City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: June 27, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: **APPEAL OF PLANNING COMMISSIONS DECISION TO DENY PRECISE PLAN OF DESIGN (PPD) NO. 05-04** - a request to develop a vacant 5.89 acre site into a business records and self storage business. The project site is in the CM, Commercial Manufacturing zone and located between the San Timoteo Flood Control Channel, the Southern Pacific Rail Road, the Mountain View Bridge, and the community of Bryn Mawr. The project proposes to construct 623 storage units totaling 92,305 square feet and one on-site 1,500 square-foot manager's suite. The applicant has requested that access to the site be provided from the Mountain View Avenue Bridge via Juanita Street. [See Attachment 1(A), Site Location Map]

RECOMMENDATION

The recommendation is for the City Council to uphold the Planning Commission's decision to deny Precise Plan Design (PPD) No. 05-04 based on the Findings (Attachment 1) and Special Findings for Denial (Attachment 3).

BACKGROUND

The application was submitted to the Community Development Department on April 25, 2005. The project was reviewed by the Administrative Review Committee (ARC) on May 10, 2005 but was deemed incomplete due to the substandard design of the site plan and the access limitations to the site. Revisions to the project were resubmitted to staff on August 23, 2005. The project was reviewed once more at the ARC meeting on September 20, 2005. The main issues had not been addressed and the project remained in an incomplete status. A copy of the incomplete checklist letter and the responses from the applicant are provided (in Attachments 1(C) through 1(E).

On April 5, 2006, Planning Commission briefly reviewed the project and opened the public hearing prior to continuing the item to the meeting on April 19, 2006. The public hearing was opened to allow Mr. Fred Ramos to testify because he had indicated to the Commission that he would not be able to attend the meeting on April 19th. Following the public hearing, the Commission continued the item to April 19, 2006 meeting to allow the applicant the opportunity to pursue some alternate means of access to the site. However, the access issue was not resolved and the project was denied by the Planning Commission during the hearing on April 19th.

ANALYSIS

Precise Plan of Design

Both the Planning Commission and staff have concerns about the fact that safe access to and from the site cannot be established. And, because the City cannot approve legal access to the site using County of San Bernardino residential streets within and through the Bryn Mawr community. A detailed analysis of the access issues and the Precise Plan of Design in general, is available for reference in Attachment 1.

During the public hearing on April 19, 2006, the Planning Commission utilized staff's findings in support of project denial. The City Attorney also provided findings for denial that were incorporated into the motion for denial. Copies of the Findings and Special Findings for Denial are available in Attachment 1 and Attachment 3.

ENVIRONMENTAL

The CEQA Guidelines Section 15061(b)(4) states that a project is exempt from CEQA if rejected or disapproved by the public agency. Staff is recommending that the City Council deny the project and therefore, the action is exempt from CEQA. If the City Council determines that it will approve the project, the project will then be subject to the requirements of the Act and an environmental document will need to be prepared and released for public review prior to any action to approve the project.

FINANCIAL IMPACT

The financial impacts to the City in terms of sales tax revenues and the generation of fees for public services are not completely known at this time. However, staff estimates that if the project were approved, the applicant would be required to pay over $180,000 in Development Impact Fees to the City in addition to Building and Construction Plan Check and Permit fees, school fees and water fees.

CONCLUSION

As submitted, the proposal for a new 623-unit storage facility with a live in manager's unit cannot be recommended for approval due to the hazards of the proposed access points and the

substandard site conditions as outlined in the incomplete letter checklist and elucidated in this Staff Report. Therefore, the project is recommended for denial.

Respectfully submitted,

Allan Penaflorida
Planning Technician

ATTACHMENTS

1. Planning Commission Staff Report (April 19, 2006)
   A. Site Location Map
   B. Project Plans
   C. Incomplete Checklist Letter dated May 23, 2005
   D. Applicant's Response Letter
   E. Incomplete letter checklist dated September 26, 2005
2. Applicant's Appeal Letter (dated May 10, 2006)
3. Special Findings for Denial

I:\Project Files\CUP\2005\05-04 Universal Self Storage\CC 06-27-06 SR.doc

Attachment 1

Planning Commission Staff Report
(April 19, 2006)

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF APRIL 19, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: **PRECISE PLAN OF DESIGN (PPD) NO. 05-04**

SUMMARY

The proposal is a request to develop a vacant 5.89 acre site into a business records and self storage business. The project site is located between the San Timoteo Flood Control Channel, the Southern Pacific Rail Road, the Mountain View Bridge, and the community of Bryn Mawr. The project proposes to construct 623 storage units totaling 92,305 square feet and one on-site 1,500 square-foot manager's suite. The applicant has requested that access to the site be provided from the Mountain View Avenue Bridge via Juanita Street. (See Attachment A, Site Location Map)

RECOMMENDATION

The recommendation is for the Planning Commission to deny Precise Plan Design (PPD) No. 05-04 based on the fact that safe access to and from the site cannot be established. And, because the City cannot approve legal access to the site using County of San Bernardino residential streets within and through the Bryn Mawr community.

PERTINENT DATA

Property Owner/Applicant:	Loma Linda Universal Self Storage
General Plan/Zoning:	General Industrial/Commercial Manufacturing (CM)
Site:	5.89 acres south of the San Timoteo Flood Control Channel
Topography:	Pad is generally flat with an access road sloping up to Mountain View Avenue Bridge
Vegetation:	Natural vegetation with overgrown shrubs
Special Features:	N/A

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on April 25, 2005. The project was reviewed by the Administrative Review Committee (ARC) on May 10, 2005 but was deemed incomplete due to the substandard design of the site plan and the access limitations to the site. The project was resubmitted to staff on August 23, 2005. The project was reviewed once more at the ARC meeting on September 20, 2005. The main issues were not addressed and the project submittal status remained incomplete. A copy of the incomplete checklist letter and the responses provided attached (Attachment C).

The applicant was given the option of either withdrawing the project or continuing the project as submitted with a staff recommendation of denial. After some discussions and meetings with staff, the applicant decided to continue the project as submitted.

Establishing an appropriate access point was the most challenging requirement. Staff was concerned about the applicant's request to access the site from the Mountain View Avenue Bridge. Issues regarding sight distance, volume and speed of traffic, as well as the proposed widening of the north-bound lane of the bridge will compound the adverse circumstances surrounding the intended ingress and egress. For this reason, City staff has recommended denial of the project. Unless an alternative access point is secured (the applicant is exploring access from the discontinued Juanita Street in the San Bernardino County area) the project will continue through the process with a recommendation for denial.

On April 5, 2006, Planning Commission briefly reviewed the project and opened the public hearing to allow Mr. Fred Ramos to testify. Mr. Ramos had indicated to the Commission that he would not be able to attend the meeting on April 19th. Following the public hearing, the Commission continued the item to April 19, 2006 meeting to allow the applicant the opportunity to pursue some alternate means of access to the site.

Existing Setting

The 5.89-acre (256,568 square-feet) lot is adjacent to the Mountain View bridge to the west and the San Timoteo Flood Control Channel to the north. There is an existing storage facility directly to the south of the proposed site across the Southern Pacific Rail Road. Additionally, a mix of residential developments is found across the Flood Control Channel, north of the project site. The site, as it sits, has an upward sloping driveway towards Mountain View Avenue Bridge. The site is also void of structures but contains some natural vegetation and overgrown shrubs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The CEQA Guidelines Section 15061(b)(4) states that a project is exempt from CEQA if rejected or disapproved by the public agency. Staff is recommending that the Planning Commission deny the project and therefore, the action is exempt from CEQA. If the Commission determines that it will approve the project, the project will then be subject to the requirements of the Act and an environmental document will be prepared.

ANALYSIS

Project Description

As stated, the proposal is a request to develop a vacant 5.89 acre site into a business records and self storage business with 623 storage units and one on-site manager's suite. Access to the site is proposed from Mountain View Avenue Bridge via Juanita Street. The storage structures themselves will be low-lying buildings measuring approximately 12 feet in height. The 1,500 square-foot manager's suite is a two-story residential unit and is designed with elements from a Spanish architectural style. Living quarters are limited to the second floor of the building with the office, reception, and garage area contained on the main floor.

Landscaping is limited to the entrance of the site and along the northern perimeter of the facility. A six-foot block wall is proposed along the south property line only. No other screening or security barriers are being proposed at this time. Four parking spaces (including one handicap accessible space is provided at the entrance to the site. However, there are no interior parking spaces behind the security gate. According to the Loma Linda Municipal Code Section 17.24.070 one parking space is required for each two employees based on the largest shift, plus one space for each company vehicle. The number of employees for the business has not been determined at this time; therefore, compliance with the parking code cannot be certified.

Precise Plan of Design (PPD) Findings

According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

> "If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

Upon the review of the project it was determined that the proposed access to the project site cannot be approved due to sight distance issues, and the speed and volume of traffic at the intersection of Juanita Street and the Mountain View Avenue Bridge, and also due to the proposed widening of the bridge in the north-bound lane. Mountain View Avenue is a main street (Major Highway street classification) that connects commuters to the major commercial and business corridors of the City. The Mountain View Avenue Bridge serves as one of the main connectors between north and south Loma Linda. For this reason, the volume of traffic on Mountain View Avenue and more specifically, on the bridge is too high to accommodate an access to the site. Currently, the Mountain View Avenue Bridge has three lanes (two south-bound and one north-bound) with no turn pockets into the proposed access point (Juanita Street). A second north-bound lane will be constructed in the near future; however, there are no plans to add turn pockets to either lane because there is no additional space available. The vehicular safety issues related to the proposed turn in onto

Juanita Street will be compounded by the lack of visibility of vehicles cresting the bridge. This would be especially true for south-bound vehicles negotiating a left turn onto the site. Large slow moving trucks (vehicles) may not be able to maneuver between speeding north-bound vehicles due to the short distance between the crest of the bridge and the proposed access point. For these reasons City staff cannot concede to the request of the applicant and recommend approval of the project.

The applicant is however, exploring an alternative to the Mountain View Avenue Bridge access. The site lies directly south of Juanita Street, which is currently a substandard roadway (a minimum width of 60 feet is required for a dedicated street) that traverses the Bryn Mawr community and dead ends before it reaches the Loma Linda City limits. The applicant is proposing a continuation of Juanita Street east towards Mayberry Street bisecting the existing Bryn Mawr community. The approval of this access point, which falls under the County's jurisdiction, would increase the flow of traffic through an existing residential neighborhood and potentially would impact the safety and general welfare of the residents. At this time, the applicant has not provided staff with the necessary documents and approved plans from the County that would substantiate their claim to securing this alternative access.

CONCLUSION

As submitted, the proposal for a new 623-unit storage facility with a live in manager's unit cannot be recommended for approval due to the hazards of the proposed access points and the substandard site conditions as outlined in the incomplete letter checklist and elucidated in this Staff Report. Therefore, the project is recommended for denial.

Respectfully submitted,

Allan Penaflorida
Planning Technician

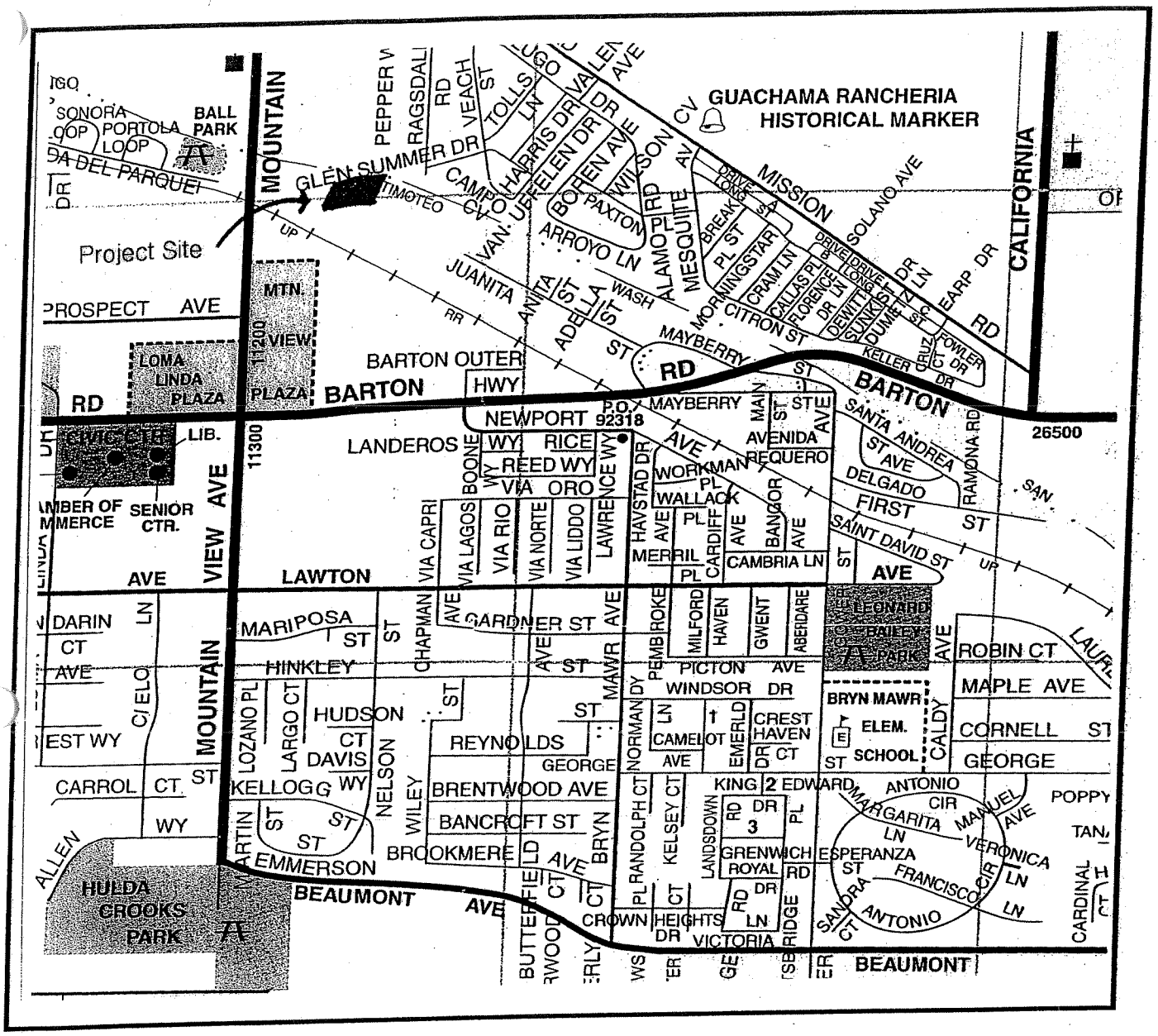
ATTACHMENTS

A. Site Location Map
B. Project Plans
C. Incomplete letter checklist dated May 23, 2005
D. Applicant's Response Letter
E. Incomplete letter checklist dated September 26, 2005

I:\Project Files\PPD's\2005\PPD 05-04 Universal Self Storage\PC Staff Report 4-19-06.doc

Attachment 1

A – Site Location Map



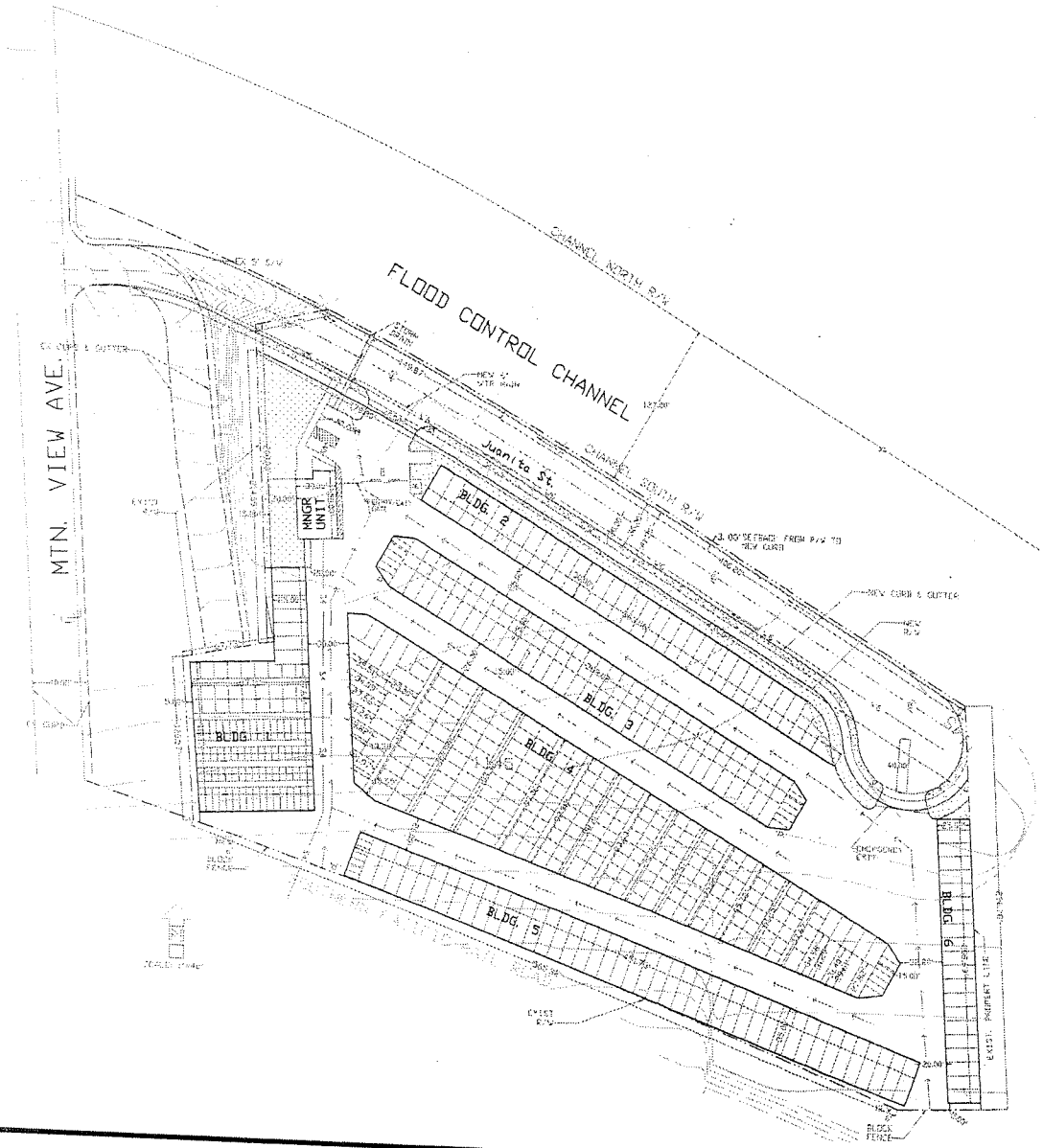
Vicinity Map for PPD 05-04

Attachment 1

B – Project Plans

UNIVERSAL SELF STORAGE, LOMA LINDA II

(MOUNTAIN AVENUE & JAUNITA STREET)



OWNER:

UNIVERSAL SELF STORAGE, LOMA LINDA
P.O. BOX 8000
NEWPORT BEACH, CA 92658
TEL: 951.206.5269

ENGINEER:

WICKSTROM & FARAH LAND SYSTEMS
117 NOTTINGHAM DR.
REDLANDS, CA 92373
TEL: 951.440.9267

PROPERTY INFO:

ZONING COMMERCIAL MANUFACTURING, CM
GENERAL PLAN DESIGNATION: COMMERCIAL-GENERAL INDUSTRIAL
PROPERTY AREA: - GROSS: 5.89 AC
- NET: 5.65 AC
LOT COVERAGE: 38%
LANDSCAPE: 11,090 SF
CONSTRUCTION TYPE: STUCCO & BLOCK
ALL BLDGS & MNGR OFFICE SPRINKLED
BUILDING SQUARE FOOTAGES: - MANAGER APT.: 1,836 SF
OFFICE: 765 SF
GAR.: 400 SF
- STORAGE: GROSS: 97,327 SF
RENTABLE: 86,755 SF
PARKING: - REQUIRED: 9 REG. 1 HC
- PROPOSED: 9 REG. 1 HC

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 1 AND 2, BLOCK 57, OF THE RANCHO SAN BERNARDINO, AS PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 8, RECORDS OF SAID COUNTY DESCRIBED AS:
APN: 0292-181-54-0

SIZE	BLDG SQ FT	1	2	3	4	5	6	UNITS	SF
5X5 I	25	90						90	2,250
5X10 I	50	15						15	750
5X10 E	50	6	6			7		19	950
5X12 ODD	60		4					4	240
5X15 I	75	4			1			5	375
5X15 E	75	15		10	5			30	2,250
10X15 I	150				46			46	6,900
10X16 ODD	160	1			2			3	300
10X10 I	100	15			101			116	11,600
10X10 E	100	4			26			30	3,000
10X12	120	5			5			10	1,200
10X15 I	150				7			7	1,050
10X15 E	150	1			18			19	2,850
9X20 E	180				7		1	8	1,440
10X20 E	200		2	56	13			81	16,200
10X25 E	250	7	1		5		20	33	8,250
10X30 E	300		32		6			38	11,400
10X35 E	350				1	44		45	15,750
		163	41	80	243	51	21	599	86755

LANDSCAPE ONSITE

LANDSCAPE PARKWAY

FIRE HYDRANT

REVISIONS

WICKSTROM & FARAH LAND SYSTEMS
ENGINEERING, SURVEYING, PLANNING
117 NOTTINGHAM DR.
REDLANDS, CA 92373
TEL: 909.798.5269
FAX: 909.798.5270
EMAIL: WFLS@REDLANDS.NET

SITE PLAN/PLOT PLAN

UNIVERSAL SELF STORAGE,
LOMA LINDA
MOUNTAIN AVE. & JAUNITA ST.

1

UNIVERSAL SELF STORAGE
LOMA LINDA II
CONCEPTUAL LANDSCAPE PLAN

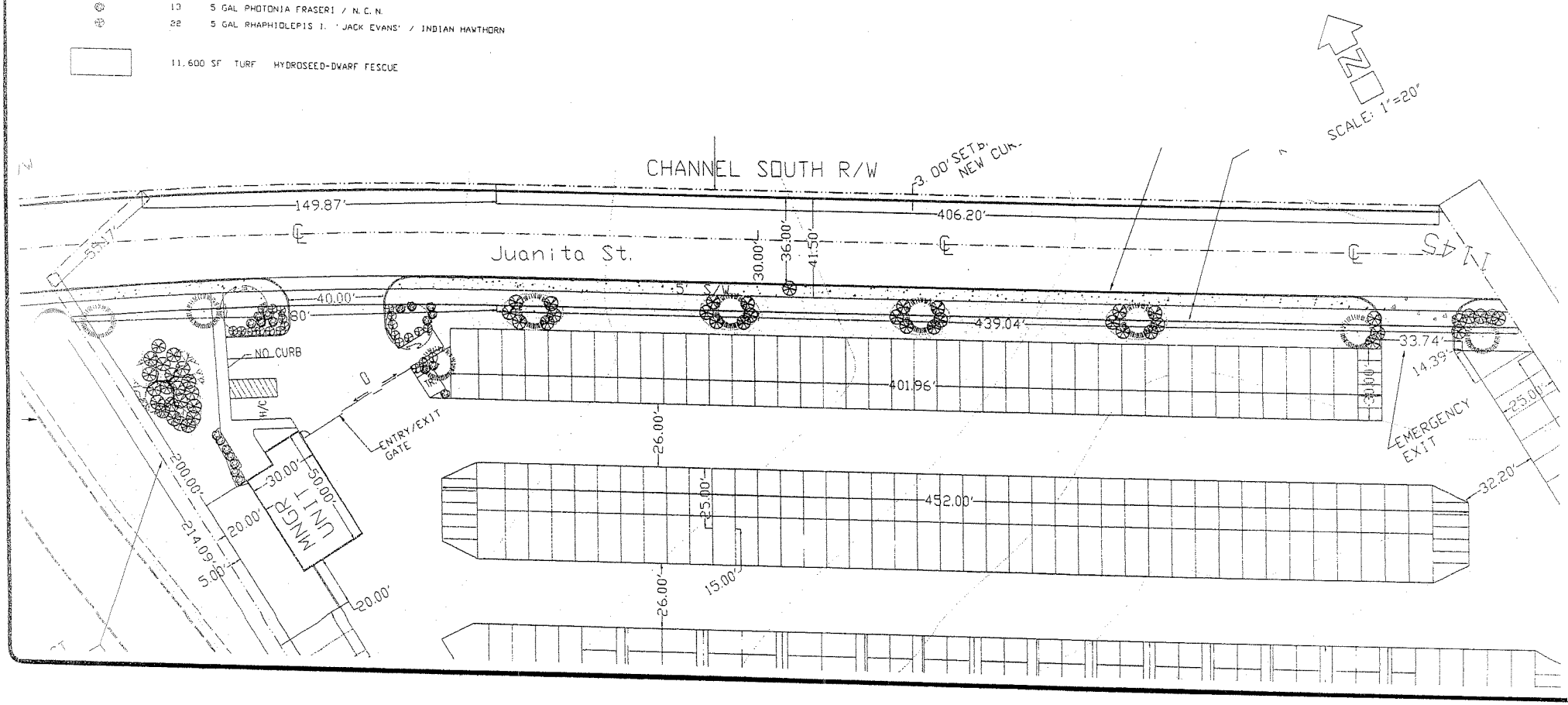
SYMBOL	QUANTITY	SIZE	BOTANICAL/COMMON NAME
	1	24" BOX	CHORISIA S. 'MAJESTIC BEAUTY' / M. B. FLOSS SILK TREE
	2	15 GAL	PRUNUS C. 'KRSUTER VESUVIUS' / PURPLE LEAF PLUM
	9	15 GAL	PINUS CANARIENSIS / CANARY ISLAND PINE
	50	1 GAL	JUNIPERUS H. 'WILTONI' / BLUE CARPET JUNIPER
	13	5 GAL	PHOTONIA FRASERI / N. C. N.
	22	5 GAL	RHAPHIOLEPIS I. 'JACK EVANS' / INDIAN HAWTHORN
	11,600 SF	TURF	HYDROSEED-DWARF FESCUE

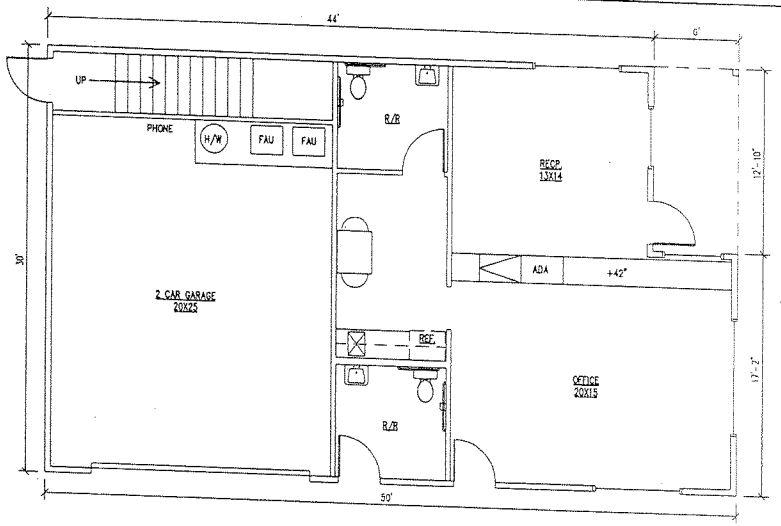
OWNER:

UNIVERSAL SELF STORAGE, LOMA LINDA
P. O. BOX 8008
NEWPORTBEACH, CA 92658
TEL: 951. 206. 5263

PREPARER:

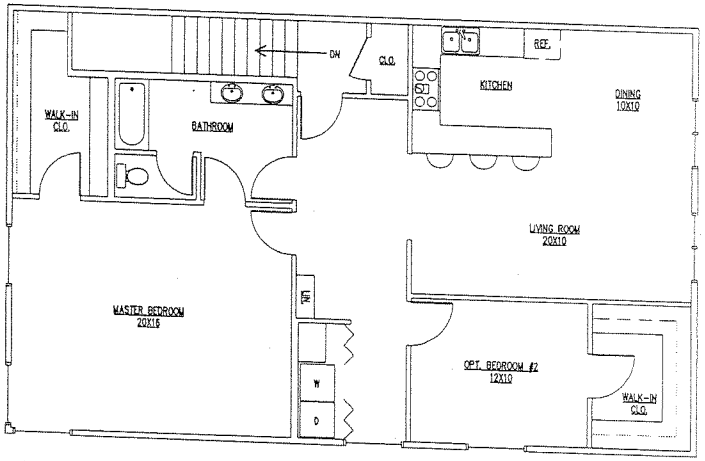
WICKSTROM & FARAH LAND SYSTEMS
417 NOTTINGHAM DR.
REDLANDS, CA 92373
TEL: 951. 440. 9227





FIRST FLOOR

795 SQ. FT. CONDITIONED | 600 SQ. FT. NOT- CONDITIONED | SCALE: 1/4" = 1'-0" | 2



SECOND FLOOR

1,516 SQ. FT. | SCALE: 1/4" = 1'-0" | 1

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_____ DATE OF PERMIT

ACS ARCHITECTURAL COMPUTER SERVICE, INC.
Douglas A. Schultz
Architect
570 E. La Cadena Drive, Building A, Suite 'C'
Riverside, CA 92501
(951) 686-3344 Fax: (951) 686-7749

ARCHITECT:
LICENSED ARCHITECT
DOUGLAS A. SCHULTZ
UK # C-14339
STATE OF CALIFORNIA
EXP. 11-30-05

DATE PRINTED: 03-17-05
DATE: 03-17-05
DRAWN BY: A.C.S.

REVISIONS		
No.	DATE	BY
△		

UNIVERSAL LOMA LINDA

LOCATION: MOUNTAIN AVE. JAUNITA ST

OWNER/DEVELOPER:

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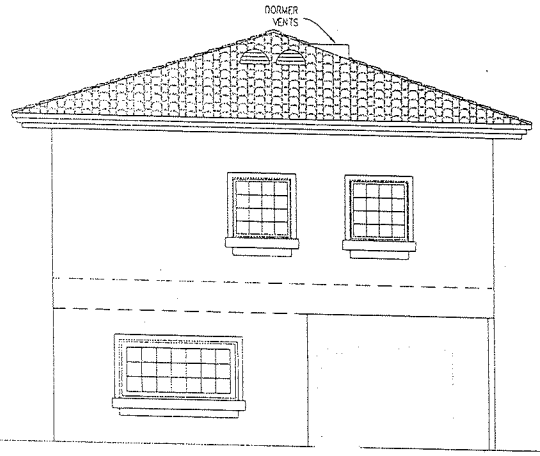
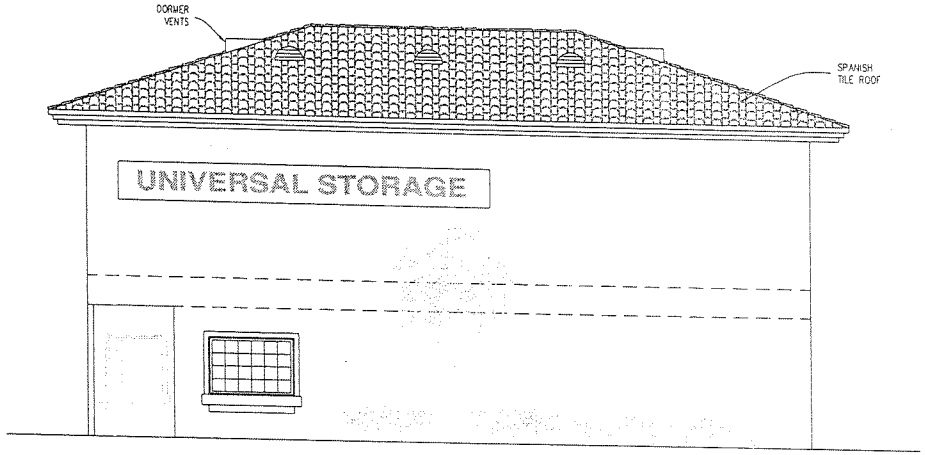
FLOOR PLAN

JOB No. 05-115 | A-2



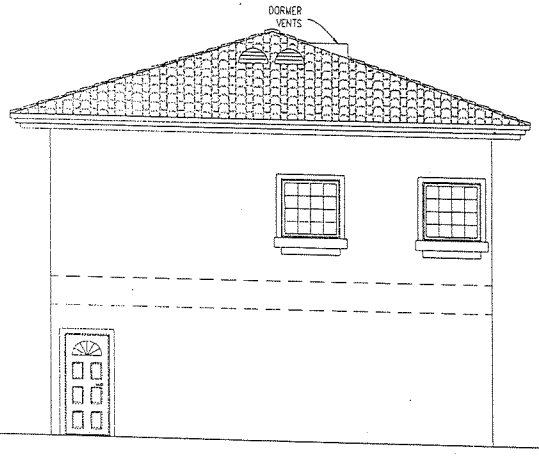
RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (4)



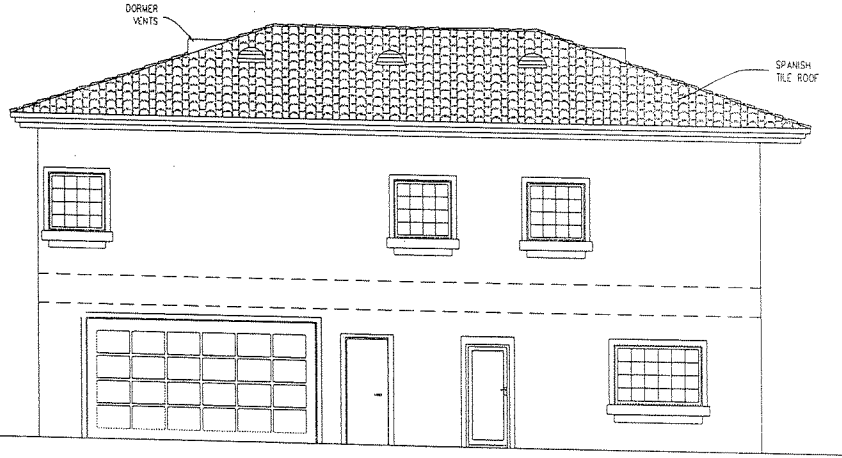
BACK ELEVATION

SCALE: 1/4" = 1'-0" (2)



LEFT ELEVATION

SCALE: 1/4" = 1'-0" (3)



FRONT ELEVATION

SCALE: 1/4" = 1'-0" (1)

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ACS ARCHITECTURAL COMPUTER SERVICE INC
Douglas A. Schultz
Architect
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Riverside, CA 92501
(951) 686-3344 Fax (951) 686-7749

ARCHITECT:

DATE PRINTED: 03-17-05
DATE: 03-17-05
DRAWN BY: A.C.S.

No.	DATE	BY
	REVISIONS	

UNIVERSAL LOMA LINDA

LOCATION: MOUNTAIN AVE. JAURITA ST.

OWNER/DEVELOPER:

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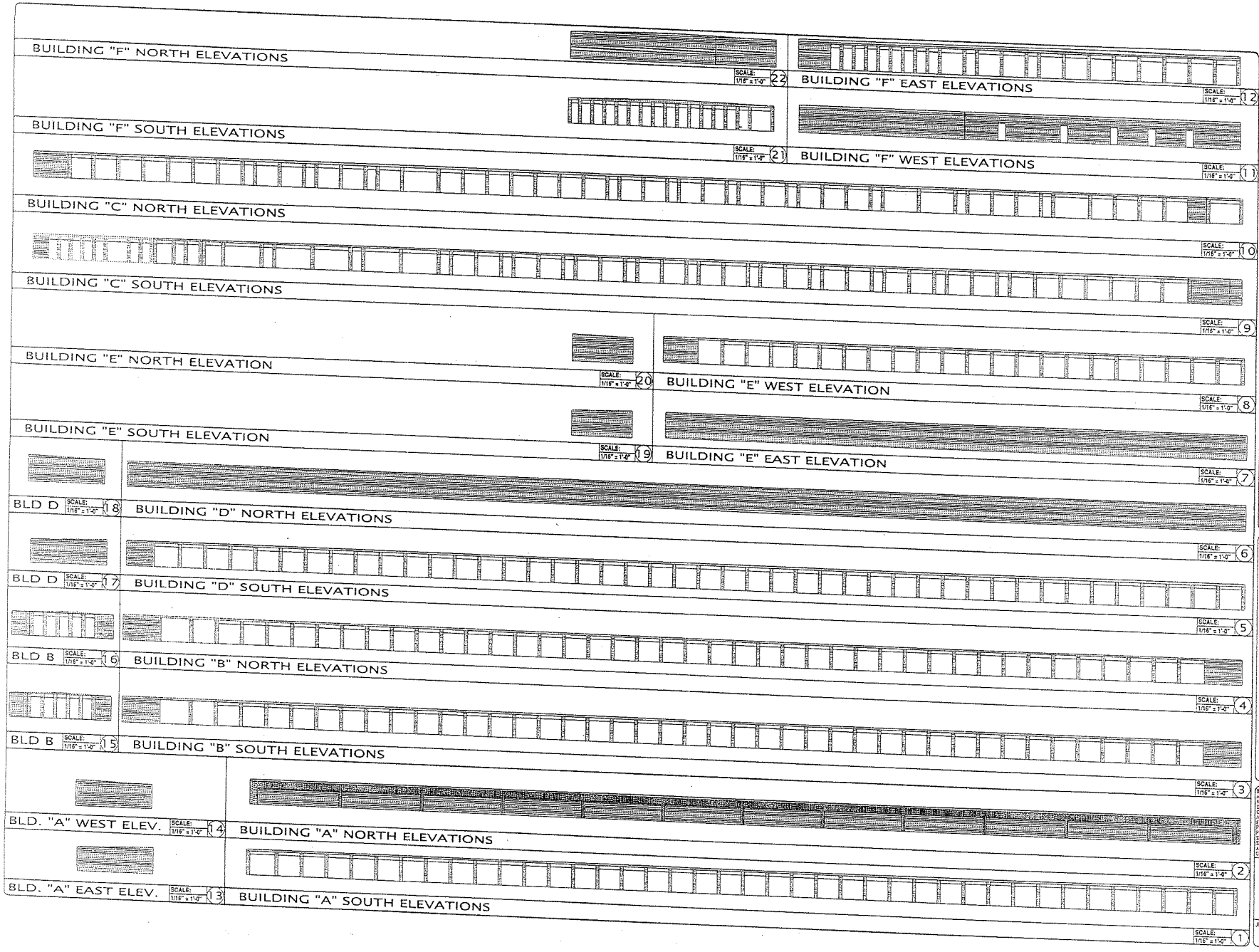
ELEVATIONS

JOB No. 05-115

A-3



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Riverside, CA 92501
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ARCHITECT:
LICENSED ARCHITECT
DOUGLAS A. SCHULTZ
LIC # C-14336
STATE OF CALIFORNIA
EXP. 11-30-07

DATE PRINTED: 03-17-05
DATE: 03-17-05
DRAWN BY: A.C.S.

REVISIONS		
No.	DATE	BY
△		

UNIVERSAL LOMA LINDA

LOCATION: MOUNTAIN AVE. JAUNITA ST.

OWNER/DEVELOPER:

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ELEVATIONS

JOB No. 05-115

A-3

Attachment 1

C – Incomplete Letter Checklist
(dated May 23, 2005)

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 🖷 (909) 799-2894

Community Development Department

May 23, 2005

Kal Farah
417 Nottingham Drive
Redlands, California 92373

Re: PPD No. 05-04 – A proposal to develop a vacant 5.89 acre site into a business records and self storage business. The project site is located between the railroad tracks to the south, the San Timoteo Creek Flood Control to the north and the Mt. View Bridge to the west. The applicant proposes access off of the Mt. View bridge (using Juanita Street). The project includes a total of 623 storage units and an on site Managers unit. The project is in the Redevelopment Project Area.

Dear Mr. Farah:

Thank you for your Precise Plan of Design (PPD) submittal of the abovementioned project, received by the Community Development Department on April 25, 2005. This project has been identified as PPD No. 05-04.

On May 10, 2005, the Community Development Department and Administrative Review Committee (ARC) reviewed your project, provided the following comments, and as a result deemed your application incomplete, pursuant to Government Code Section 65943. For your application to be considered complete, please provide the items noted on the attached Notice of Incompleteness Checklist on or before August 23, 2005, or your project will be deemed abandoned. Until such time, this application is under the "incomplete submittal status".

When you are ready to resubmit your project, please contact me so that I can personally assist you. Should you have any questions or concerns related to this matter, please contact me at (909) 799-2833.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Allan Penaflorida
Planning Technician

cc: H.P. Kang, Senior Planner
Deborah Woldruff, Community Development Director
Rolland Crawford, Deputy Fire Marshall
Jeff Peterson, Associate Engineer
File Copy

NOTICE OF INCOMPLETENESS CHECKLIST

Reviewed by: H. P. Kang

Date: May 23, 2005

1) Due to sight distance issues, the volume and speed of traffic, and the proposed widening of the Mountain View bridge north-bound lane, access to Mountain View Avenue is prohibited.
2) Please show proposed on-site utilities and drainage (with an illustration of the surrounding site that is at least 15 feet out side of the property line). Easterly and southerly property line appears to block historic drainage patterns.
3) The minimum street width for Juanita Street 60 feet.
4) Please indicate the emergency vehicle turnaround at the end of Juanita Street.
5) Driveways shall be designed with sufficient width and turning radius to allow for the passage of fire apparatus.
6) All construction shall meet the requirements of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of the Loma Linda and legally in effect at the time of issuance of building permits.
7) Please provide on-site water mains and fire hydrants shall and automatic fire sprinkler systems shall be installed in all buildings. Business records storage facilities shall comply with NFPA 232.
8) The proposed wrought iron fences shall be replaced with block walls of slump stone or split face type.
9) Areas between storage buildings at the southeast and southwest corners of the property shall be landscaped.
10) Please provide adequate (approved by the City of Loma Linda Public Works Department) turn around space at the front gate near the proposed parking area.
11) Please provide a more distinctive front entry to the office and add windows to the second story of the building on the right, left and front elevations. The office building will also benefit from additional architectural enhancements (i.e. elevations).
12) Please provide justification for the outdoor access to the downstairs bathroom.
13) Please provide pedestrian entry to the proposed garage for the manager's suite.

Attachment 1

D – Applicant's Response Letter

Wickstrom & Farah Land Systems

Engineering, Planning, Surveying, Construction Management

Response to 'Notice of Incompleteness Checklist'

August 23, 2005

H. P. KANG
SENIOR PLANNER
CITY OF LOMA LINDA

RECEIVED
AUG 23 2005
CITY OF LOMA LINDA

Re: PPD 05-04

Mr. Kang,

Following are the responses for the above mentioned letter. The responses are numbered respectively to your comments.

1. We believe that the City of Loma Linda is obligated to give our client, Universal Self Storage, access to Mountain View and as such exact design to Mountain View has to be coordinated with the City's Public Works Department.
2. On-Site utilities are now shown on the site map.
   a. Sewer Main is north of the Rail Road tracks, which means there would have to be boring under the tracks to access the sewer main with an easement and permit from the Rail Road agency. There is enough slope to get to the sewer main.
   b. Water main goes under bridge and could be connected to with our 6" man to serve the property and its fire service.
   c. Drainage is going to be collected through swales on site and taken through site to the Flood Control Channel per std. Dwg 187 a from the San Bernardino Flood Control Standard Drawings.
   d. Power line is also under Bridge and could be accessed.
3. We believe there is no need for a parkway and sidewalk on the Channel's side of the street since there are no homes on that side of the street. We provided 36 feet curb face to curb face and half street width on our side of the street of 30 feet. In addition we provided 2.5 feet on North side of the street for grading purposes.
4. We redesigned the end of the street at the Eastern property line to be in an Offset Cul-De-Sac per County of San Bernardino Standard since the City of Loma Linda does not have a specific design for the Offset Cul-De-Sac.
5. We have designed the driveways with sufficient turnaround for Fire Department Trucks and Standards.
6. All construction will meet UBC and UFC stds.
7. We provided location of On-Site Fire Hydrants and our Fire Service Plans would Satisfy the Fire Department comments.

417 Nottingham Dr. Redlands, CA 92373, USA, Tel: 909.307.8770, Fax: 909.793.9799

8. The proposed wrought iron fences were replaced with 6' high decorative block walls.
9. Areas between storage buildings at the southeast and southwest corners of the site cannot be landscaped since they are being used to access adjacent storage units. Moreover, the change of the wrought iron fencing with 6' block walls, as requested, screens the before mentioned areas from view from outside of property, specifically the Rail Road Tracks.
10. Front entry redesigned to provide adequate turn around.
11. Windows were added to the second story at the requested elevations.
12. Outdoor access to the restrooms is intended for customers of the facility. The access is beyond the gate making it accessible to customers only.
13. Pedestrian access was intended from the manager's office. However, access was provided and shown.

Please feel free to call for any questions,
Kal Farah 951.440.9227

Attachment 1

E – Incomplete Letter Checklist
(September 26, 2005)

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 🖷 (909) 799-2894

Community Development Department

September 26, 2005

Mr. Kal Farah
417 Nottingham Drive
Redlands, California 92373

Re: **Second Review of PPD No. 05-04** - A proposal to develop a vacant 5.89 acre site into a business records and self storage business. The project site is located between the railroad tracks to the south, the San Timoteo Creek Flood Control to the north and the Mt. View Bridge to the west. The applicant proposes access off of the Mt. View bridge (using Juanita Street). The project includes a total of 623 storage units and an on site Managers unit. The project is in the Redevelopment Project Area

Dear Mr. Farah:

Thank you for your Precise Plan of Design (PPD) resubmittal of the abovementioned project, received by the Community Development Department on August 23, 2005. This project has been identified as PPD No. 05-04.

On September 20, 2005, the Community Development Department and Administrative Review Committee (ARC) reviewed your project and concluded that the concerns about the proposed access from Mountain View Avenue have not been sufficiently addressed. Issues regarding sight distance, volume and speed of traffic, as well as the proposed widening of the north-bound lane of Mountain View bridge will compound the adverse circumstances surrounding the intended point of access. The remaining items on the incompleteness checklist will stay pending until the access issue is resolved. Staff can discern the gravity of the situation and recognizes the hardships of this requirement. However, our requirements shall remain until they are properly addressed.

You have the option to withdraw the project and are entitled to a refund that is a portion of the application fee. Staff is not able to identify the necessary findings to recommend project approval. If you decide to continue with the project as submitted, staff cannot support the project and will forwarded the request to the Planning Commission for a Public Hearing with a denial recommendation.

Should you have any questions or concerns related to this matter, please contact me at (909) 799-2839.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Allan Penaflorida
Planning Technician

Attachment 2

Applicant's Appeal Letter
(May 10, 2006)

Wickstrom & Farah Land Systems

Engineering, Planning, Surveying, Construction Management

May 4, 2006

Allan Penaflorida
Planning Technician
Community Development Department
City of Loma Linda

Re: PPD 05-04

Allan,
In regards to the above mentioned project we, the applicant, still believe that the City of Loma Linda is required to provide adequate access to the property in question especially that the City has blocked access to the property even prior to any project development submittal. There exists at this time a yellow painted steel cross bar preventing access to the property and deeming the property land locked. This steel cross bar was installed by the City of Loma Linda at the only access road to the property in question. Consequently, our client can no longer access his previously accessible property. As such, we recommended to the client to appeal this development project to City Council and plead his case at the highest level of the City.
At this time and with this letter, our client, Rene J. Jacober/Loma Linda Universal Self Storage requests an appeal of the Planning Commission denial of the project to City Council at the earliest date.

Kal Farah
W F Land Systems
Applicant

417 Nottingham Dr. Redlands, CA 92373, USA, Tel: 909.307.8770, Fax: 909.793.9799

Attachment 3

Special Findings for Denial

I move that we deny PPD No. 05-04 as recommended by staff for the following reasons:

1. The PPD as proposed by the applicant would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes in that: The design of the project fails to provide safe and adequate access and would thus unreasonably interfere with traffic on Mountain View Avenue in a manner that would inconvenience, delay or endanger persons traveling to or from other properties in the vicinity.

2. The PPD as proposed by the applicant would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, in that, the proposed access to the project site fails to adequately address sight distance issues, the speed and volume of traffic at the intersection of Juanita Street and the Mountain View Avenue Bridge, and traffic flow and street design issues related to the planned widening of the bridge in the northbound lane. Mountain View Avenue is a main street (Major Highway street classification) that connects commuters to the major commercial and business corridors of the City. The Mountain View Avenue Bridge serves as one of the main connectors between north and south Loma Linda for business users, residents and emergency vehicles. The volume of traffic on Mountain View Avenue and more specifically on the bridge is too high to accommodate access to the site as proposed in the applicant's design. Currently, the Mountain View Avenue Bridge has three lanes (two southbound and only one northbound) with no turn pockets into the proposed access point (Juanita Street). A second northbound lane will be constructed in the near future; however, there are no plans to add turn pockets in either direction because there is no additional space available. The vehicular safety issues related to the proposed turn-in onto Juanita Street will be compounded by the lack of visibility of vehicles cresting the bridge at the 40 mph speed limit. This would be especially true for southbound vehicles attempting a left turn onto the site. Large slow-moving trucks (vehicles) would not be able to safely maneuver between speeding northbound vehicles due to the short distance between the crest of the bridge and the proposed access point. Northbound vehicles attempting the sharp turn onto Juanita Street would have to slow abruptly and would be at risk of rear-end collisions. For these reasons City staff, including the City engineer and public safety, have found that the proposed design does not meet City standards and recommend against approval of the project. The applicant has failed to provide a design for any alternative to the Mountain View Avenue Bridge access. The site lies directly south of Juanita Street, which is currently a substandard roadway (a minimum width of 60 feet is required for a dedicated street), that traverses the Bryn Mawr residential community and dead ends before it reaches the Loma Linda

City limits. The applicant is proposing a continuation of Juanita Street east towards Mayberry Street bisecting the existing Bryn Mawr community. The approval of this access point, which falls under the County's jurisdiction, would increase the flow of commercial traffic, dust and noise through an existing residential neighborhood and would negatively impact the peace, safety and general welfare of the residents. At this time, the applicant has not provided staff with the necessary documents and approved plans from the County that would establish this alternative access.

3. As submitted, the proposal for a new 623-unit storage facility with a live-in manager's unit cannot be approved as presented due to the hazards of the proposed access points, and the substandard site conditions as outlined in the incomplete letter checklist and elucidated in the Staff Report, and as described at the public hearing in the City engineer's report.