

# LAKESIDE COMMUNITY PLANNING GROUP

## *DRAFT MEETING MINUTES* WEDNESDAY, May 6, 2015 – 6:30 PM

**Members present:** Wyatt Allen, Mike Anderson, Julie Bugbee, Milt Cyphert (vice-chair), Paul Sprecco (chair), Nathan Thompson (secretary), Steve Robak, Brian Sesko, Bob Turner, Karen Ensall, (2 Vacant seats)

**Members Absent:** Tom Medvitz, Kristen Mitten, Deborah Montgomery

**Public present:** Approximately 20-30

### **OPEN HOUSE: 6:00pm – 6:30pm**

1. Call to Order: 6:30 pm
2. Pledge of Allegiance.
3. Roll Call- Quorum reached with 10 present
4. Meeting Minutes for April 1st, 2015 was approved by a motion made by M. Anderson, seconded by M. Cyphert. **Passed (9-1-3-0).** B. Sesko noted he opposes the minutes due to item 9.A discussion points

### **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. Resignation Linda Strom, Seat # 13.** Linda Strom has submitted her letter of resignation to the Lakeside Community Planning Group

**C. Welcome new members-** The Planning Group welcomes Karen Ensall – Seat #3 and Deborah Montgomery- Seat # 5

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

- A.** J. Bugbee requested that the parking issue in Lakeside be revisited and addressed by the County.  
-M. Cyphert that the county wants consistency on parking rules throughout the unincorporated regions.
- B.** No Community comments or announcements

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

**A. Carl R. Hickman, Program Coordinator- Traffic Signal and Street Lighting Systems San Diego County Traffic Engineering** - The County is in the process of retrofitting its inventory of 250W High Pressure Sodium street lights and we plan to start the conversions in Lakeside in late May of this year. The retrofit will reduce energy consumption and provide an improved level of illumination on major roadways.

- Upgrade to Major Lakeside roadway lighting
- 60% cheaper electricity costs
- Higher quality visibility
- Funding will come from a 1% loan paid back by energy cost savings in 7 years

**B. Mark Perrette, Project Manager for DPW.** Requests letter of Recommendation for Sidewalk improvement Project funding on two projects, Petite Lane and Winter gardens Blvd.

- M. Cyphert asked if there would be any imminent domain encroachment, or if these projects will be within the rightaway. Mark answered that he anticipates all of the project will be within the county's rightaway.
- Mark let him know this is the beginning stage, as they need the board's letter of recommendation to help attain funding.
- The winter gardens project is more for Roadway safety and accident avoidance by improving sidewalks and pedestrian/bicyclist paths on select sections of the road.
- Paul Sprecco asked for clarification on the two different funding sources.
- M. Cyphert asked for Community Input
- Janice Shackelford asked if there would be any on street parking removed with the addition of a bike lane. Mark stated he didn't know yet, as the design element has not been completed. She warned that there would be neighborhood

frustration on Petite, but the benefits of child safety outweigh the costs.

*A motion to write a letter of recommendation for both projects was made by W. Allen and seconded by J. Bugbee. **Motion** Passed (10-0-3-2)*

## **8. PUBLIC HEARING:**

### **A. Andre Herrera 10 Unit Apartment- B Designator Site Plan STP-15-02- (Continued from April Meeting)**

Project located at 12584 Laurel proposes a 10 unit apartment complex with parking spaces on site and open areas and landscape.

-No Applicant or Planner present

-Paul asked if we should take a motion or continue to next meeting

-B. Sesko stated that they might not be here because their plans did not meet county approval.

- M. Cyphert stated they may be back at the drawing board and maybe they should be placed on a future agenda

*A motion to Continue the project to the June meeting was made by P. Sprecco and seconded by M. Cyphert. **Motion** Passes (9-1-3-2) Karen Ensall opposed*

**B. Touma- ABC License- (Continued from April Meeting)** The County requests input on its determination of public convenience or necessity of an ABC Permit for an existing business located at 9744 Wintergardens Blvd. that offers sodas, water and sandwiches, along with Hookah and has an entertainment permit. The Applicant is requesting approval of an On-site Beer only type 40 license.

- Marco Cortez, an ABC Consultant presented on behalf of the proponent Mr. Touma
- Business is an 18+ Hookah Lounge that currently offers hookah, water, sandwiches, and other snacks. Operates from 2pm-2am, and has an entertainment license currently. He is required to have two security guards when there is entertainment.
- Establishment is adjacent to the Sherriff Substation
- Mr. Touma received over 300 signatures supporting his request for this license over the past month
- **Board Questions:**
- M. Cyphert asked how they are getting around the law that prevents smoke shops serving alcohol. Applicant's consultant answered that currently most law enforcement agencies in the county are not enforcing that law.
- P. Sprecco asked what permits them to serve food in a smoking lounge. Mr. Cortez answered their current permit allows it so long as they only offer prepackaged food.
- M. Cyphert asked if this is a 21+ establishment. Applicant answered it is 18+
- N. Thompson asked if they only have two security guards to enforce this rule, applicant stated the security guards are only on premises when there is entertainment. N. Thompson then asked if there would be alcohol served when there is not entertainment, to which the applicant stated that is correct.
- B. Sesko asked what Marco's role was in this. He is a consultant to ABC laws and regulations
- M. Cyphert noted that the point of the nearby Sherriff Substation has no relevance due to them moving soon.
- K. Ensall stated she used to manage a nightclub and sated she cannot support this due to the age inconsistency of 18+ establishment serving 21+ beverages. She also stated this would license would give them an unfair advantage in the market due to regular bars not being allowed to allow smoking in doors.
- P. Sprecco asked for clarification about whether hookah is tobacco or contains tobacco. Mr. Cortez stated that he has bee told otherwise.

- N. Thompson asked if the sheesh that is smoked in the hookah is indeed Tobacco. The applicant tried to argue that is only vapors, and claims this is safe and social rather than addicting.
- **Community Questions and Comments:**
- Janice Shackelford asked if the board has received the sheriff's letter for comment on this license submission, P. Sprecco stated yes and there were not specific negative comments.
- B. Sesko said he reviewed the letter from the sheriff and agreed they were not negative, but it did reveal crime rates are very high in this area.
- Terry Burke-Eiserling stated she doesn't want it there and that if there is a law on the books that says this establishment cannot do what is attempting, and the board approves it, this sets a bad precedent for Lakeside.
- Frank Hilliker, on Los Coches Rd, stated the 18+ establishments that served alcohol will attract underage drinking even if enforcement by staff is in place. He stated that if this is approved, a precedent is set to make this a town of hookah lounges that serve alcohol. He feels this establishment should not be in Lakeside but rather in El Cajon or Rancho San Diego. P. Sprecco asked that the community remain respectful of one another.
- William Perno, presented last month, spoke to provide clarification on the subjects. He stated that the reason it is before the board is because the area has a high crime rate. The applicant earlier stated that crime rate is down at 333%, but Mr. Perno noted that high crime is anything above 120% of the average crime rate. He also Said the Lead program for alcohol training of staff members is a great training, but is not required in the unincorporated areas for the licensee to attend. He restated that is not speaking for or against the licensee but instead provided technical assistance.
- Lorenzo Higley, with the Communities against substance abuse handed out a packet and presented on why he does not believe this project should be approved.
- Ralph Goodrich, Associate Pastor at Harvest Christian Fellowship, stated he is very careful not to be against business and wants to see economic flourishing, but believes this license would allow them to quickly move into a tap beer bar. He also stated he does not think Lakeside should be setting a precedent of ignoring state law. He thinks the board should not approve a project that violates state law.
- **Board Comments:**
- W. Allen stated this is a shopping center where young children frequent
- M. Cyphert stated this business would attract kids and trouble
- B. Sesko noted that he and this board generally supports business, but cannot support putting alcohol in front of 18 year old kids
- M. Anderson stated he is bothered by so many do good organizations trying to shut down alcohol business, would not speak for or against this particular license.
- P. Sprecco spoke on what is exactly being decided, the convenience and necessity clause for an ABC license
- P. Sprecco called for a vote on the motion as presented
- At this time, M. Cyphert left. Quorum remains

*A motion to recommend denial of the project was made by M. Cyphert and seconded by W. Allen.*

**Motion** Passes (9-0-3-3)

- W. Allen requested that it be reflected that the High Crime rate is what drove this motion to deny.

**C. Lakeside Petroleum Inc. –ABC License- (Continued from April Meeting)** the County requests input on its determination of public convenience or necessity for an ABC Permit for an Existing Gas/Service Station Business. Located at 12402 Woodside. Applicant is requesting approval of an ABC Permit to allow the

business to sell alcoholic beverages along with convenient store products including groceries, snacks, drinks, lottery etc.

- Robert Sinclair presented on why his business should be granted this type-21 license. His family has been in business with other gas stations/ convenience stores for over 20 years in San Diego.
- He stated he will require employees go through LEAD Training
- He went over steps he will take to beautify and secure this corner for the community and surrounding businesses. He demonstrated the Sherriff's letter stating this license would not have a negative impact on the community. He wants his store to be a clean, safe one-stop convenience store.
- Stated no loitering will be enforced and that the alcohol sold is to only be consumed in the comfort of one's home. Will enhance the security system with cameras and other features.
- Stated he wants his store to be a partner working with the community
- **Board Questions:**
- J. Bugbee asked if single cans of beer would be sold. Applicant stated he has worked with law enforcement to make it a condition that single containers and no high content fortified wines are offered because it attracts the wrong clientele.
- P. Sprecco asked if Airline bottles would be sold. Applicant stated no, pints and higher.
- S. Robak restated the applicant's point that the single container "brown bags" would attract the wrong type of customers, and the business is taking steps to avoid this.
- K. Ensall stated there is a youth center near this location as well as a nearby liquor store where homeless sit and drink and is concerned about this.
- S. Robak asked if the other nearby liquor stores sells single containers, the applicant stated yes.
- B. Sesko asked why the conditions mentioned are not officially apart of this application; applicant stated they are not at that stage yet where those conditions are final.
- **Public Comments:**
- Josef Kufa asked if they plan to sell local Microbrewery beers. The Applicant stated yes, under the condition they come in prepackaged multi unit containers.
- Theresa Strausberg asked if the community needs another liquor store or should have another grocery store like Vons. Applicant stated they would not be a liquor store.
- Thomas Stam commented that there are plenty other stores selling alcohol and Lakeside is oversaturated.
- The applicant stated he doesn't want to increase the alcohol consumption in Lakeside, but would like to compete for the existing market.
- Terry Burke-Eiserling stated she loved his presentation and hope for the business, but does not believe another alcohol facilitation should be granted.
- Ralph Goodrich spoke again that he is not against the business, but would like to see the other less responsible business give up their license before another is granted. The applicant stated this is possible through market competition.
- Tim Aaron stated the hookah business requesting a license would have been a detriment but a gas station that also sells 6 packs of beer would not be a problem.
- Lorenzo noted once a license is granted, they are difficult to remove.
- **Back to the board:**
- S. Robak stated the letter from the sheriff states that if they saw a rise in crime rate caused by this facility they would seek to revoke the license with the ABC.
- W. Allen stated this business is similar to a 711
- M. Anderson noted these types of business couldn't be compared to a supermarket due to the nature of the business. He asked if there would be a chance for the community to protest when the posting is made to the community on the window at the store, it is already in that process.
- B. Sesko made a motion to deny this application until he can return with the conditions mentioned attached to the application. Seconded by K. Ensall. Motion was Withdrawn
- P. Sprecco noted that this application has already gone before most of the procedures and this would be the last time this board may see this application, so a determination of convenience and necessity is needed at this meeting.
- S. Robak made a motion to approve the application as presented. Seconded by M. Anderson. Motion does not carry.

- P. Sprecco stated that by the standing rules of order, the second motion would be voted on first.
- P. Sprecco asked if S. Robak amended his motion to include the conditions so the meeting could continue. S. Robak said yes. New Motion as stated

*A motion to recommend approval of the application under the condition that no single unit containers, high content fortified wines, or airline bottle be sold was made by S. Robak and seconded by M. Anderson.*

**Motion** Passes (9-0-3-3)

**D. Terrace Hill- PDS2015 TM 5599** The proposed project is a Tentative Map to subdivide APN 400-330-30 into ten (10) single-family residential lots on 2.85-acre parcel located on Terrace Hill (Figure 1). The proposed project is located within unincorporated San Diego County. The site is located in the Lakeside Community Planning Area and is subject to the General Plan Regional Category Village, Land Use Designation VR-4.3. Zoning for the site is RS. Access to the project would be provided by Terrace Hill Drive, which would connect to Pepper Drive.

- Hetty Levine with REC consultants presented for this project.
- Site is currently vacant.
- **Board Questions:**
- B. Sesko asked if Terrace Hill is a private road
- N. Thompson asked if there are any plans to improve the private road, there are no plans to date
- K. Ensall asked what the setbacks were for the project, Proponent stated about 25 feet. (see tentative map for details)
- B. Sesko asked if there is a private road maintenance agreement , proponent answered not that she is aware of.
- **Community Questions:**
- Janice Shackelford asked if they are asking for any variations or deviances, there are not currently.
- Edward Rodden, resident of el cajon nearby to this property, asked about what type of driveways would be built for these homes. He also asked about the sewer plans for the project. He asked the applicant to explain what they would be doing for storm drains. Mr. Rodden stated he would email his list of questions to the board
- This project had about 20 community members present.
- Ms. Levine stated this is only a tentative map and no plans have been readied or finalized yet. It will come back before the board much later.
- She also stated this is a county of San Diego project and El Cajon is not pursuing annexation.
- Josef Kufa asked if the water would be all dumped into the ground and if this would cause landslides. Ms. Levine answered that the bio-detention basins would be built to maintain and accommodate any flood events.
- Jason Mount stated there are safety issues on this road. He asked what would be done about the road easements. He stated his concern for 10 homes being too many on this road.
- Jack Emery stated his concern for the existing sewer not being adequate for this space. He also displayed his concern for the easements not being wide enough
- Karine Mount stated her concern for the heavy equipment damaging the road and if anyone would fix it.
- P. Sprecco acknowledged there are many drainage issues on these hills in this region.
- Ms. Levine stated it is illegal for storm water runoff to exit a property, so any home homes here will comply.
- Mike Hurley, resident to the east of this project. He is concerned about whether these would be 2 story homes and believes it is not consistent with the neighborhood
- **Back to the board:**
- K. Ensall stated the number of homes on this small area is inconsistent.
- W. Allen stated these lot size-zoning issues have been coming for a long time, and believes the tentative map presentation was well done. He acknowledged the concerns of the community, but clarified that this request is only a tentative map lot split and the other issues and concerns can be address later.
- B. Sesko asked whether there would be any guarantee of 10 lots on this parcel.

*A motion to recommend approval of tentative map was made by W. Allen and seconded by Bob Turner.*

**Motion Passes (8-1-3-3)**

**E. Peacock Hill- Discretionary Permit for Tentative Map PDS2015-TM-5598, Site Plan PDS2015-STP-15-003, and Rezone PDS2015-REZ-15-002APB Group-** The 4.83-acre project area is located within the Lakeside Community Planning Area of San Diego County, at 13586 Highway 8 Business Route, between East Lakeview Road and Los Coches Road. The project would construct 64 two-bedroom, two-story condominium units in five buildings onsite. Discretionary actions include a Tentative Map for condominium purposes, a Rezone, and a Site Plan.

- No Proponenet present
- No Group Discussion

**F. APB Group- Discretionary Permit for Site Plan PDS2015-STP-15-007- Proposed (2) Fast food restaurants w/drive-thru windows each**

- Not enough information on this project or time for discussion
- Agenda item was placed last minute by special request to the board
- N. Thompson stated he didn't believe the board has enough information, or that there was enough preparation of this presentation for this agenda.
- B. Sesko asked there would be clarification that the applicant comes back with a packet ahead of the meeting so everyone is prepared.

*A motion to defer this item to the June Meeting was made by N. Thompson and seconded by J. Bugbee.*

**Motion Passes (9-0-3-3)**

## **9. GROUP BUSINESS:**

**A. Vacancy Seat #6 – Qualified Candidates that have submitted applications will be allowed give a brief presentation on their desire and qualifications.**

- Josef Kufa applied and presented his qualifications and why he would like to serve on the board
- Lisa Anderson applied and presented her qualifications and why she would like to serve on the board
- The Board took a vote: Josef 5, Lisa, 4
- The Board will submit the recommendation for Josef Kufa to the County Board of Supervisors.

**B. Vacancy- Seat #13 –** The process will begin immediately to fill the seat held by Linda Strom. Persons interested in applying for this open seat must submit an application before the June meeting.

**C. Members Attendance Review –** An attendance review will be conducted for all members, and any member who meets the criteria for forfeiture will be identified, and noted in the minutes, and an action will be placed on the next agenda to vote to either waive or reaffirm any forfeiture.

-Deferred, see minutes for record of attendance each month

## **10. SUBCOMMITTEE REPORTS:**

**A. Design Review Board (DRB) –** J. Bugbee reports they want 2.1 parking places per unit, and will be heard by the county. **B. Sesko** reports that he has been reaching out to Diane Jacobs's office about the path projects take in regards to planning use and design review.

**B. County Service Area 69 (CSA 69) –** P. Sprecco stated we are currently looking for someone to chair this subcommittee

**C. Trails –** Santee trails connecting to the Lakeside through the River park. K. Ensall requested the Planning Board place her FEMA report on the agenda.

**11. ADJOURNED:** 9:05 p.m. The next meeting will be at the Lakeside Community Center on June 3rd, 2015 at 6:30 pm with the Open House starting at 6:00pm.

Nathan Thompson, Secretary  
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