



OPEN MEETING

**REPORT OF THE REGULAR OPEN MEETING OF THE
THIRD LAGUNA HILLS MUTUAL
PARKING AND GOLF CART SUBCOMMITTEE**

**Wednesday, July 27, 2022 – 1:30 p.m.
24351 El Toro Road, Laguna Woods, California
Board Room and Virtual with Zoom**

REPORT

Members Present: Cush Bhada – Chair, John Frankel, Mark Laws,
Hal Horne - Advisor

Members Absent: None

Others Present: **Third:** Ralph Engdahl

Staff Present: Bart Mejia – Maintenance & Construction
Assistant Director, Tom Siviglia – Security, Laurie
Chavarria – Sr. Management Analyst, Sandra
Spencer – Administrative Assistant

1. Call to Meeting to Order and Establish a Quorum

Chair Bhada called the meeting to order at 1:30 p.m.

2. Acknowledgement of the Media

There was no media present.

3. Approval of the Agenda

Mr. Mejia requested that Item 8d become 8c and 8c become 8d. Hearing no objection, the agenda report was approved as amended.

4. Approval of the Meeting Report for May 25, 2022

Hearing no objection, the meeting report was approved as written.

5. Chair's Remarks

None.

6. Member Comments (Items Not on the Agenda)

None.

7. Department Head Update

None.

8. Unfinished Business

a) Update on Parking Concerns in CDS33 and CDS344

Staff evaluated CDS 33 for safety issues and determined that a section of curb should be painted red. The work has been completed and staff will continue to monitor the area to ensure that the safety issue has been resolved. With regard to CDS344, the Security and Compliance departments are working together reduce the number of cars parking in unassigned spaces. Citations are being written for cluttered garages which cause vehicles to be parked in unassigned instead of assigned spaces. Security has noticed a decrease in the number of complaints about lack of available parking in CDS344.

b) Discuss Installation of Level 3 Chargers

Mr. Mejia led a discussion regarding the benefits and costs of Level 3 chargers; the infrastructure requirements; and the pending results from SCE's evaluation of potential sites for Level 2 Charging Stations which will be brought to the GRF M&C Committee and GRF board for consideration.

c) Discuss 2017 Parking Assessment Report

Mr. Mejia introduced the 2017 Parking Assessment Report and highlighted pages that are relevant to adding parking spaces and red curbs.

d) Discuss Defining a Process for Assessing Additional Parking Needs Throughout Third Mutual

The committee discussed potential parameters for adding parking spaces and some of the challenges including impact on open/green space and the cost of design and construction.

Staff was directed to return to the subcommittee with a fee range for what a new traffic study would cost to address lack of available parking spaces within the impacted areas of mutual as depicted in the 2017 Parking Assessment Report.

Director Frankel has become aware of vehicles near Clubhouse 5 block the sidewalk when parked on their own short driveways, outside of their garages. This causes those members to be in violation by blocking the sidewalks but they are on their own driveways so this is a difficult situation.

Staff was directed to conduct a mini-study in consultation with Security and return to the subcommittee with potential solutions that follow vehicle codes.

- e) Discuss Installation of Solar Panels on Carports to be Used by Individuals to Charge Electric Vehicles

Mr. Mejia summarized prior discussions for charging vehicles without using the current electric service and introduced other options currently available in the marketplace and the costs associated with those options. Staff answered questions from the committee.

Staff offered to continue to monitor grants and programs which might make carport charging more affordable in the future.

Staff was directed to add this item to Unfinished Business on the next agenda.

9. New Business

- a) Potential Moratorium on EV Charging Permits

The subcommittee discussed that the reason for imposing a potential moratorium on issuing charging permits was so that the current fee could be analyzed for fairness and to prevent overextending the infrastructure.

Staff was directed to provide an estimate for the typical cost to charge an EV for a year to the Third M&C Committee meeting or a special meeting of the Third Parking and Golf Cart Subcommittee.

Director Laws left the meeting at 2:45 p.m.

Items for Future Agendas: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- Potential Revenue from Tesla for Charging Stations

Concluding Business:

10. Subcommittee Member Comments

- Advisor Horne commented that the meeting provided a good discussion.

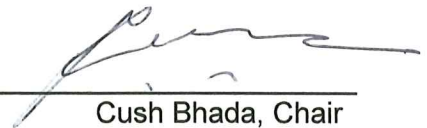
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- Chair Bhada commented that electric vehicles will lead us into many future discussions.

11. Date of Next Meeting: September 28, 2022

12. Adjournment

Chair Bhada adjourned the meeting at 2:51 p.m.


Cush Bhada, Chair

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Manuel Gomez, Staff Officer
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