

LAKESIDE COMMUNITY PLANNING GROUP

MINUTES

JULY 2, 2014

Draft

Members Present: W. Allen, M. Baker, G. Barnard, J. Bugbee, L. Cyphert, M. Cyphert, G. Inverso, T. Medvitz, P. Sprecco, L. Strom, B. Turner, and J. Kufa.

Members Absent: J. Brust, K. Mitten, L. Carlson.

Public present: 44

1. Call to order: 7:00 p.m.

2. Pledge of Allegiance.

3. Roll Call

4. Approval of minutes: Meeting Minutes of June 4, 2014 were approved as amended by a motion made by J. Bugbee, seconded by M. Cyphert. Passed (12-0-0-3)

5. Administrative items/Announcements:

- Chair Laura Cyphert announced that the LCPG meeting will be audio recorded for the purposes of preparation of the meeting minutes.
- Chair Laura Cyphert announced that a list of projects and presentations tentatively scheduled for upcoming meetings is provided as an attachment to the agenda.
- Mark Baker announced that a vacancy occurred on the Fire Board and stated an appointment form needs to be filed by July 17, 2014 if interested in being appointed.
- Paul Sprecco stated that undergrounding work is scheduled for Main Ave from July 3rd to July 8th.
- T. Medvitz stated that Kristen Roundy is stepping down after nine years of service with the County of San Diego Parks and Recreation at the Lakeside Community Center.

6. Open Forum:

- Carlin Alby stated she used to serve on the Fire District in the 1980s and was used to being at meetings. She was unhappy with last month's Board Meeting because she couldn't hear and didn't like the way it was conducted.
- Diana Jackson presented a letter regarding Lemon Crest School Traffic that outlined four issues of concern. She wants the Board to protect the safety of children when considering the issue later on the agenda.
- Mike Osborne expressed his concerns regarding water shortages and stated Northern California will be auctioning water and that prices are going up.

7. County Presentations

A. None

8. Public Hearing: Presentation/Discussion Items:

- 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 on 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, storm water and community concerns. Board members just received a 60 page document

regarding the issue today. Due to the lateness of the information provided, this issue was deferred until the next scheduled Board Meeting.

B. Lemoncrest Subdivision – Discretionary Permit for Tentative Map #PDS2014-TM-

5582 (TM5582) Located at 12361 Lemoncrest Drive, in Lakeside. This agenda item was continued from June 4, 2014 meeting. The proposed project is a Major Subdivision for 25 residential lots located on 15.1 acres. Builder Bob Stewart stated he was available to answer any questions regarding the property.

- Carlin Alby addressed lack of parking issues.
- Diana Jackson had several objections listed in a letter she gave to Board Members including horrific traffic issues at the Lemon Crest Elementary School. The street is incompatible with a major arterial street which is how it is being used. The right turn lane is blocked and obstructed. It is a safety issue for children crossing the street. She requested a foot bridge where Castle Court used to be a thoroughfare to Lemon Crest Road. She suggested four way stops at all intersections around the school. She stated drainage issues listed were not on her property as referenced.
- Wendy Mendell who works in the housing industry opposed the subdivision because it was too small for the area and a proposal to move a fire hydrant could cause insurance cancellations for neighbors. She requested a traffic survey and a new subdivision map.
- Mike Osborne passed out a copy of the application for an environmental initial study that had according to him 10 false statements by the zoning division. He stated the plan calls for a 50ft mountain that will be adjacent to his property and that he had a petition signed by 149 residents objecting this proposal. They objected that the project does not meet the community plan, there is no parking, school access will be compromised, there are no water resources available and that storm water engineering is not applicable. The entrance is on a hill with blind curves where speeding is rampant along with traffic congestion. On the form presented “no” was marked for retaining walls yet they are shown on the plan.
- Steve Coblantz was concerned about the narrow road and traffic congestion, the elevated change of the street and lack of parking.
- Guy Miller lives on the south side of the property and was also concerned about traffic congestion, no parking, and drainage of 187 feet long that joins his property and will flood his property. He feels the water should be directed to Los Coches Creek. Last, the proposed slope is so high it will block all his views.
- Mrs. Miller complained that the solar panels they have installed will be deprived of sunlight when the slope is installed. What is their “right to light”?
- Janis Shackelford recommended denial as designed. The project needs a public road. It is not adequate to have no street parking. The bio retention at bottom of 50ft slope crosses three properties with no access. There is excessive cut and fill on slopes based on not having to remove any dirt. Whole project should be redesigned.
- Bob Stewart responded to comments as follows: He stated he always wants input for a better plan for his subdivision. He stated his storm water retention issues were

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brought up in the regulations. They require no diversion of drainage and require he plan for water retention on site. He is also required to filter water on site. He addressed the traffic problem that was not an issue. School children could walk across the street to school not involving the need to drive. He claimed the street will be widened. He claimed the lots were designed to meet County standards.

Board Responses:

- Tom Medvitz stated the plan is too ambitious, ignores the character of the community, not built to scale and will create horrendous parking issues. The lots are too long and do not allow street parking and the slope will crowd out neighbors.
- Milton Cyphert stated it is like looking at a five story building, no room for landscaping, does not fit in size, bulk and scale of the neighborhood nor does it make sense for the proposed area.
- Wyatt Allen asked if slope could be changed to not be so dominant. He asked if slope could be broken down so the impact would not be so great. He received 154 signatures of residents who do not want the project to go forward. Bob Stewart responded that he could cut the appearance of the east side of the property and put benches in the slope so the rise would be lesser and broken up.
- Mark Baker stated the project should be in community character to surrounding neighborhoods with less density and that there should be a public road.

Motion by L. Cyphert, seconded by T. Medvitz to deny TM 5582 Lemon Crest subdivision as submitted due to size, scope, scale and lack of appropriate parking. Motion passed (12-0-0-3)

C. Marilla Drive Rows – Discretionary Permit for site plan #PDS2013-STP-13-028 and tentative map-PDS2014-TM-5584 (TM5584)-located at 9679 Marilla Drive in Lakeside, the proposed project is a minor subdivision for the development of a 7-unit (two story) condominium project.

- Civil engineer Beth rider talked about 7 detached condominiums along Marilla Drive stating that there are existing curbs and sidewalks. They plan to add one on street parking space. The project is located next to the Lakeside Middle School.

Community Responses: Janis Shackelford stated the project should be denied because it does not fit the Design Review or County Guidelines.

- Nancy Folks stated there is too much congestion on the road and that traffic is already horrendous. She thinks there should be a halt to multifamily homes.
- Stephanie Victor stated this project is below where she lives. There is no parking for existing apartments and homes. She has a single family home and wanted to know what the zoning is. It is zoned for multifamily homes. She asked how many parking spots are planned? The answer was there are two parking spots per condo plus one guest parking spot on site.

Board Responses:

- Tom Medvitz asked if this project was a PUD or a PRD, and will it have CC&R's? He stated south of the lot were two commercial buildings, the middle school, and then 7 condos? He felt the site was not wide enough, traffic would be worse than it already is on Woodside and he felt it was not appropriate in size, bulk and scale.

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- Milton Cyphert liked the project because it was filling in an open space with Apartments next door.
- Mark Baker recommended one carport and one garage space be considered per unit. He liked the project.
- Paul Sprecco thinks the design fits with the neighborhood.

A motion by Paul Sprecco was made to approve pending design review. Motion was seconded by Wyatt Allen. (9-4-0-3) L. Strom, T. Medvitz, L. Cyphert and G. Barnard denied the proposal as submitted.

D. Wildcat Canyon MUP-13-015 – The proposed project was previously heard by the LCPG September 4, 2013 and was recommended denial. The applicant has requested to have the project reheard, as alternative sites have been evaluated, an improved design is proposed and community outreach conducted. Location is at 12602 Wildcat Canyon Road.

- Planner Melanie Tylke addressed the audience and presented pictures of the AT&T site location. Audience members complained that they just received notices today regarding the project. She stated she will re-notice property owners.
- Tom Medvitz was concerned about EMF's that can and do cause cancer. He also stated that there were 15 residences in the area and the AT&T public outreach program only received responses from five of the residences. That constitutes only one third of the residences and does not represent a majority.
- Milton Cyphert requested what distance was the closest residence. The Answer was 300 feet.
- George Barnard asked what is the height of the perimeter fence and were there ladders for access? He was worried that kids could climb up. He was told the water tower was 8 feet high and that a center column supported the structure.
- Mark Baker stated it was lacking in fire protection and asked if it could be used as a real water tank. The answer was "no" because the antennas were inside of the water tower.
- Paul Sprecco asked when the notice of this meeting was sent to the owners. Mellanie Tylke stated it was sent in October of 2013.

Motion by Laura Cyphert, seconded by Julie Bugbee was made to approve the AT&T water tower located at 12602 Wildcat Canyon Road in Lakeside. No action taken.

Motion by Linda Strom, seconded by Milton Cyphert to postpone the AT&T water tower until next month because residents just received notice today. Motion passed. (10-2-0-3) Wyatt Allen and Josef Kufa opposed.

E. Eucalyptus Hills PDS2014-MUP 14-28 – Located at 11416 Alba Rosa Drive, Lakeside CA near Rocosa Road. Proposed project is an AT&T wireless telecommunications facility.

- Proponent Tom Watson presented the proposed faux pine tree cell tower information. Eleven residents attended the meeting in opposition of the AT&T installation.
- Tom Medvitz stated the area was densely populated and there was a road to the site. He noticed that AT&T picks sites where they do not have to build a road to it.

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- George Barnard stated there is already a water tank on a hill in the area and he saw no need for another one.
- Property owner Jeff Young owns below the proposed site and does not want to see it or hear it. The road AT&T would use is an easement through his property.
- Property owner Patricia Matello lives next to Jeff Young and has an AT&T cell phone that works fine and already gets great reception.
- Owner Bill Folk lives near the site and has 2.5 acers. He bought his property for the view and does not want his view ruined.
- Owner Clint Crow did not receive notice. Neighbors told him about the meeting. He does not want AT&T driving on his property.
- Owner Josh Miskobski grew up in Lakeside and opposes the cell site.
- Owner Felix Escabel did not receive any information regarding the plans. There are no tall trees on site selected. A faux Pine tree would be the only one there.

Proponent Tom Watson stated the FCC is requiring more coverage.

Motion by Paul Sprecco was made to deny, seconded by L. Strom. Motion passed.

(11-0-1-3) Wyatt Allan abstained.

F. Laurel Street Apartments STP13-006 - located at 12719 Laurel Street near Ashwood Street. This project was previously heard in June 2013, and unanimously approved. (12-0-0-3). The applicant is requesting a waiver to underground the overhead utilities along the frontage (90 feet) of the Laurel Street project.

- Proponent Christain Warner requested a waiver because the cost to underground for 90 feet would be prohibitive.

A motion by Wyatt Alan, seconded by Julie Bugbee was made to defer the underground requirement based on facts presented. Motion passed. (12-0-0-3)

9. Group Business (Discussion & Vote):

A. Additional Meeting date changes: A motion by Laura Cyphert, seconded by Julie Bugbee was made to hold two meetings per month to accommodate the increased business by the public. A second meeting this month will be held on July 16, 2014 to conclude this month's remaining agenda business. Motion Passed. (12-0-0-3)

10. Subcommittee reports as required.

- A.** Design Review Board (DRB)
- B.** County Services Area 69 (CSA 69)
- C.** Trails

11. Adjourned. 9:00 p.m. Our next meeting will be July 16, 2014 at 6:30 pm.

Linda Strom,

Acting Secretary, 619-443-0603