

LAKESIDE DESIGN REVIEW BOARD

Minutes of June 13, 2018

Members Present: Frank Hilliker, Janis Shackelford, Julie Bugbee, Steve Stockwell,
Duane Dubbs, Russ Rodvold
Member Excused: Brian Sesko,
Public Present: 8

1. F. Hilliker called the meeting to order at 6:00 PM.

2. **Open Forum:** None

3. **Approval of minutes:** D. Dubbs made a motion to approve the minutes of May 9, 2018, second by J. Bugbee. The vote was 6-Yes, 0-No, 0-Abstain.

4. **Administrative / Announcements:**

None

5. **Action Item:**

a. Minor deviation at 9606 Winter Gardens Blvd- withdrawn by applicant.

b. PDS2018-ZAP-96-035W1 Minor Use permit modification located at 13002 Highway 8 Business, El Cajon, 92021. Update existing telecommunications facility with minor aesthetic improvements. Existing cellular antenna being converted to a faux palm tree. D. Dubbs made a motion to recommend approval of the MUP modification, second by R. Rodvold. The vote was 6-Yes, 0-No, 0-Abstain.

c. Minor Deviation to a Major Use Permit at 9614 Winter Gardens Blvd. Changing signage on an existing McDonald's restaurant. Building is undergoing remodeling, previously seen in July 2016. However members noted that existing mature trees had been cut down. J. Shackelford made a motion to recommend denial of the Minor Deviation to the Major Use Permit for signage because mature trees on the site have been cut down. The LDRB wants to be assured the landscaping will be restored with the significant trees replaced. Motion seconded by R. Rodvold. The vote was 6-Yes, 0-No, 0-Abstain.

d. Site Plan Exemption for a used car lot located at 8461 Winter Gardens Blvd. Various questions exist for this site, none of which the applicant could answer. J. Shackelford made a motion to recommend denial of the Site Plan Exemption as presented, the following details must be answered:

1. Can a commercial business and a residential building share the same parcel?
2. What is the access to the residence at the rear of the parcel?
3. Provide a landscaping plan for the frontage and side areas as indicated on the plan.
4. What does the word "Demo" on the building refer to?
5. Parking lot/disabled spaces clarified.
6. Lighting plan.

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

6. Presentation / Discussion:

a. New construction of a 3188 square foot commercial building with parking located at 11632 Riverside Drive. Site is C36, has existing residence on it.

Board discussed the project's plans, eliminate ADA parking backing out onto the street,

suggested changing the parking lay-out, need to have 15 ft front landscaping, need 5 ft landscaping on the parking lot perimeter, landscape plan, lighting plan, storm water plan.

Suggested look at the site plan application details at the back of the Guidelines and the County's Parking Design Manual.

7. The meeting was adjourned at 7:16 PM.

Submitted by,

Janis Shackelford, Secretary.