

LAKESIDE DESIGN REVIEW BOARD

Minutes of August 14, 2013

Members Present: Duane Dubbs, Frank Hilliker, Steve Stockwell, Janis Shackelford
Julie Bugbee

Public Present: 9

1. Chairman Frank Hilliker called the meeting to order at 6:35 PM.

2. **Open Forum:** see below.

3. **Approval of minutes:**

Motion to approve the minutes of July 10, 2013 by J. Bugbee, second by S. Stockwell.
The vote was 4-Yes, 0-No, 1-Abstain (J. Shackelford).

4. **Administrative / Announcements:**

a. Change of meeting time- County park staff will extend the room divider so our meeting can begin at 6:30 PM while the activity in the other half of the room finishes.

5. **Site Plans:**

a. PDS 2013-TM5536R Tentative map revision to a multi-family housing complex at 9702 Riverview. Applicant: If undergrounding is required, two existing power poles along the frontage will be removed however 4 new power poles will be required - two poles for supports and two poles to serve residences across the street.

Question whether trees in the proposed landscaping under the power lines will be suitable, not require topping in the future.

Motion by J. Shackelford to approve the tentative map revision with the request for the County's landscape architect to verify the landscaping plan's trees along the frontages are suitable for remaining under the power lines. Second by J. Bugbee. The vote was 5-Yes, 0-No, 0-Abstain.

b. PDS2013- STP 13-017 Site plan for a multi-family complex located at 9911 Channel Road. Applicant: Meets parking requirements, staff does not object to tandem parking arrangement, handicapped space can be used by any resident, toned down building colors. Members noted sidewalks were not continuous, no trash enclosure, landscaping less than guidelines describe, location of mechanical equipment, whether private open space is used up with the equipment, LCPG community plan parking requirement was 2.1 / unit. Motion by D. Dubbs to request a revised site plan to address the following:

1. Is the parking layout acceptable, what is the required number of spaces?
2. Provide curb, gutter and sidewalks along project frontages.
3. Provide a complete landscaping plan.
4. Architectural design- provide a mansard along street roof line, improve visual appearance of the building.
5. Location of mechanical equipment.

Second by J. Bugbee. The vote was 5-Yes, 0-No, 0-Abstain.

c. PDS2013- STP 89-095W1 Site plan modification for a Taco Bell on Woodside Ave. Applicant not present, continued item.

6. Waiver Requests:

a. 7200 SF New steel building and convert existing single family dwelling to an office at 12215 Highway 67. Applicant: Parcel was A70, now M58, building is located behind the office, existing landscaping along frontage. Motion to recommend approval of the waiver request by J. Bugbee, second by D. Dubbs. The vote was 4-Yes, 1-No (J. Shackelford), 0-Abstain.

7. Presentation / Discussion:

a. New building for a Tractor Supply Company off of Olde Highway 80, adjacent to I-8. Applicant: parcel located east of the Burger King restaurant on Olde 80. One entrance to align with future Pecan Park intersection, will want a freeway sign, monument sign, building signage, landscaping with meet guidelines.

Members asked about trash enclosure, lighting, building appearance is good, outdoor displays.

2. **Open forum:** A project representative asked about a parcel along the north side of Highway 67 near Riverford Rd, was advised on guidelines and Riverway Specific Plan requirements for the parcel.

8. The meeting was adjourned at 8:15 PM.

Submitted by,
Janis Shackelford, Secretary.