

**Lakeside Design Review Board  
Minutes of August 8, 2012  
Lakeside Community Center  
9841 Vine Street Lakeside CA 92040**

1. **Call to order:** Chair Robin Clegg called the meeting to order at 7:05pm Members present: Robin Clegg, Duane Dubbs, Janis Shackelford, and Frank Hilliker. Member Excused: Chad Enniss & Russ Rodvold.
2. **Open Forum:** None
3. **Approval of Minutes:** Motion to approve the minutes of June 13, 2012, was made by Frank Hilliker and seconded by Robin Clegg. Vote: 4-0-0
4. **Administrative Announcements:**
  - a). announcement confirming board member Duane Dubbs for additional 2 years.
  - b). Janis Shackelford was informed her seat is coming up for renewal and she would need to take action to be reappointed.
  - c). Board of Supervisors will consider adoption of a Zoning Ordinance Amendment creating a community design review checklist procedure intended to simplify and streamline the "B" Designator community design review process by providing an exemption to the Site Plan Permit process for applicants that meet specific qualifying design standards and criteria. Possible action. Duane Dubbs made a **motion to approve, Vote 4-0-0 the amendment as long as County Staff accepts the board's recommendation to go with the condition and questions based on this letter submitted by Janis Shackeloford**, the letter is dated July 30, 2012. To Marcus Lubich see letter below:

July 30, 2012

To: Marcus Lubich  
From: Janis Shackelford  
Subject: Draft Checklists for Lakeside

Hello Marcus,  
I have the following comments and questions regarding the Draft Checklists for Lakeside.

The following abbreviations have been used:  
LDG = Lakeside Design Guidelines  
DCTC = Draft Checklist Town Center and Side streets  
DCC = Draft Checklist for Commercial outside Town Center  
DCI = Draft Checklist for Industrial

Approved site plans have on-going conditions, such as requiring maintenance of landscaping, replacing trees, etc.. Will the Checklist procedure also have on-going conditions for maintaining landscaping, consistent with the submitted plans?

LDG pg 28:

All public right-of-way areas between a newly-developed property and the existing sidewalk or street edge should be fully landscaped. However, trees should not be planted in the right-of-way.

This criteria has been left out of all checklists.

General question- The County's Offstreet Parking Manual has been updated. Are the LDG criteria for parking lots and parking lot landscaping consistent with the new manual? Which will apply?

Draft Checklist for the Town Center and Town Center side streets.

LDG pg 40: Parking lot setback should be at least 10 feet from property line.

LDG pg 45: Parking lot setback should be at least 15 feet from property line.

DCTC #9, #53: Other than Maine Avenue in the Town Center, a parking lot that abuts a public street is set back at least 10 feet from the property line. B1-A.1(p39)

DCTC has significantly reduced the setback for parking lots in Sub-District B1-B, inconsistent with the LDG.

No comments on DCC or DCI.

Draft Checklist for Multifamily

- All multi-family projects should provide at least 100 square feet of Private Useable Open Space per dwelling unit. For upper level units entirely above grade, Group Open Space may be substituted for up to 50 square feet of this requirement.

LDG pg 50:

The substitution criteria, for above grade units, has been left off of the checklist.

## 5. Site Plans:

a) **S07-022, 9668 Riverview Avenue.** Not reviewed at this time.

b) **STP12-013, 12306 Lakeshore Dr.** Not reviewed at this time.

c) **STP12-014, APN-374-010-37-00, Marathon Parkway,** The primary building will have a lower floor of 61,800 square feet and an upper floor of 8,768 square feet for a total of 70,568 square feet. There will be approximately 17,271 square feet of office area with the balance being production. This building will be concrete tilt-up construction. The building will have two bridge cranes, one of which will project outside of the building to facilitate the loading of trucks. Frank Hilliker **made a motion to approve**, 2<sup>nd</sup> by Duane Dubbs **vote 4-0-0.**

## 6. Waiver Requests:

7. a). Not reviewed at this time.

b). **9732 Winter Gardens Blvd., O'Reilly's Auto Parts sign request.** Janis Shackelford made a **motion to approve, with the condition** that there not be the huge Red sign on the Face of the Building. The Signage Stating O'Reilly's Auto Parts are accepted as long as the face of the building remains the existing colors. 2<sup>nd</sup> by Frank Hilliker. **Vote 4-0-0.**

**c). Royal Road, APN 388-260-71/72:** Temporary Fire Station-site is located on the south side of Royal Road, behind the small convenience center located on the southeast corner of Royal Rd and Winter Gardens Blvd. Janis Shackelford made a **motion to approve**, with the understanding that this is temporary with approximately a 5 year site for the fire district till they find a new site. 2<sup>nd</sup> by Frank Hilliker **Vote 4-0-0**.

**d). 12584 Mapleview Street,** Rodeo Grounds Free Standing sign. Don Hickle made the new presentation for the sign with some help from Terry Kitaen of Sign Tech. **The new sign will be approved as submitted** by a motion from Frank Hilliker and 2<sup>nd</sup> by Janis Shackelford with the condition that they try to have the name Lakeside for the community recognition. This sign is stepping out of DRB guidelines but has been considered due to the long standing work of the non-profit work by the stadium association and the good community connection that this sign can provide. **Vote 4-0-0**.

**e).** 12701-12721 Mapleview Street, Roof Mounted Solar and Fenced area for Tank at apartment complex. Frank Hilliker made a **motion to approve** as submitted 2<sup>nd</sup> by Janis Shackelford. **Vote 4-0-0**.

8. **Adjournment:** 9:05pm

By Secretary Duane Dubbs.