City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Gaio, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: April 13, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: **Certificate of Appropriateness for Precise Plan of Design (PPD) No. 04-02-** A proposal to demolish an existing single-family residence, and construct a two-story duplex on a 0.15- acre lot located at 11023 San Juan Street.

RECOMMENDATION

Staff recommends that the City Council ratify the Historical Commission's approval of the Certificate of Appropriateness for the demolition of the existing 725 square-foot single family residence located at 11023 San Juan Street.

BACKGROUND

The project includes a request to demolish an existing 725 square-foot residence at 11023 San Juan Street (Attachment A). Staff was able to verify through Data Quick that the existing residence was built in the 1920's. In addition, historical maps that were consulted indicated that the parcel might contain historic and/or archaeological resources. Based on the preceding, staff determined that a Certificate of Appropriateness would be required.

To address the issues related to historical and cultural resources, the project was forwarded to the Historical Commission on March 8, 2004. The general consensus of Historical Commission was to approve the demolition of the existing residence on the grounds that the structure has no known historical significance and the that the proposed project will preserve the identity of the neighborhood and provide much needed housing.

Due to the archaeological sensitivity of the area, the Historical Commission required that a condition of approval be added to the project that all construction activities shall cease if historic and/or archaeological resources are discovered during grading and/or excavation and removal of the existing foundation materials (refer to Condition of Approval No.6 of Attachment B). The Historical Commission forwarded project to the Planning Commission with the recommended Condition of Approval.

AGENDA ITEM 12

ANALYSIS

According to historical maps, the 725 square-foot single-family residence was built in the 1920's. The parcel may contain historic and/or archaeological resources. Since the structure is more than fifty years old, alteration or demolition of the structure requires a Certificate of Appropriateness. Approval of a Certificate of Appropriateness by the Historical Commission and City Council is required in accordance with Section 17.80.090 of the Loma Linda Municipal Code.

As stated, a two-story duplex will be constructed in place of the demolished structure. The applicant intends to occupy one unit, while the second unit will be available to potential tenants. The new duplex structure will have a combined area of 3,178 square-feet and a total of five off-street parking spaces will be provided. The Planning Commission approved the Precise Plan of Design for the new structure on March 17, 2004.

All elements of project are consistent with the existing and draft General Plan. The project is also in compliance with the R-2 zoning regulations. The applicant has worked closely with Planning staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project.

ENVIRONMENTAL

The demolition is exempt from CEQA pursuant to the CEQA Guidelines Section 15301(l)(1), which provides a Class 1 Categorical Exemption from CEQA for the demolition and removal of a single-family residence.

CONCLUSION

The Historical Commission reviewed the project at their meeting on March 8, 2004 and recommended that a Condition of Approval (No. 6) be added to the project to address any archaeological resources that might be encountered during construction of the project. The Historical Commission also forwarded their recommendation to the City Council for the approval of the Certificate of Appropriateness requested for the project. As previously stated, the project is in compliance with existing and draft General Plan and the R-2 zoning regulations.

FINANCIAL IMPACT

The applicant has paid the application fee for the review of the Precise Plan of Design and will be paying all plan check fees, building permit fees, and development impact fees related to the construction of the new duplex. As such, the project will result in additional revenues to the City.

Respectfully submitted,

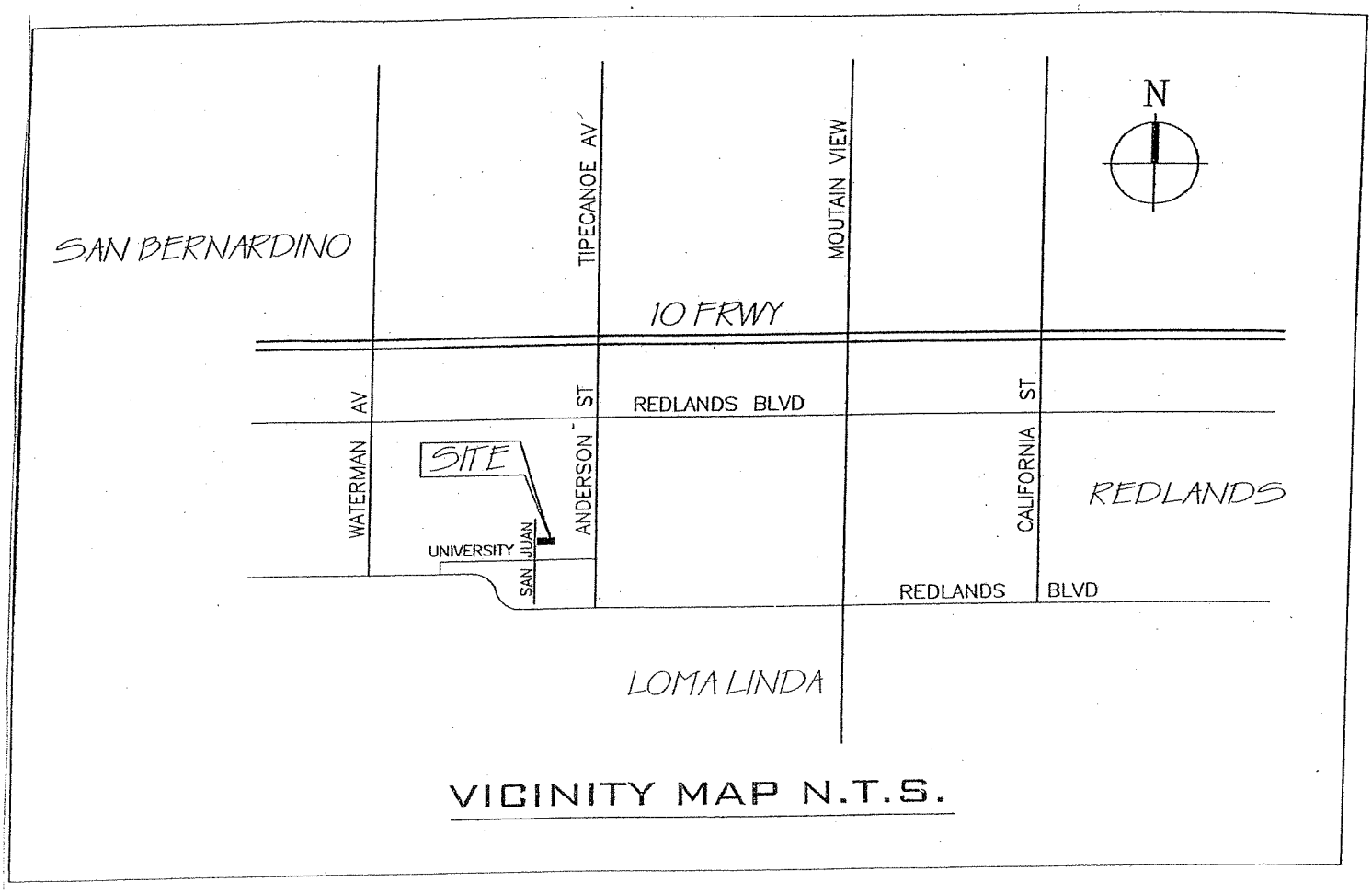
Allan Penaflorida, Planning Technician

ATTACHMENTS

A. Site Location Map
B. Conditions of Approval
C. Project Plans and Photographs

Site Location Map

Vicinity Map for Precise Plan of Design (PPD) No. 04-02



VICINITY MAP N.T.S.

Conditions of Approval

Conditions of Approval

Precise Plan of Design (PPD) No. 04-02

1. Within one year of this approval, the Precise Plan of Design shall be exercised or the permit/approval shall become null and void.

2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

3. During site construction the project shall comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 10:00 p.m. and 7:00 a.m.

4. Actual trim and stucco color shall be more contrasting than those proposed.

5. The Construction and Demolition Policy of the City of Loma Linda shall be followed, and copies of recycling manifests with a final report shall be submitted to the City of Loma Linda.

6. All construction activities shall cease if historic and/or archaeological resources are discovered during grading and/or excavation and removal of the existing foundation materials until a qualified archaeologist is called to the site to complete an evaluation of site and said resources.

7. All construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit. The applicant shall comply with prevailing City standards and requirements at the time of construction.

8. The project shall comply with SCAQMD Rule 1403 for asbestos removal. Dust abatement measures shall be followed during construction.

9. The applicant shall pay for all required construction permits and obtain a demolition permit and building permits from the Building Division prior to commencement of demolition activities.

10. Comply with the City of Loma Linda's Construction and Demolition Policy. Submit all required information prior to issuance of the building permits.

11. The trash receptacle location and enclosure details for private and public use shall be reviewed and approved by the Community Development Department prior to issuance of permits. The location of the receptacle containers shall be located on the side yard and access to the gated side yard areas shall be provided from the front and rear yards with a concrete walkway.

12. All utilities to the proposed residences shall be placed underground and connected to the City water and sewer system. Abandon existing water service and install new water service.

13. Obtain a permit prior to any construction within the City's right-of-way.

14. Submit grading plans to the Public Works Department for review and approval. Comply with the City of Loma Linda grading standards as shown on the grading plan checklist.

15. Submit preliminary soils report with the Public Works Department prior to issuance of grading permits.

16. The precise grading plan for the project must be approved prior to issuance of any building permits.

17. Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.

18. NPDES Best Management Practice standards shall be incorporated into grading, erosion control and improvement plans and followed during construction. Proper grading and erosion control procedures shall be followed to prevent sedimentation and damage to off-site property. Permanent erosion control facilities or slope plantings may be required to control runoff and debris flowing downstream.

19. Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, sidewalk, and one drive approach)

20. Repair all sidewalks, curb and gutter, drive approach and street improvements damaged as a result of the construction.

21. Backflow protection shall be installed in accordance with Public Works Department requirements. A double check valve shall be required if a booster pump is installed or a fire sprinkler system is installed.

Project Plans and Photographs

LANDSCAPING LEGENDS

TREES / SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	MGS	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	4	SINGLE STAKE / HEIGHT 7-10' SPREAD 3-7' MIN.
	PYC	PYRUS CALLERYANA	EVERGREEN PEAR	24" BOX	4	SINGLE STAKE / HEIGHT 7-10' SPREAD 3-7' MIN.
	STR	STREET TREE PER PARK & RECREATION	VERIFY	24" BOX	1	EXISTING STREET TREES PROTECT IN PLACE *VERIFY ON SITE IF NEED TO BE RELOCATED BY DVP*

SHRUBS / SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	VAE	PITTOSPORUM "VARIEGATA"	SHINY ROCK ORANGE	5 GAL.	-	FULL AND BUSHY
	PIT	PITTOSPORUM TOBIRA VARIEGATA	ROCK ORANGE	5 GAL.	-	FULL AND BUSHY
	RAE	RHAPHIOLEPIS INDICA "SPRINGTIME"	INDIAN HAWTHORN	5 GAL.	-	FULL AND BUSHY
	ASP	ASPHODELUS AFRICANUS "PETER PAN"	SHINY LILY OF THE VALE	5 GAL.	-	FULL AND BUSHY
	HER	HEMEROCALLIS HYBRIDS	DAYLILY	5 GAL.	-	FULL AND BUSHY
	TUL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	-	-

GROUND COVER	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
	FES	FESTUCA OVINA GLAUCA	BLUE FESCUE	PLANTS	-	PLANT @ 18" OC.
	BAE	BACHARIS "THALINE YELLOW"	BACHARIS	PLANTS	-	PLANT @ 18" OC.

LAWN / SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
		FESTUCA ARUNDINACEA	WATERSAVER 2 FESCUE	HYDROSEED	AS REQ'D	1/2 LBS / 1000 S.F. [illegible]

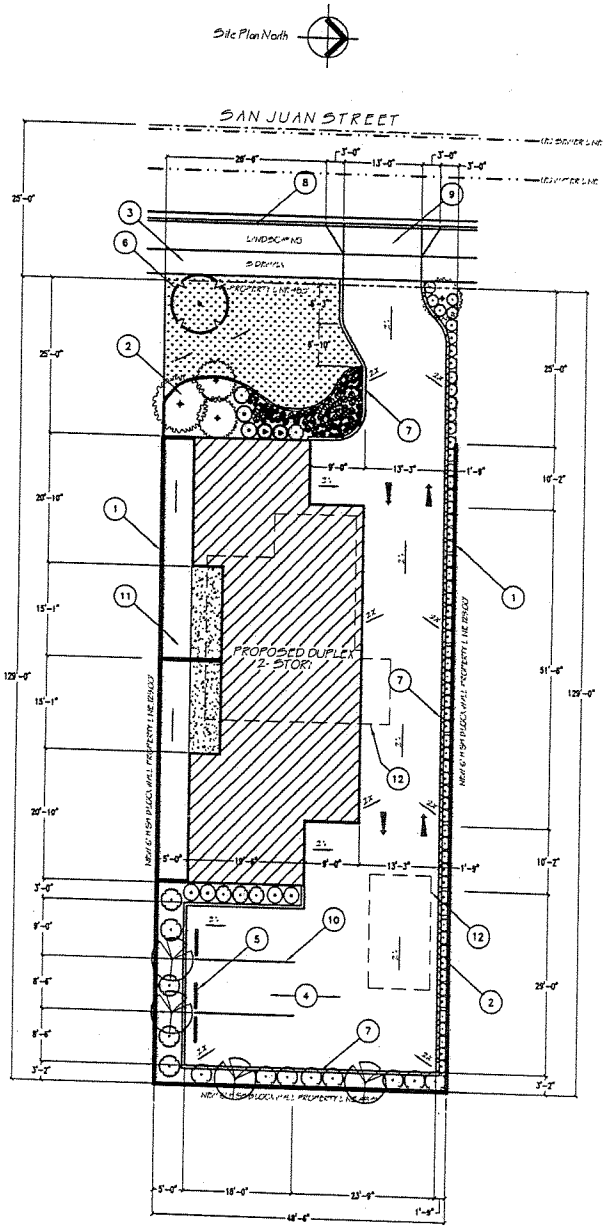
MULCH / SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES	REMARKS
		SCHERMER WOOD CHIPS	CELERCO WOOD MULCH	1" MIN.	AS REQ'D	CERRITO SUPPLY (760) 305-0750 "BROWN AND GOLD"

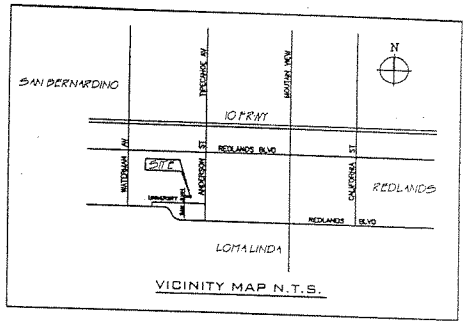
LANDSCAPING / IRRIGATION NOTES:

1- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF LOMA LINDA CODE AND STANDARDS.
2- THE IRRIGATION SYSTEM FOR THIS PROJECT SHALL BE DESIGNED IN ACCORDANCE TO THE CITY OF LOMA LINDA CODE AND STANDARDS.
3- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4- ALL UTILITIES SHALL BE SCREENED W/PLANTING.

GENERAL:

1- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE, TO VERIFY THE SCOPE OF WORK, DIMENSIONS AND THE EXISTING CONDITIONS, AND TO NOTIFY THE OWNER OR THE DESIGNER OF ANY DISCREPANCIES.





VICINITY MAP N.T.S.

LEGAL DESCRIPTION

LOT 35 OF TRACT NO. 1814 LOMA LINDA PARK TRACT. IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, OF MAPS PAGE 6, OF SAID COUNTY.

LEGENDS:

- PROPOSED ADDITION
- NEW CONC. FINISH
- NEW TURF AREA

PROJECT DATA:

OWNER:
JOHN KALOSHIAN
22797 BARTON ROAD
GRAND TERRACE, CA. 92313
TEL: (909) 783-1808

APN # : 028405216
TRACT: 1814 LOT 35

NET LOT SIZE: 129' X 48.5' = 6,256.5 SQ.FT.
GROSS LOT SIZE: 154' X 48.5' = 7,469.0 SQ.FT.
CONSTRUCTION TYPE: V N

EXISTING ZONING: R-2
PROPOSED ZONING: R-2

PROPOSED DUPLEX 2- STORY BUILDING:
PROPOSED 1ST FLOOR: 658.5 SQ.FT.
PROPOSED 2ND FLOOR: 732.5 SQ.FT.
TOTAL UNIT: 1391 SQ.FT.
ENCLOSED GARAGE: 198 SQ.FT.

CONSTRUCTION TYPE: V 1HR
LOT COVERAGE: 27.38 %

LANDSCAPING AREA: 1621 SQ.FT.
LANDSCAPING COVERAGE: 26 %

NOTES:

1- PROPOSED 6'-0" HIGH CONC. BLOCK WALL.
2- PROPOSED LANDSCAPED AREA.
3- EXISTING CONC. SIDEWALK.
4- NEW CONC. ASPHALT PAVEMENT OVER COMPACTED BASE.
5- PROPOSED CONC. WHEEL STOP.
6- PROPOSED STREET TREE "VERIFY W/ PARK & RECREATION".
7- 6" CONC. CURB.
8- CONC. CURB & GUTTER.
9- PROPOSED DRIVEWAY APPROACH PER CITY STD. DWG.
10- PROPOSED PARKING STRIPING.
11- TYPICAL PRIVATE OPEN SPACE.
12- EXISTING ONE STORY HOUSE AND DETACHED GARAGE TO BE DEMOLISHED

SHEET INDEX	
A1-0	SITE PLAN
A1-a	DRAINAGE PLAN
A2-0	FLOOR PLANS
A3-0	EXTERIOR ELEVATIONS

REVISION	BY
1 -/-/04	EA
2 / /04	
3 / /04	
4 / /04	
5 / /04	
6 / /04	

OWNER
JOHN KALOSHIAN
22797 BARTON RD
GRAND TERRACE, CA 92313 TEL: (909) 783-1808

JOB LOCATION
11023 SAN JUAN STREET
LOMA LINDA, CA.

PROJECT TITLE
RESIDENTIAL
2-STORY DUPLEX

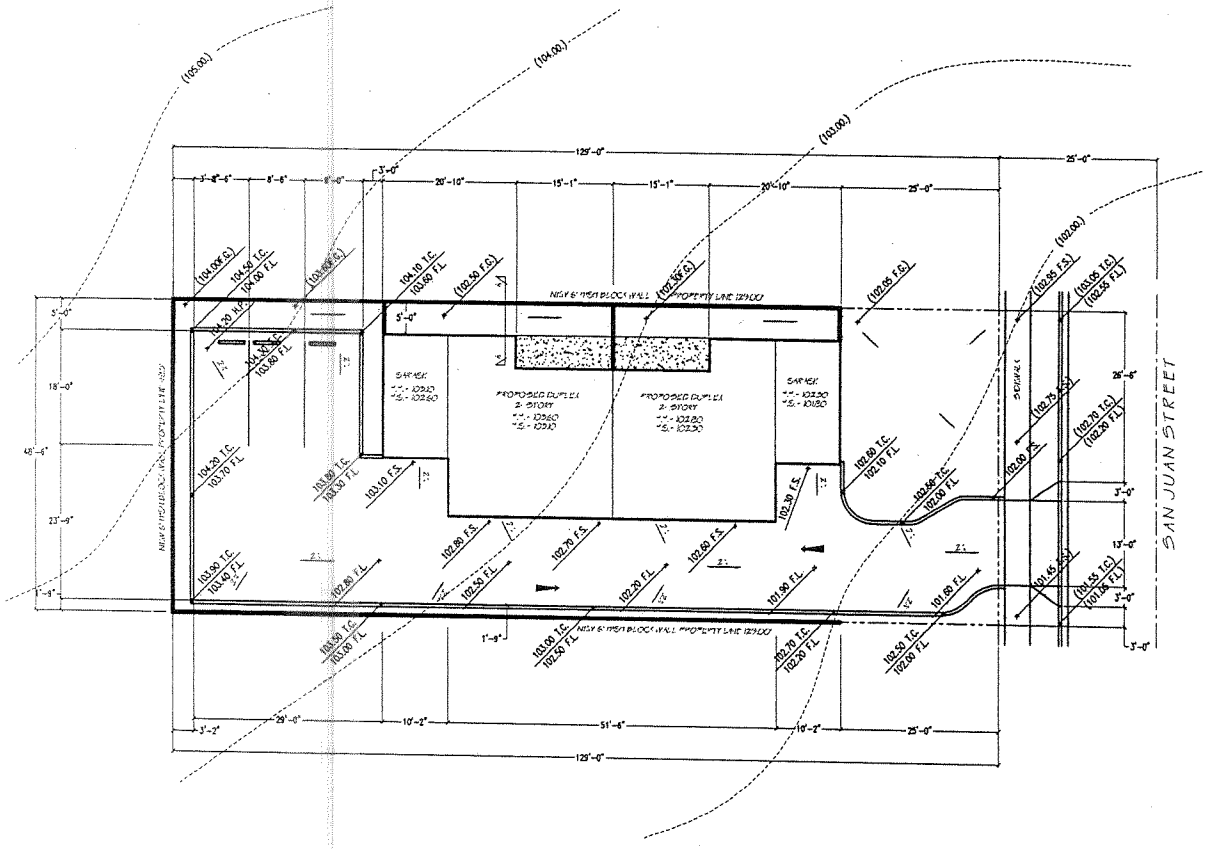
DESIGN BY
E S I G N ELIAS ALFATA
P.O.BOX 55742
RIVERSIDE, CA. 92517
TEL: 909-780-8547 "E-MAIL" alfata@earthlink.net

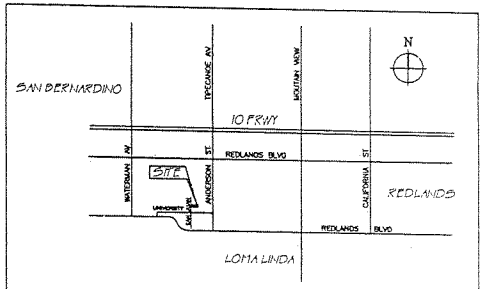
SHEET TITLE
SITE PLAN

SCALE 1"=10'-00"
DATE 01-13-04
DESIGNER ELIAS ALFATA
ENGINEER -
DRAWN BY ELIAS ALFATA
REVIEWED BY ELIAS ALFATA

JOB No 11023

SHEET A-1
OF SHEETS 4





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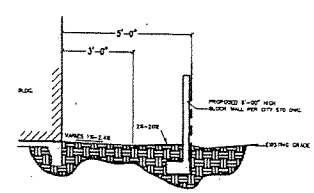
LEGENDS:

- CONC. CATCH BASIN
- 6" CURB
- CONCRETE
- (105.50) EXISTING ELEVATION
- 105.50 PROPOSED ELEVATION
- F.F. FINISHED FLOOR ELEVATION
- T.C. TOP OF CURB ELEVATION
- F.S. FINISHED SURFACE ELEVATION
- F.L. FLOW LINE ELEVATION
- H.P. HIGH POINT
- G.B. GRADE BREAK
- 2 % CROSSFALL
- F.G. FINISH GRADE (PAD) ELEV.
- I.E. INLET ELEV.
- PROPERTY LINE
- T.O.W. TOP OF WALL
- T.O.F. TOP OF FOOTING
- 2% FLOW DIRECTION & SLOPE



SECTION "A-A"
N.T.S.

REVISION	BY
1 -/-/04	EA
2 / /04	
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4 / /04	
5 / /04	
6 / /04	

OWNER
JOHN KALOSSIAN
22797 BARTON RD
GRAND TERRACE, CA. 92313 TEL: (909) 783-1808

JOB LOCATION
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LOMA LINDA, CA

PROJECT TITLE
RESIDENTIAL
2-STORY DUPLEX

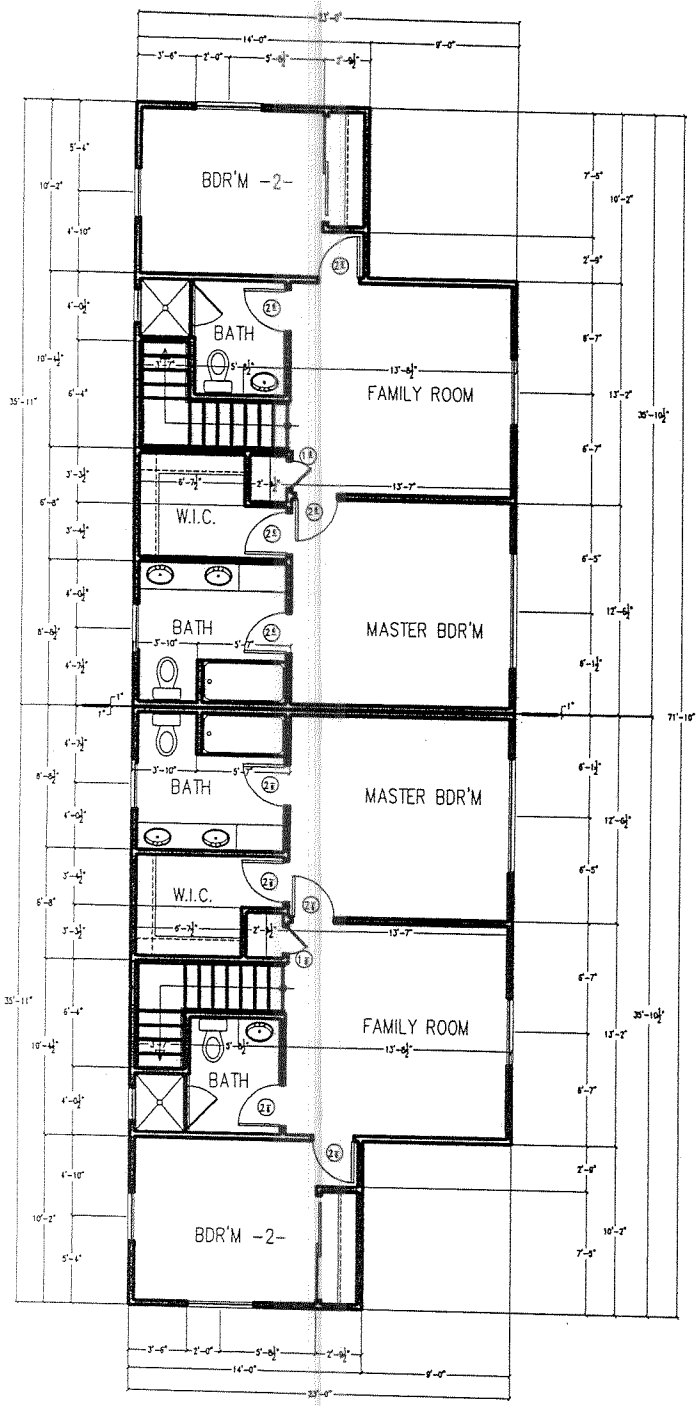
DESIGN BY
ALFA DESIGN ELIAS ALFATA
P.O.BOX 56743
RIVERSIDE, CA. 92517
TEL: 909-780-8547 "E-MAIL" alfata8547@earthlink.net

SHEET TITLE
DRAINAGE PLAN

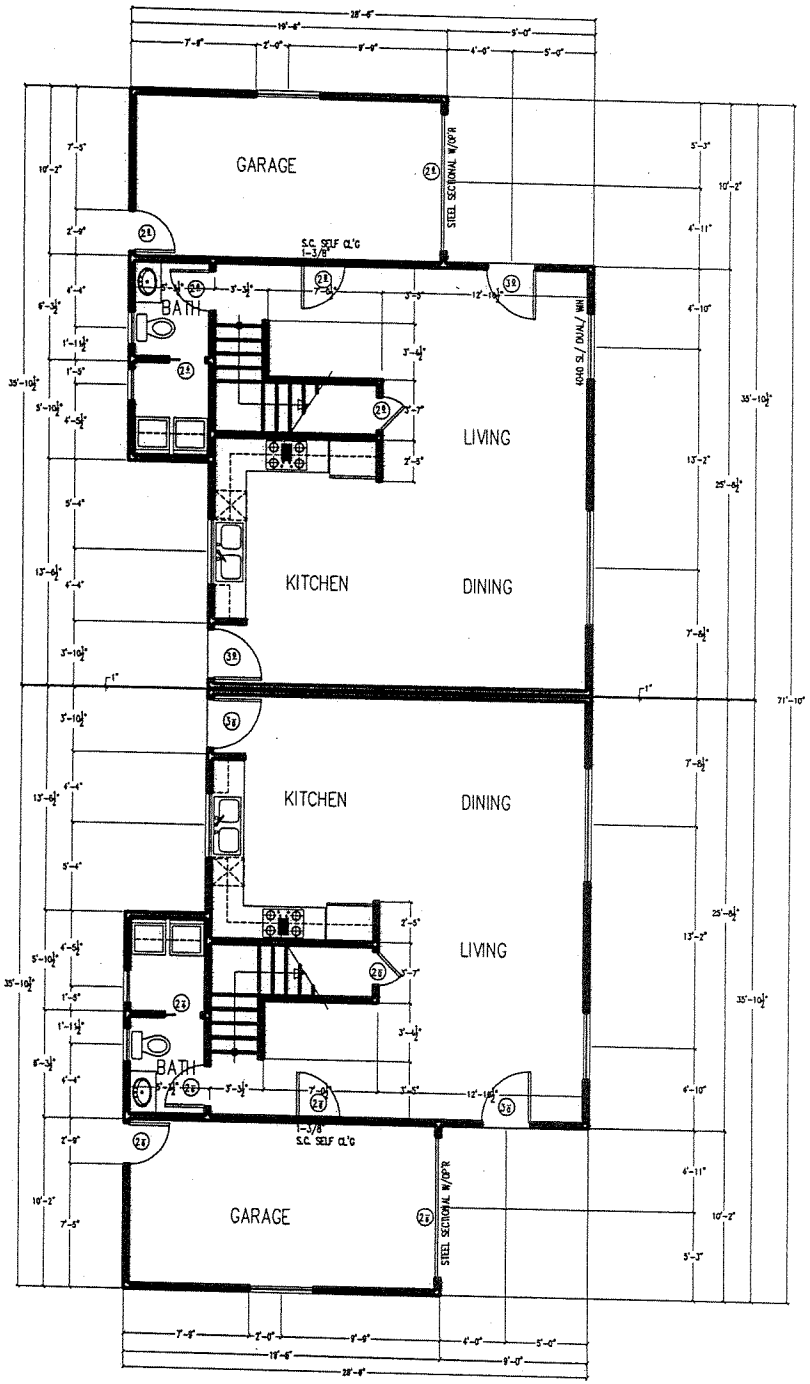
SCALE 1"=10'-00"
DATE 01-13-04
DESIGNER ELIAS ALFATA
ENGINEER -
DRAWN BY ELIAS ALFATA
REVIEWED BY ELIAS ALFATA

JOB No. 11023

SHEET A-1a
OF SHEETS 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

REVISION	BY
1 -/-/04	EA
2 / /04	
3 / /04	
4 / /04	
5 / /04	
6 / /04	

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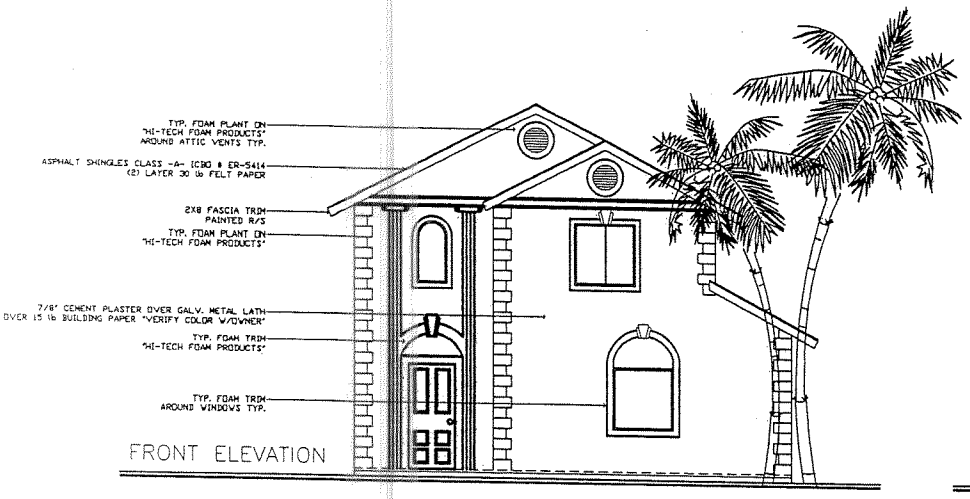
SHEET TITLE
FLOOR PLANS

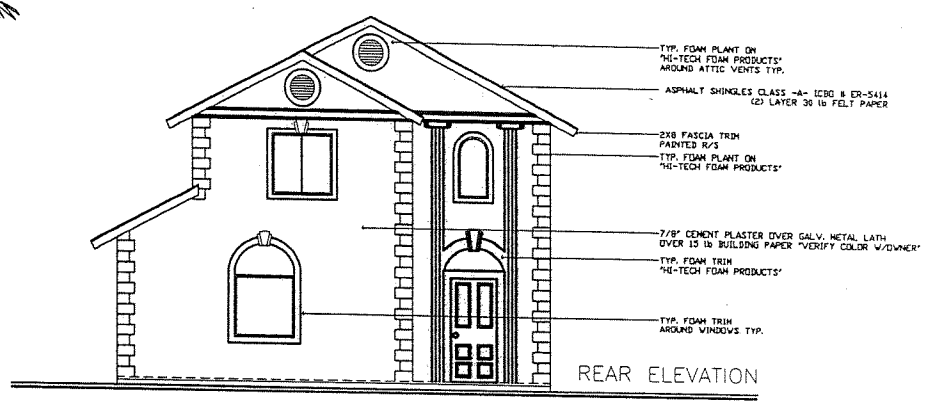
SCALE 1/4"=1'-00"
DATE 01-13-04
DESIGNER ELIAS ALFATA
ENGINEER -
DRAWN BY ELIAS ALFATA
REVIEWED BY ELIAS ALFATA

JOB No 11023

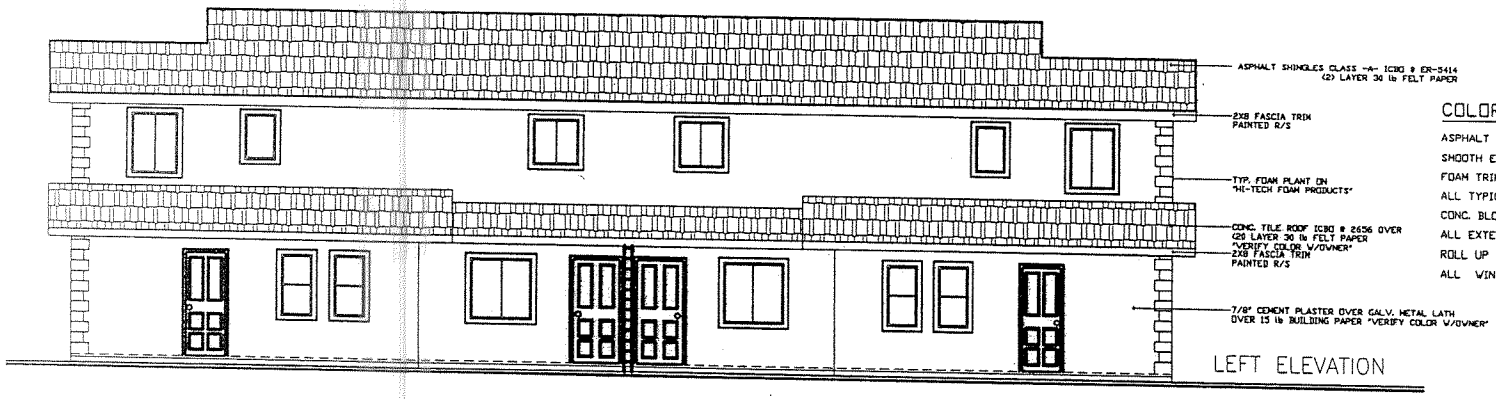
SHEET A-2
OF 4 SHEETS



FRONT ELEVATION



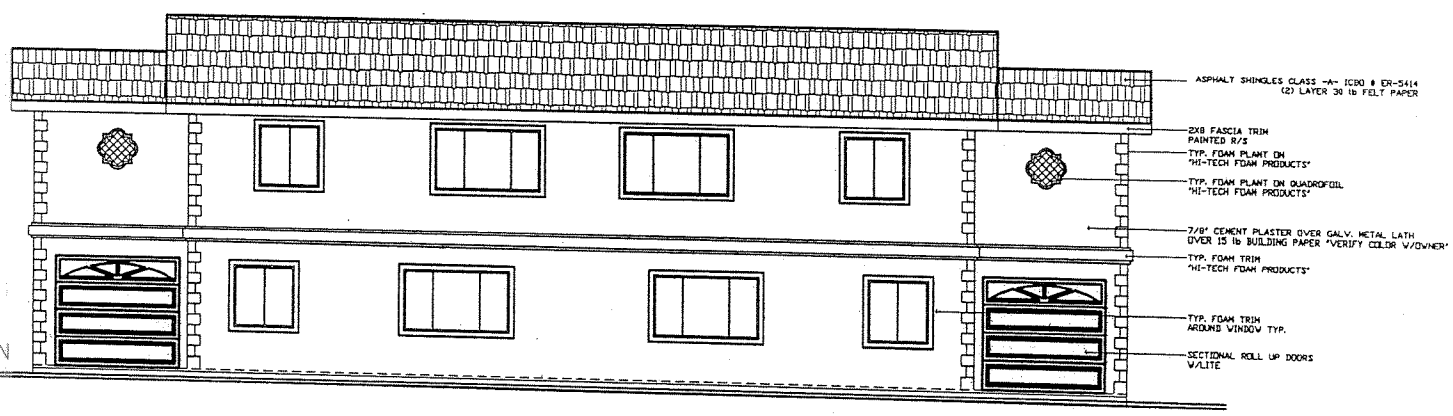
REAR ELEVATION



LEFT ELEVATION

COLOR SCHEDULE

ASPHALT SHINGLES CALSS -A- ICBO ER-5414 "BIRCHWOOD COLOR BY TIMBERLINE"
SMOOTH EXTERIOR PLASTER FINISH "LA HABRA OATMEAL X-81".
FOAM TRIM SMOOTH EXTERIOR PLASTER FINISH "X-28 MIRAGE".
ALL TYPICAL FASCIA & WOOD TRIM " FRAZEE TUSCANY 521 EXTERIOR COLOR".
CONC. BLOCK WALL SLUM STONE BY ORCO TAN COLOR.
ALL EXTERIOR DOORS "FRAZEE MESA TAN 381".
ROLL UP SECTIONAL GARAGE DOORS WHITE COLOR
ALL WINDOWS ALUMINUM WHITE TYPICAL



RIGHTT ELEVATION

REVISION	BY
1 -/-/04	EA
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SHEET TITLE
ELEVATIONS

SCALE 1/4"=1'-00"
DATE 01-13-04
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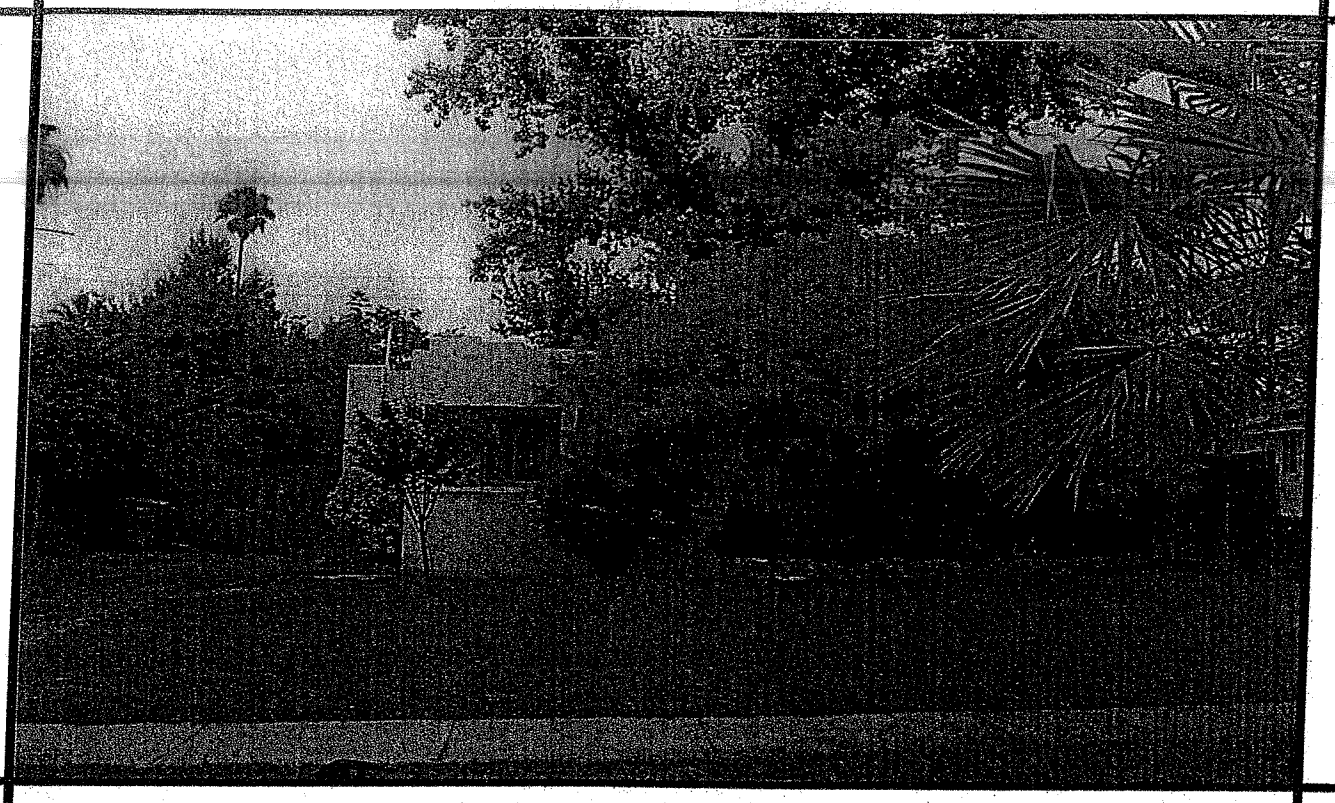
ENGINEER -
DRAWN BY ELIAS ALFATA
REVIEWED BY ELIAS ALFATA

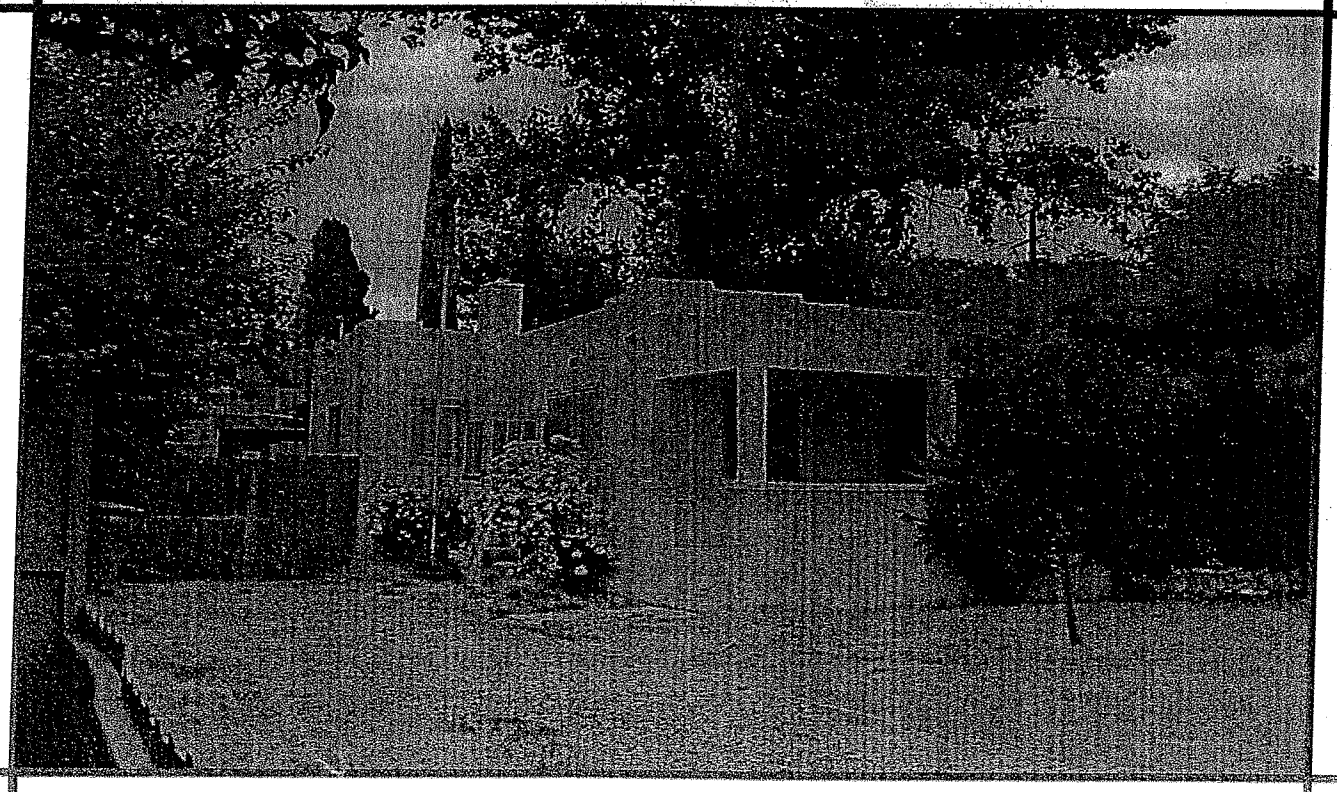
JOB No 11023

SHEET A-3
OF SHEETS 4

11023 San Juan

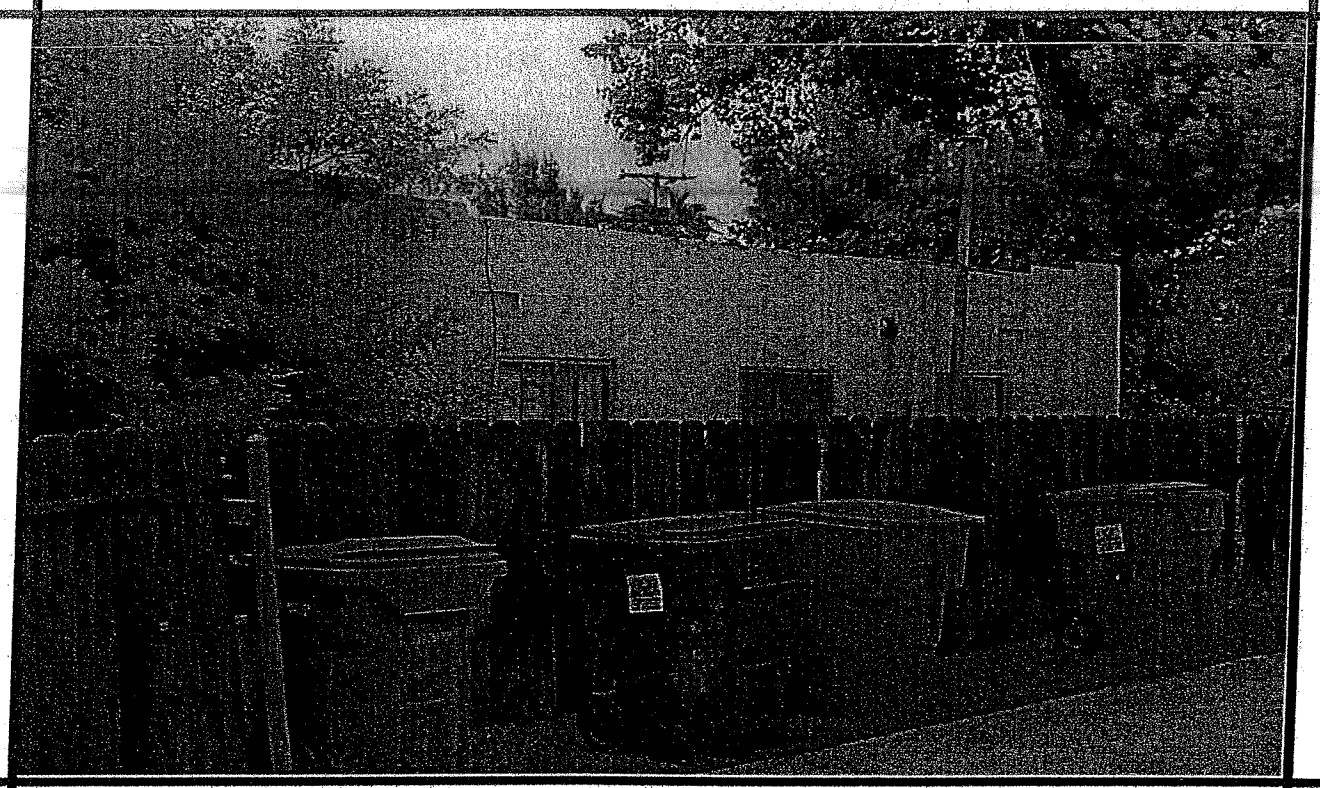


Front View



Side View

11023 San Juan



Side View