

# LAKESIDE COMMUNITY PLANNING GROUP

## *DRAFT MEETING MINUTES* WEDNESDAY, JUNE 4, 2014 – 6:30 PM

**Members present:** Wyatt Allen, Mark Baker, 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 (arrived late at 6:37p)

**Members Absent:** George Barnard (v), Jeff Brust (p)

**Public present:** Approximately 60

### **OPEN HOUSE: 6:00pm – 6:30pm**

1. Call to Order: 6:34 pm

2. Pledge of Allegiance.

3. Roll Call

4. **Meeting Minutes of May 7, 2014** - *The minutes were approved by a motion made by W. Allen, seconded by M. Cyphert. Minutes Passed (12-0-0-3, J. Kufa not present for vote)*

### **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. 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.

**C.** L. Cyphert announced that Josef Kufa was appointed by the Board of Supervisors to the LCPG on May 20<sup>th</sup>.

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

**A.** Helen Porter, lives next door to 15192 Old Highway 80, where 35-40 people have been living there. We were working with the Code Department and Dianne Jacob to have them removed and were going by the old rule that allowed only 6 people to reside in a house that were not in a family. The County apparently passed an ordinance that the number of people in this house is perfectly legal. She would like help finding which ordinance permits this and when was it approved?

**B.** Janis Shackelford, regarding TM#5578, saw the project has been slated as a future agenda item and mentioned when we had previously heard it, it has been granted a special exception to avoid providing frontage improvements on Blossom Valley Rd, no shoulder on a single lane s-curve.

### **7. COUNTY PRESENTATIONS:**

**A.** none

### **8. PUBLIC HEARING:**

*Prior to Item 8A, a board member suggested moving Item#8B earlier in the agenda, given the anticipated length for Item #8A. L. Cyphert, the chair, polled the attending audience to see who was present to speak on each Item and decided to continue with the current agenda order.*

**A. 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 was originally presented the November 6, 2013 LCPG meeting with no action taken, and was heard following application submission last month, but was deferred due to questions regarding traffic, stormwater and community concerns.

The Chair, L. Cyphert, announced to the members of the public that while they can testify on any topic, County

staff has directed the LCPG to base their decision on the merits of the MUP project.

- Steve Powell, the applicant, presented the project and addressed questions from the previous meeting regarding trees next to the bioswale, the by-right use of the business, and he listed all of the studies that have been performed for this project. He stated these reports would be available once they were deemed satisfactory by the County. He also stated in response to traffic concerns that the traffic engineer was available to answer questions. The developer will be mitigating for the cumulative impacts added by their project. He also clarified that it has been stated that the Ramona Tractor Supply Co. store is only 8 miles away, when it's actually 20 miles away. He stated they will employ an average 15-20 employees, and he listed a broad range of products they will be selling. The hay barn is a future phase, and won't be built right away (5-10 years away) but was added to project plans so they won't have to go back later to amend the plans, if that use is needed in future. In response to the store being compared to a Walmart, he contrasted the differences between their store's square footage and a Walmart's square footage. He also outlined a project that was previously approved for this site.

- M. Cyphert raised concerns regarding the Tractor Supply (TS) egress not lining up with the proposed project across the street (Lake Jennings Market Place) to create a 4-way intersection. (S. Powell stated that the Market Place has not been approved yet and they cannot plan for a project that might not happen)

- T. Medvitz stated that he had a problem with them not considering themselves similar to a Walmart, despite size issues, when they are getting ready to put 7-10 businesses out of business, businesses that have spent years building up their client base. The Ramona Tractor Supply was placed across from a local feed store and he will be closing up so that he doesn't have to declare bankruptcy. The Sears Tractor store is next door and will probably go out of business too. (Steve responded by reading an article from two weeks ago that quoted the owner of the Ramona local feed store who is looking into options to compete and to avoid closing, such as talking to their distributors for more competitive pricing.)

- P. Sprecco stated this is a land use issue, and we need to apply the same test to each project to be fair.

- W. Allen stated that small businesses provide customer service second to none and that people will choose their feed stores, but currently for tractor supplies he has to go to Escondido, so he will certainly shop at the more local option instead of the store in Escondido.

- K. Mitten asked Steve to clarify what the outdoor display includes and where the outdoor display is proposed. She clarified that if the LCPG recommends the MUP for denial, then the business will still go in.

### **Public Comment**

- Rita Gallant, representing 7 feed stores (with 45 employees) that will be impacted and a group of people in support of small businesses, provided a 10-minute presentation in opposition to the project. She stated that Tractor Supply is exempt from local buying rules that smaller stores are subject to. She identified types of blight caused by national chains locating in a small town. She reviewed the MUP reasons as to why this project should not be approved, such as compatibility with the character of the community, and that it should not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood, or be detrimental to property or improvements in the neighborhood. She asked whether we should support local businesses that put their profits back into the community, or company businesses that send their money to their headquarters and stockholders. Additionally she expressed concern about the amount of export leaving the site with the driveway having poor site distance on a blind curve, and how the left-turn lane is incompatible with new signaled intersection, and the traffic study was done during an event that contributed to low-volume results. She stated that at only five stores they obtained over 2,000 petition signatures in opposition of the addition of a new Tractor Supply store at this location.

- Christina Whipple, an Old Hwy 80 resident, on May 27<sup>th</sup> attended a meeting, at her request, at the County offices with Steve Powell (Project Representative), Don Kraft (Urban Planner) and Derek Howser (Transportation Bicycle and Pedestrian Specialist). Expressed concerns over the traffic impact by the anticipated increase in traffic (800+ vehicles per day projected) will make left turns from Pecan Park Lane increasingly dangerous to traffic. She is requesting an interim change in signage, to put up a right-turn only sign, to prohibit left turns from Pecan Park Lane onto Lake Jennings Road, across from the 7-11, until the intersection is fixed.

- Carlyne Allbee, a Pecan Park resident, stated she would like to see this site developed due to trash, but not with a Tractor Supply. She stated that area is not getting new ranches in, the need is going down not up and the stuff they sell is already sold by businesses in the area. It's not competition, as TS will get national store discounts from their suppliers. This building is three times larger than Renegades, which would be too big for this area; this is not an industrial area. Additionally, people with trucks and trailers will be impacted by the increased traffic on Old Highway 80 in an area that is already a traffic hazard.

- Lisa Defino, an SDSU hospitality management and..., supports the local feed stores and stated that it is not compatible with the character of the neighborhood. Surprised when Steve Powell stated the studies would not be released until the MUP was approved.
- Tom Askins, has lived next to Marshall Scotties for 20 years, and he pointed out that this whole area is going to be redeveloped from Lake Jennings Vista to Pecan Park. He is concerned that it will redevelop piecemeal without a clear plan to who is responsible for improving this area. The traffic design in front of 7-11 is terrible and what obligation do all of these small developments have to improve the traffic and drainage. It needs coordinated planning. He stated he is not against this store, but he'll probably still support his local feed store, and he wants to know if this development will be fixing the problems in this area.
- Carol Fowler, chair of Ramona Chamber of Commerce, spoke in support of the project and she stated they looked at how the potential impacts from the Tractor Supply would impact the 5 feed stores in our community. The Ramona stores have geared up to be more competitive.
- Ernest Smith, is concerned also with traffic on Lake Jennings Park Rd and Old Highway 80. He said trying to make a left turn is nearly impossible and dangerous, especially if you have a horse trailer.

**End of Public Comment**

- M. Cyphert stated concerns regarding the incompatibility with the neighborhood character. He also doesn't know how we can recommend approval until we see the traffic report and how the traffic concerns will be addressed.
- L. Cyphert echoed those concerns and potential concerns for the stormwater and traffic in that area. Is uncomfortable that we have not been provided with those reports prior to being asked to make a decision on this project.
- L. Strom made the 1<sup>st</sup> Motion to Recommend Denial until the outstanding issues are addressed.
- P. Sprecco reiterated that TS is applying for an MUP for an outdoor display, not the building; the building is a by-right proposal and the outdoor display won't impact traffic or drainage. He is a chamber member and he also supports our businesses.
- W. Allen stated that the TAC will take care of the intersection problem and the Pecan Park proposal is a T-stop. He also stated that the new County regulations require no water runoff from each individual property.
- L. Cyphert disagrees that our scope should be limited to the Outdoor Display and that we should look at all impacts to the community (within the scope of the LCPG), all of the MUP requirements, and the bulk/scale. She is also pro-business, but we need to look at the significant impacts posed by this project. She made the 2<sup>nd</sup> motion to continue this until we are able to review the final Traffic and Stormwater Reports.
- M. Cyphert stated that if they were not coming forward with the MUP, we would still voting on the site plan. (applicant agreed)
- Steve Powell spoke to some of the questions raised by the community: regarding noticing, grading and exporting, stormwater (not allowed to be more than currently flows off the site), and filtrating the water that flows to their curb from the centerline of the street. He stated the reports will be released to the general public at the end of the project, when the County has deemed them sufficient. He met with Christina Whipple and she brought up a good point regarding the intersection at Pecan Park Lane, but they aren't going to be able to make those changes, but they do participate in a Traffic Impact Fee (TIF) program. As the other project goes forward, that road will realigned or eliminated.
- J. Kufa inquired about store hours (Steve stated they would be 8am to 6pm)
- W. Allen related a story about where we lost a Lakeside project because the Traffic Impact Fees were \$1million.
- M. Cyphert stated that traffic safety needs to be addressed before the project is built
- M. Cyphert does not like the motion to approve as it does not mitigate the traffic safety issues.
- T. Medvitz stated that we need to be specific about our concerns when we send them to the County
- K. Mitten expressed concern about approving a motion to support without adding some conditions of approval that express at least some of the community concerns we have heard for this project (Bulk, character of the neighborhood, traffic and drainage).
- L. Cyphert wants us to be consistent with all projects and doesn't want to set the precedent that we approve so long as they meet the County Checklist.
- P. Sprecco stated that he would welcome a modification to his motion to approve. K. Mitten suggested a friendly amendment adding conditions that was supported by P. Sprecco and W. Allen.

***1<sup>st</sup> Motion:*** A motion to recommend Denial of the MUP was made by L. Strom and seconded by M.

*Cyphert, until the outstanding issues of traffic and stormwater can be resolved. The LCPG has not been able to review an EIR for traffic concerns ( I-8 and Lake Jennings Rd, sight distance, blind curve, traffic volume is greater than designated) and the issue of stormwater in Los Coches Creek has not been addressed.*

**Motion failed with only four members supporting the Recommendation of Denial. (The chair respectfully withdrew her motion until after the 1<sup>st</sup> motion had a vote, so that the LCPG could vote on the 1<sup>st</sup> motion first, as her motion could make the 1<sup>st</sup> Motion moot)**

**2<sup>nd</sup> Motion:** *L. Cyphert made an alternate motion, seconded by K. Mitten, to Continue this Item until the LCPG has an opportunity to review the completed traffic and stormwater studies to fully assess the impact to the community. No Action on the Motion since a majority vote of the authorized body (8 members) was not met (6-7-0-2; G. Inverso, W. Allen, L. Carlson, L. Strom, P. Sprecco, M. Baker, J. Kufa dissented)*

**3<sup>rd</sup> Motion:** *Motion to recommend Approval of the MUP with the following conditions: (1) meet all requirements of the County's project scoping checklist; (2) work with the County and the adjacent neighbor across the street, to plan and align a new intersection; and (3) work with the applicant to reduce the bulk, scale and square footage of the building, so that it is more compatible with the character of the community, with future iterations of the revised building going back to the Design Review Board, was made by P. Sprecco and seconded by W. Allen, with a friendly amendment made by K. Mitten. Motion to Recommend Approval with Conditions Passed (9-4-0-2; L. Strom, L. Cyphert, J. Bugbee and M. Cyphert dissented)*

**B. Lemon Crest Subdivision - Discretionary Permit for Tentative Map # PDS2014-TM-5582 (TM5582) –** located at 12361 Lemon Crest Drive, in Lakeside. The proposed project is a Major Subdivision for 25 residential lots located on 15.1 acres

- Bob Stewart, the applicant, presented the project which is located across from Lemon Crest Elementary.

*Zoning is RR2 (1/2 acres zoning)*

- M. Cyphert is concerned with the narrow lots and is interested in what the fire department would have to say about this.

- K. Mitten inquired as to whether they would be seeking setback modifications (applicant said no, and believes they will provide 10-15 feet for side yard setbacks)

- L. Carlson stated that his concern is there is only one road in and one road out

- J. Kufa doesn't have a problem with the one road in and out

- M. Baker stated he was confident the County will require them to meet all Fire Code Requirements.

- W. Allen clarified that there would not be any parking on the street (applicant confirmed)

#### **Public Comment**

- Debbie Froide, a resident, spoke against adding 25 more homes across from the school, and that when school is in session, people are driving over the line to passing the stopped cars and it's scary watching the kids walking along that two-lane road. The community has changed so much.

- Mike Osburn, a neighbor, stated he will be faced with a 50-foot mountain. His home sits at an elevation of 510' and the first lot levels out 50' above his property. He is very concerned about runoff coming off that hill and he stated that he and his neighbors have lands that don't percolate. He doesn't think the proposed biotention will be sufficient for this hill. He also echoed a concern about traffic during school drop-off and pick up. He raised the question as to whether the environment and the animals on this lot have been considered. (Continued to July meeting)

***Due to insufficient time, Item#8B and all subsequent items will be continued at the July meeting.***

**C. San Diego Thanksgiving Day Half Marathon & Relay -** USA Endurance Events is applying for a permit to conduct a Half Marathon on November 27, 2014, which would start in Alpine, and end at Lindo Lake, traversing a route which includes parts of Julian Avenue, Lake Jennings Park Road, Blossom Valley Road, Flinn Springs Road, and Olde Highway 80. The event will benefit the charity Difference Makers, Int'l , and their campaign to

prevent 'bullying' and teen suicides.) (*Continued to July meeting*)

**9. GROUP BUSINESS:**

**A. Reimbursement:**

A motion to approve reimbursement of \$13.08 for photocopies was made by J. Bugbee and seconded by L. Cyphert. *Motion passed (13-0-0-2)*

**B. Member's Attendance Review:** (*continued to July meeting*)

**10. SUBCOMMITTEE REPORTS:**

**A.** Design Review Board (DRB) – none

**B.** County Service Area 69 (CSA 69) –. none

**C.** Trails – No meeting in July and No report

**11. ADJOURNED: 8:50 p.m.** The next meeting will be in the gymnasium in the Lakeside Community Center on July 2, 2014 at 6:30 pm with the Open House starting at 6:00pm.

Kristen C. Mitten, Secretary  
Lakeside Community Planning Group  
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\*\*\* 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: [lakesidecp@gmail.com](mailto:lakesidecp@gmail.com)