

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 | lakesidecpg@gmail.com

MEETING MINUTES

Wednesday, June 07, 2023

6:30pm – 8:20pm

Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

1. CALL TO ORDER | ROLL CALL

Seat	Member Name	P/A	Seat	Member Name	P/A	Seat	Member Name	P/A
1	Shari Cohen	P	6	Spencer Hancock	P	11	Tony Santo	A
2	Robert Rutledge	P	7	Sam McGovern	P	12	Steve Robak	L
3	Ron Kasper	P	8	Morgan MaGill	P	13	Dan Moody*	P
4	Sasha Reva	A	9	Connie O'Donnell	P	14	Kristen Everhart	P
5	Carol Hake	P	10	Rey Lyyjoki	P	15	Tiffany Maple	P

*Off the board- waiting for County confirmation

- Quorum reached with 12 present.
- Public present (approximate): 45

2. PLEDGE OF ALLEGIANCE

- *Invocation led by:* Dan Moody

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF

- *Date:* April
 - *Action:* Motion to approve by Ron, seconded by Morgan.
 - *Vote:* Shari abstained due to not being present at meeting.

Aye	Nay	Absent/Vacant	Abstain
11	0	3	1

- *Date:* May
 - *Action:* Motion to approve by Morgan, seconded by Kristen.

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- *Vote:*

Aye	Nay	Absent/Vacant	Abstain
12	0	3	0

4. ANNOUNCEMENTS

A. AUDIO RECORDING

Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

5. OPEN FORUM

- None.

6. PUBLIC HEARING (*Discussions and Vote*)

A. PDS2023-MUP-23-003 Major Use Permit – Wireless Facility, 13027 Ha Hana Road, Lakeside

- *Presented by:* Harold Thomas
- *Summary:* Proposal to build new wireless facility to provide coverage to Lakeview Road, Los Coches Road, Morning Star Lutheran Church, 42' faux water tower in the foliage. This will include FirstNet software for first responders. Area was chosen due to having mostly poor and fair coverage and in some spots, no coverage.
- *Audience comments:*
 - Wade Carter resident next door. Lots of wildlife in the area with a nesting area for birds. The original owner of the land would not sell to neighbors because they wanted to keep it to nature. Concerned that it will decrease property values. Used to be an Indian campground and concerned that it will destroy the beauty and history.
 - Kaleigh Shay strongly opposed. Grandparents grew up on the road and just bought a property across the street. Concerned about the radiation of this tower and how it will impact her children.
 - Tod Lent used to install for AT&T and has been doing it for 13 years and is concerned about usage of microwave dishes and concerned of the amount of radiation pumping out in the neighborhood based on the strength of the tower.
 - Maureen Coyne-Hall lives in the community and doesn't appreciate that it is being paraded as a public safety.

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- Julie Turko, Executive Director of Lakeside's River Conservatory. Approached by AT&T in April 2022 and wanted to explore the idea. No decision was made by the Conservatory to move this project forward and they didn't know about the meeting until someone sent it to them. Permit process is putting the cart before the horse. Will take feedback from the community to board. The authorization is just for the permit process to move forward but this is not a binding agreement.
- Trish Diginan is concerned with a conservancy that will entertain this idea.
- Alan Austin speaking on behalf of his client Maria Butler. Wants to know how big the property is (Kristen clarified that it was 3.42 acres) and wants to know what their future plans are for the site. Harold said that they would be adding one or two more once they started the project.
- Andy Paulsen lives next door is opposed to it and researched on AT&T and saw that there was full 5G coverage already at that site. The road is very dark and is concerned about the aesthetics and the lights and noises impacting the area. Harold clarified that the site would be built on gravel that is already there and they will submit a noise study in the permit process.
- *Board Comments:*
 - Ron questioned Julie Turko, asking why the property is closed off. Julie said it is for safety reasons.
 - Shari wants to know how AT&T got access to property owned by the Conservatory. Harold clarified that AT&T set up a design visit, met with the previous property owner, and someone from the Conservancy on the previous board started the ball rolling on this issue and gave a letter of authorization to proceed.
 - Dan asked if any property owner was in favor of it, they all said no.
 - Carol commented that the permit was created with the County which means that someone from the conservancy started the major use permit.
 - Steve clarified that the carriers go to the property owner and pay the property owner rent based on their location.
 - Rey clarified that as a retired Deputy Sheriff that from his experience, cell service is spotty in rural areas and FirstNet helped him do his job at that time. Is sympathetic to property owners but

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suggests people give alternative options instead of shutting down altogether.

- Sam asked why it has to be 42' tall and if other sites in the area were looked at as well. Harold said because of the vegetation to stop the effect of the foliage and due to the property being on a slope it needs to be this height. This isn't the first choice, other properties were looked at but because of elevational differences and property owners stopping negotiations they ended up here.
- Kristen asked if they brought anyone from emergency services to back up their claim, he said no. She also asked if they looked at other designs that blended better but the previous property owner liked the water tower design which is why the proposal. She asked if less antennas were an option and he said he could ask about it.
- Spencer asked about consideration to wildlife in the area. Harold said because the scope of the project is smaller that it is in compliance with county policy. Spencer asked if there was room for other carriers in the tower if AT&T would profit and Harold said yes, they would rent the space to other carriers.
- Robert asked if they would do any other environmental impact studies even if they were exempt from it and encouraged it. He asked if any non-residential areas were identified. Harold said they were but this was the best option.
- *Action:* Robert made a motion to oppose, seconded by Tiffany.
- *Vote:*

Aye	Nay	Absent/Vacant	Abstain
12	1	2	0

B. PDS2022-MUP-22-006, Woodside Self Storage, Woodside Avenue & Cactus Street, Lakeside

- *Presented by:* Dave Meinecke
- *Summary:* Adding on to the existing retail site where Planet Fitness and Auto Zone are located. 3 story with a 2 story aesthetic. Will have a space for patrons to load at the front or rear. Low traffic impact expecting 6 cars at peak AM and 9 at peak PM hours. Office is modern upscale retail. Will have 24-36 cameras recording throughout the facility, low emittance light packs will case the building every 30 feet. Patrons will have to enter code to get into the

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building that will only get them to their floor during business hours and the building is locked during off hours.

- *Board Comments:*

- Ron asked about the aesthetic of the building, and Dave clarified that aesthetic was decided from design review board meetings and signage will be about 30 feet.
- Dan asked if there will be security fencing and Dave said no there will be roll up doors and gate codes only but it backs up to the alley so there's no drive up.
- Steve clarified that the design will blend in more with the surrounding area unlike the original design that was a little too modern. He said that the updated design is much better.
- Sam asked the height in comparison to surrounding buildings.
- Kristen asked if there would be a noise impact. The machine room will be in the basement so it won't impact the apartment building. Asked if there would be solar, and he said yes. She clarified that people wouldn't be taking curb parking from the apartment building owners. She wanted to clarify that there are measures to ensure that people don't try to live out of their storage units and he said absolutely. She asked if there would be limits on how often people would be able to visit their facility, and he said no but they have people trained on what to look out for to ensure people don't engage in inappropriate behavior.
- Robert asked how many jobs would be created. He said about 6 part time and 2 full time.

- *Action:* Sam motion to approve, seconded by Kristen.

- *Vote:*

Aye	Nay	Absent/Vacant	Abstain
13	0	2	0

C. PDS2023-MUP-86-006M8 – Jarbo Addition, Lakeside

- *Presented by:* Alan Austin
- *Summary:* Adding a second story above the garage of a home (master bedroom and master bath) and the design will look like it was built that way originally. Adding horizontally not vertically.
- *Board Comments:*

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- Steve clarified that on this property that he could build a 1,200 square foot ADU without approval.
- *Action:* Motion to approve by Steve, seconded by Robert.
- *Vote:*

Aye	Nay	Absent/Vacant	Abstain
13	0	2	0

7. COUNTY PRESENTATIONS (*Possible Vote*)

A. Riverview Avenue and Lemon Crest Drive – Request for an all-way stop control

- *Presented by:* Kristen Green
- *Summary:* Comes home that way every day and there is only a stop sign at Lemon Crest. There have been multiple accidents and limited visibility. Believes that the stop sign would slow people down
- *Board Comments:*
 - Carol said the Department of Public Works is on board with it and it's coming to us before it goes to the Traffic Advisory Board.
 - Kristen clarified that Public Works is not recommending it but leaving it to us. She said that there have been 4 accidents in the span of 5 years. She also asked if the vegetation visibility issue was addressed or if things have been surveyed or if there has been citation history.
 - Carol said that the Public Works did a data collection survey of the area and it supports an all-way stop.
 - Ron went to the intersection yesterday to check for himself and agrees that it is a problem and supports it.
 - Dan agrees that the intersection is a problem and is surprised this hasn't come up before.
 - Steve said shrubbery citations shouldn't be a factor and that if the intersection is unsafe.
 - Connie has a friend on that street and said during rush hour it is a scary intersection and would like to approve.
 - Carol said the hill might be part of the problem.
 - Morgan expressed concern for putting a stop sign in an intersection that has never had one before and it giving a false sense of security to people turning onto the road and that there would be

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forewarning of the stop sign instead of just putting in a stop sign. She emphasized having a stop ahead sign and/or a sign indicating that a stop sign will be put in on a given date.

- Kristen expressed the necessity for visibility of the stop sign that it won't be hidden behind the pole. She made a motion to table discussion until utilities and the county to survey the area and move the pole, there were no seconds.
- Carol said she would like to stick to the motion to approve an all way stop or not.
- **Action:** Steven made a motion to approve, Sam seconded motion.
- **Vote:**

Aye	Nay	Absent/Vacant	Abstain
12	1	2	0

8. GROUP BUSINESS (*Discussion and Possible Vote*)

A. ANNOUNCEMENTS

- None.

B. REQUIRED TRAINING

- Kenneth Melton is currently substituting for Jessica at the County so if we see an email from him it's not spam.

C. WEBSITE UPDATES

- Rey's name was misspelled so Carol updated it. Carol invited board members to periodically review the website to ensure everything is correct.

D. OTHER

- None.

9. SUBCOMMITTEE REPORTS

A. DESIGN REVIEW BOARD (DRB)

- *Subcommittee Chair:* Tony
- *Comments:* None.

B. TRAILS

- *Subcommittee Chair:* Kristen
- *Comments:* None.

C. CAPITAL IMPROVEMENT PROJECTS (CIP)

- *Subcommittee Chair:* Ron
- *Comments:* None.

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D. PARK LAND DEDICATION ORDINANCE (PLDO)

- *Subcommittee Chair:* Carol
- *Comments:* None.

E. HIGHWAY 67 CMCP/I-8 CMCP PROJECTS

- *Subcommittee Chair:* Richard
- *Comments:* None.

F. HOMELESS TASK FORCE

- *Subcommittee Chair:* Shari
- *Comments:* None.

G. ROAD RESURFACING

- *Subcommittee Chair:* Sasha
- *Comments:* None.

H. ADHOC COMMITTEE - STANDING RULES

- *Subcommittee:* Kristen, Sam, Spencer, Sasha, Robert
- *Comments:* Heard back from the county last week so will have an update at the next meeting after it's reviewed.

I. PROPOSED CPG ADVISORY POSITION SANDAG BOARD OF DIRECTORS

- *Subcommittee Chair:* Carol
- *Comments:* Board of Supervisors voted unanimously to approve this seat as an advisory position on the SANDAG Board. Once the bylaws and everything for this group is in order the official request will be submitted to SANDAG.

10. ADJOURNMENT OF MEETING

- Meeting adjourned at 8:20pm by Carol Hake.

NOTE: The next regular meeting of the LCPG will be on Wednesday, July 5, 2023, at 6:30pm at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Minutes prepared by: Morgan MaGill, Secretary

From: [Brooke Faigin](#)
To: [Van Leeuwen, Meghan](#)
Subject: [External] Re: Riverview Av & Lemon Crest Dr All-Way Stop
Date: Tuesday, October 8, 2024 4:15:30 PM

Good afternoon, Ms. Van Leeuwen,

I 100% agree with this recommendation. Ironically, this is the route I take to work each morning, and I have to pull onto Riverview Avenue to see any oncoming traffic before I make the right turn onto Riverview. This is such a dangerous intersection and could be avoided by adding an all-way stop. I cannot tell you how many students I see walking this road on my way to work, and forcing drivers to slow down due to an all-way stop would be so beneficial to other drivers and pedestrians alike.

Please let me know if you need additional information.

Sincerely,

Brooke Faigin
Principal
River Valley Charter School
619-390-2579

On Tue, Oct 8, 2024 at 2:20 PM Van Leeuwen, Meghan
<[Meghan.VanLeeuwen@sdcounty.ca.gov](mailto: Meghan.VanLeeuwen@sdcounty.ca.gov)> wrote:

Principal Brooke Faigin,

The San Diego County Traffic Advisory Committee (TAC) reviewed the intersection of Riverview Avenue and Lemon Crest Drive for an installation of an all-way stop at their October 4th meeting.

This intersection is located near your school's school zone.

The intersection of Riverview Avenue & Lemon Crest Drive has been identified by Traffic Engineering as meeting Option C, intersections where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop, and Option D, at an intersection of two residential collectors of similar design and the all-way stop would enhance the traffic operations of said intersection, of the Multi-Way Stop Application optional criteria as described in the California Manual on Uniform Traffic Control Devices (CA MUTCD), Section 2B.07, therefore an all-way stop control should be considered.

This recommendation will be presented to the San Diego Board of Supervisors for their approval before implementation.

The TAC is requesting a moment of your time to provide your input on this item before it goes before the Board.

Please let us know if you have any comments, concerns, or questions.



Thank you,

Meghan Van Leeuwen, Engineering Technician

Department of Public Works, Transportation Division

County of San Diego Land Use and Environment Group

Email: Meghan.VanLeeuwen@sdcounty.ca.gov

From: [John Greenwell](#)
To: [Van Leeuwen, Meghan](#)
Subject: [External] Re: Riverview Av & Lemon Crest Dr All-Way Stop
Date: Tuesday, October 8, 2024 2:27:31 PM

Hello Meghan,

Yes, I am in full support of an all-way stop at the intersection of Riverside Avenue and Lemon Crest Drive. Many of our staff and students' parents use this way to access the Riverview campus in the morning at drop off time. It is difficult for parents making a turn onto Lemon Crest Drive from Riverview Avenue. I support an all-way stop to ensure the safety of our community.

Warm regards,
John Greenwell, Proud Principal

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<Meghan.VanLeeuwen@sdcounty.ca.gov> wrote:

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goes before the Board.

Please let us know if you have any comments, concerns, or questions.



Thank you,

Meghan Van Leeuwen, Engineering Technician

Department of Public Works, Transportation Division

County of San Diego Land Use and Environment Group

Email: Meghan.VanLeeuwen@sdcounty.ca.gov

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John Greenwell, M.S.Ed (he, him, his ([What is this?](#)))

Principal of Riverview International Academy

Winter Gardens Campus (**grades TK-1**) Phone: (619) 390-2687

Riverview Campus (**grades 2-5**) Phone: (619) 390-2662

Email: jgreenwell@lsusd.net

Land Acknowledgement: I live and work in traditional, unceded Kumeyaay (Tipai-Ipai) territory.

Join our school's PTSA: RIAP TSA.COM



Please excuse any typos or errors and refer to Electronic Communications Privacy Act, **18 USC SS 2510-2521.**