (warrants) from that portion of the road. Based on the number of accidents documented/reported and the severity, the project is rated as a safety project.
  - ii. Fire department is also contacted to make sure the project does not impede them.
- d. Kristen mentioned that the timing of the lights was also on the CIP list and was brought forward by the fire department.

Vote: Motion passed (11-0-0).

## 6. PUBLIC HEARING

- A. **Terrace Hill**, PDS2015-TM-5599, APN 400-330-30-00, Address: 0000 Terrace Hill Dr., El Cajon, CA 92021. The Lakeside CPG considered and voted to recommend approval of the project on May 6, 2015. The County has sent the map and grading plan to the CPG again because the applicant resubmitted a new layout (the new layout would yield 9 lots, instead of 10 lots as previously proposed), and would like to inform the CPG about the change.
  - a. No Proponent present.
  - b. **MOTION**: Kristen Mitten made a motion to reschedule for when the proponent can attend. Proponent emailed saying couldn't make it due to road closures. Deborah Montgomery seconded. Vote passed: (11-0-0).
- B. **Discretionary Permit for ABC Discretionary Permit PDS2015-ABC-15-008**, Mynt Hookah Lounge request for alcohol permit. APN 394-500-03-008. Mynt Lounge located at 9744-9746 Wintergardens Blvd, Lakeside, CA 92040. Proponent has re-submitted application for alcohol license with a petition. This permit was denied by the LCPG in May.

- a. Julie Bugbee voiced a concern about grounds for bringing this project back for review. Since it has been re-submitted with the county with a petition it came back for review. The county staff sent the plans again to reconsider the project with the addition of the petition.
  - b. No Proponent present.
  - c. LCPG position did not change on this issue from May.
  - d. No community comments for or against.
  - e. Sherry, community input: the proponent didn't show for the first review. Showed for the second review in May and LCPG recommendation was to not approve, and now did not show for tonight's review. How long will this be strung out?
  - f. There was discussion on whether LCPG can make a motion on this without a proponent and the consensus was that a decision/motion can be made.
  - g. Sheriff's representative, Ms. Stubcare, stated that the sheriff's department again denied the project on December 15, 2015 for the same reasons it was denied in May. Recommended the ABC license be denied.
  - h. **MOTION** made by Brian Sesko to deny this application once again in light of the sheriff's comments and general community voiced objections. LCPG supports businesses but doesn't feel adding alcohol to this business is a great asset to the community.
  - i. Wyatt Allen seconded. Milton has fielded numerous community phone calls against this license application. No community comments for or against from the audience.
  - j. Vote: Motion passed (11-0-0).
- C. Public Review (POD 15-003) of San Diego County Code related to amendments to water conservation in landscaping ordinance.**
- a. The information was sent out for LCPG review prior to the meeting. Seemed to be boiler plate language in order for the county to come up to par to the states water conservation regulations.
  - b. Karen Ensall supports the county changes feeling that too many plans come in with prerequisites for so many trees etc. without using low maintenance, low water plants to the best advantage.
  - c. Deborah Montgomery also supports it. It makes sense and is good considering the water problems.
  - d. Josef Kufa stated that gray water systems are very expensive, not cost effective, and felt that gray water systems should be recommended but not enforced. The document says "promotes usage" not has to have.
  - e. No public comments
  - f. **MOTION** made by Kristen Mitten to support this new ordinance, Karen Ensall seconded. Vote: Motion passed (9-0-2).
- D. Settler's Point Storage and Offices, Discretionary Permit, PDS 2015-STP-15-30, APN 397-291-16, -17, -18, -19. Located on Hwy 8 Business 0.1 miles West of Los Cochés.**
- a. Proponent, Dan Ream, project engineer for Lakeside storage. Application by Dan Hoyt.
  - b. Application is for development of two structures. One is a self storage building, approx. 1000 square feet; the other a light manufacturing building, approx. 7200 square feet .

- c. Location is on existing graded pad. The Storage was previously approved back in 2007 and never constructed.
- d. The application with the county is for a site development plan and asking for the LCPG support for the site application.
- e. Plans were on display and explained.
- f. LCPG comments/questions: Julie Bugbee had questions about the elevations of the building and the labels for North and South.
- g. Wyatt Allen asked about the highest elevation for the storage building. The highest is about 25 feet and the rest is 19 feet.
- h. It is zoned M52, no problems with zoning for light industrial.
- i. Milton Cypher asked about the view from the homes up above.
- j. Kristen asked what the property was along the long side of the buildings and what the grade difference was.
  - i. There is a new development in work.
  - ii. A 10 foot retaining wall will be needed.
- k. Josef Kufa asked if there was a time limit or if it would be open 24/7.
  - i. They are asking for the ability to have 24 hour access.
- l. Brian Sesko asked about the height of the industrial building. It is 28 feet.
- m. Brian asked if there will be anything else built there in the future. There are no plans to build; everything is listed in the drawings.
  - i. The water basins, storm water capture make up the open space.
- n. Brian asked if the project was meeting or exceeding parking space regulations. They are exceeding the parking spaces.
- o. Brian asked if there were plans to submit the application to the design review board. An email was sent and they are awaiting a response.
- p. Karen Ensall asked for an explanation about an amendment to the preserve that is in the major use permit and the county had a person look for the trail and easement. There is a trail real close to the project. The major use permit will be amended and comments forthcoming. This will come up later. This project has no trail issues.
- q. Karen asked about the wall height vs. what is in the plans. The wall has varying heights from 7 to 18 feet.
- r. Lisa Anderson asked if the storage will be gated and has an issue with the 24 hour access. There are concerns about security at night.
- s. Deborah Montgomery stated that the paperwork says hours of operation are only to 10pm, not 24 hours.
- t. Milton Cypher brought up that there will be a 24 hour employee on site, which was confirmed. There is a living unit in the plans.
  - i. Milton questioned if there would be one employee that will be asleep at night or several employees for 24 hour coverage.
  - ii. There will be surveillance.

- iii. There will be a keypad for access 24/7.
- u. Nathan Thompson asked about the demographics on who the project will market to.
  - i. Renters typically come from within a 5 mile radius.
- v. Julie Bugbee voiced concerns about homeless renting and living in the storage units.
  - i. That is not the LCPG responsibility, we can't control that.
- w. Brian Sesko stated the input and application papers presented before CPG state proposed hours of operation are to 10pm. Now the applicant is saying he wants to operate a 24 hour facility. Brian asked if the application is proposing to come before this board and change from what was submitted to the county.
  - i. With good management a 24 hour facility will work and business will be good.
  - ii. Not all people can get to the facility at regular hours.
  - iii. The 10pm time on the application was a mistake.
  - iv. Kristen Mitten is in favor of having it open a little later.
  - v. The proponent was asked if they would consider changing the time to 12pm or if they were set on the 24 hour access.
- x. Community input:
  - i. Kim Naylor wanted to make sure trucks would not come up Wellington Hill by accident during construction.
  - ii. Terry Barke-Eiserling is concerned about the 24 hour access. She is nervous going to current storage units she rents from that have homeless renting units. Wants the 24 hour access to be reconsidered.
- y. **MOTION** was made by Kristen Mitten to support approval of the project on condition that the hours of operation are from 6am to midnight or some variation in between and that that they take control of security measures so it is safe.
- z. Comment on the motion: were notices sent out to residential areas nearby to inform them of the project. This is planning and land use and will be a public notification later.
- aa. Wyatt Allen seconded the motion. Vote: Motion passed (10-0-1)

## **7. GROUP BUSINESS**

Public comment: About the Bright water ranch project public comments period. Wants to enlighten LCPG about discussions with the county and how the county is ignoring a lot of the LCPG recommendations. Concerned that they need to get on the agenda to brief CPG of what is happening on this project. We could resend our motion during the public comment period. We are advisory and the county does not need to follow our recommendations. LCPG recommended talking to Dianne Jacob's office. Needs an additional access road.

### **A. Annual CPG training**

- a. LCPG members are all required to take mandatory training.
- b. There are 3 classes, all on Saturday's. January 23rd, 30th, and February 27th. Need to RSVP to hold a seat.
- c. Can do the training on line also.

### **B. Member's Attendance Review**



- a. No issues with attendance.

**SUBCOMMITTEE REPORTS:**

A. Design Review Board (DRB):

- a. The apartments above Winter gardens was approved.

B. County Service Area 69 (CSA 69):

- a. No report

C. Trails Committee Report:

- a. Karen Ensall formed a letter for the Cheyenne project that was discussed last month. It was sent to Milton and he was overcome by events and didn't get to send the letter out in time. This is the subdivision that is excluding bikes, equestrians, and other people outside of the subdivision.
  - i. Milton will sign the letter after the meeting and it will be sent out after the deadline.

D. Reimbursements:

- a. Milton put the LCPG Post office box on his credit card and will submit for reimbursement when he locates his receipt.

**9. ADJOURNMENT OF MEETING. 8:05pm**

Next Meeting Date: Weds. February 3, 2015, starting at 6:30 pm.

---

Deborah Montgomery,

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)

---

**Public Disclosure**

*We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.*

**Access and Correction of Personal Information**

*You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.*

---