

LAKESIDE DESIGN REVIEW BOARD

Minutes of October 8, 2014

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

Member Excused: Lynn Carlson

Public Present: 14

1. Chairman F. Hilliker called the meeting to order at 6:30 PM.

2. **Open Forum:** -The Chamber of Commerce will host a meet the candidates forum at the Rodeo Grounds, October 9th, 5:30 PM.

-There will be a Lakeside Revitalization meeting on Thursday, October 30th, 9:30 AM.

-There will be a Chili Cook Off at the Rodeo Grounds, Oct 25th, 10AM.

3. **Approval of minutes:** Motion to approve the minutes of September 10, 2014 by D. Dubbs, motion seconded by J. Bugbee. The vote was 6-Yes, 0-No, 0-Abstain.

4. **Administrative / Announcements:**

None

5. **Site Plans:**

a. **PDS2014-STP-14-019, PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-5590** Large shopping center located at Olde Highway 80 and Lake Jennings Park Road.

Applicant returned to address three issues identified at the September meeting.

1. **Lighting plan, LED lights vs LPS lighting.** J. Shackelford noted the wattage called out on their plans seems excessive for LED lighting, ordinance calls for LPS. Applicant- Are working with County staff on the site lighting since the County's lighting ordinance does not specify LED lighting. LPS lights are no longer being made. Submitted a photometric plan for the site. J. Shackelford will examine it and report to the LDRB at the next meeting.

2. **Landscaping plan that includes details for the bioretention areas.** J. Shackelford noted the street trees do not match the recommended trees for Olde Highway 80.

Applicant-The overhead power lines will not be undergrounded, too high voltage. Have to select a shorter tree, they will specify the African Sumac. J. Shackelford asked if trees could be added at the edges of the bioretention areas? No, roots would interfere with the drainage.

3. **Revised signage plan that is consistent with the Lakeside Design Guidelines.**

Applicant- LDG are outdated, inconsistent with a modern shopping center. Will specify Halo illumination for all tenant signage, but need the oversize signage for visibility from the highway. No change to freeway sign.

Motion by J. Bugbee to recommend approval of the Site Plan with the following conditions:

1. The street edge tree to be African Sumac.

2. Halo illumination for all tenant signage.

3. Parking lot lighting to meet County requirements.

Second by S. Stockwell. The vote was 5-Yes, 1-No (J. Shackelford), 0-Abstain.

b. **PDS-2014-STP-14-017** Apartment building located on Lakeshore Ave. between Channel and River. 11360 Lakeshore Dr. Applicant has a lapsed Site Plan. Using the new checklist procedure, complies with most issues. Board members questioned whether there were storm water requirements. F. Hilliker made a motion to recommend approval of the site plan as submitted. If storm water requirements cause any changes, the site plan must be reviewed again. Second by D. Dubbs. The vote was 6-Yes, 0-No, 0-Abstain

c. **PDS-2014-TPM-21215** Discretionary permit for 4 unit complex.
No action- not sure why the plans were sent to the LDRB since the units are already occupied.

d. **STP-14-022** 32 unit apartment complex located at 14265 Rios Canyon Rd. Applicant- was required by the County to build the apartments instead of single family. Certain details were missing from the plans such as a zoning box, computations of group usable and private usable open space.

J. Shackelford made a motion to request a revised site plan with the following details:

1. Show building utilities (AC units, water heaters, etc.)
2. Move street edge trees out of the right of way and verify the tree species can be located under overhead power lines.
3. Trash enclosure detail.
4. Lighting detail.
5. Group usable and private usable open space square footage.

Second by J. Bugbee. The vote was 6-Yes, 0-No, 0-Abstain.

6. **Waiver Requests:**

a. 12107 Woodside Ave., USA Gasoline. Replace existing canopy, building signage and fuel pumps.

No applicant, continue to next meeting.

7. **Presentation / Discussion:**

Presentation of the proposed Cedar Fire monument to be constructed at the new Fire Station on Lakeside Ave. Board members stated the plans looked very good.

8. The meeting was adjourned at 8:05 PM.

Submitted by,
Janis Shackelford, Secretary.