City of Loma Linda Official Report

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

COUNCIL AGENDA: December 14, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: Street Names for Tentative Tract Map No.16650-Monarch Cove (Trimark Pacific Homes)

RECOMMENDATION

Staff recommends that the City Council choose two street names from the following list as recommended by the Historical Commission for Tentative Tract Map No.16650:

Street A –	Randolph Court	Alternative –	Ardmore Court
Street B –	Kelsey Court	Alternative –	Mooney Court

BACKGROUND

On November 1, 2004 the Historical Commission considered street names that pertain to the history of the area and correlate with the English heritage street names in the surrounding area. They chose names from the list provided within the Street Naming Program that were appropriate for this area. The City Council may recall that on November 9, 2004 they approved Tentative Tract Map No. 16650 to subdivide 9 acres into 36 single-family lots (Attachment A).

ANALYSIS

The Historical Commission recommendations include the following 4 names including two alternative names for the City Council to consider.

RANDOLPH COURT – One of two packing houses in Byrn Mawr.

KELSEY COURT – Kathern; Bryn Mawr Postmaster – April 30, 1967

Alternatives:

ARDMORE COURT - A pleasant sounding name.

MOONEY COURT – A Bryn Mawr family.

Environmental Evaluation: The street naming process is a within the scope of the approved Mitigated Negative Declaration that was adopted by the City Council for Tentative Tract Map No. 16650 on November 9, 2004. The Initial Study evaluated the proposed subdivision for 36 single-family lots and the future construction of housing on these lots. It is presumed that new streets approved for construction will be named. The street naming process will not result in any additional environmental impacts. Therefore, no additional evaluation is necessary for the project's compliance with the California Environmental Quality Act (CEQA).

Public Comments: There have been no public comments regarding the proposed or recommended street names for Tentative Tract Map No. 16650.

CONCLUSION

Based on the recommendations of the Historical Commission and acceptance by the Public Safety Department, the City Council should choose two street names from the list above for Tentative Tract No. 16650.

FINANCIAL IMPACT

No financial impacts are anticipated other than the costs associated with constructing and placing the street signs on the finished streets.

Respectfully submitted,

Lori Lamson

Lori Lamson,
Senior Planner

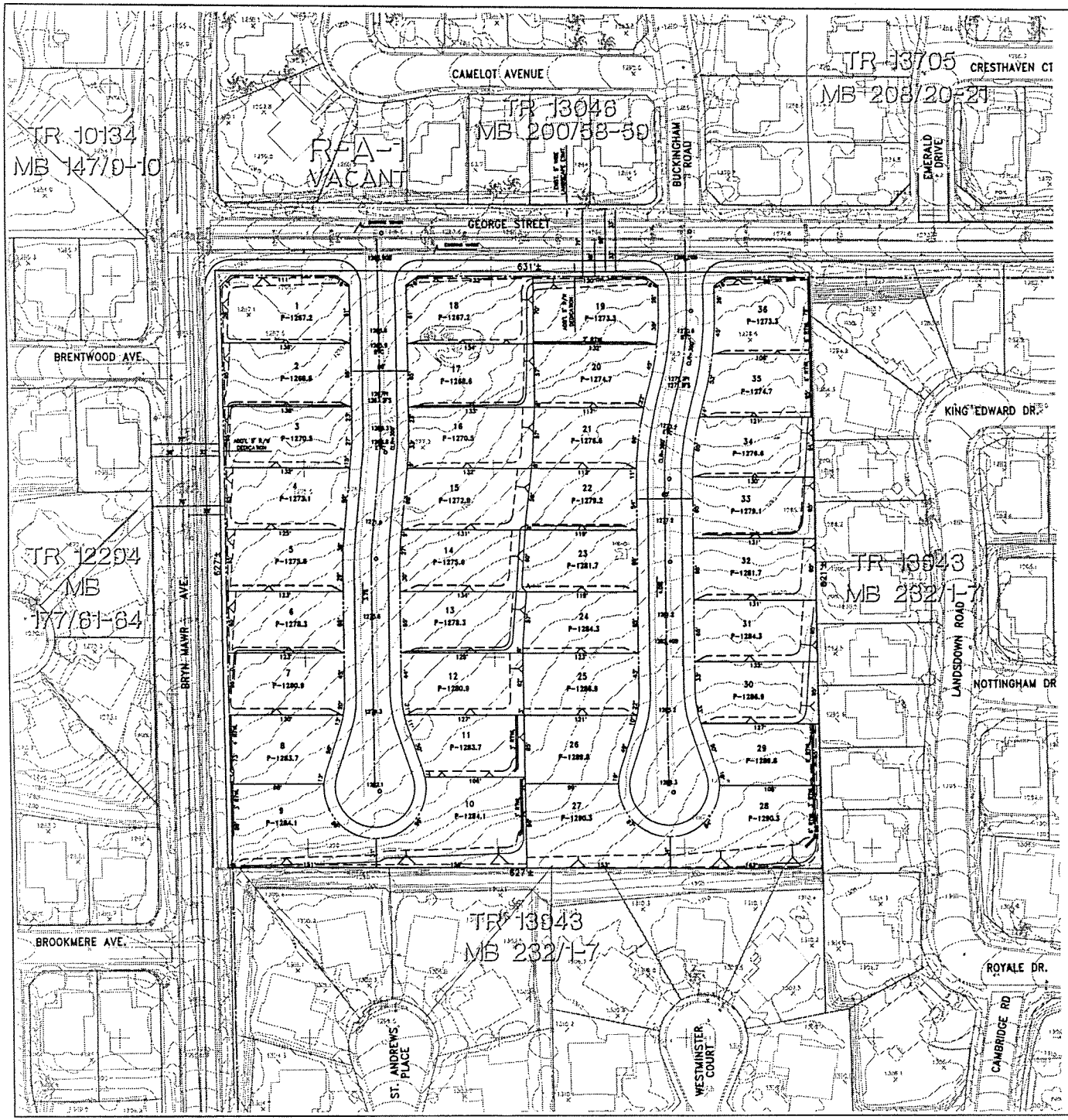
ATTACHMENTS

A. Tentative Tract Map 16650
B. Street Names Recommended by the Historical Commission

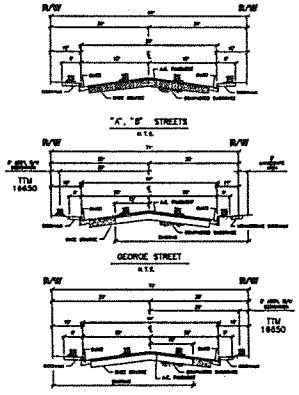
I:\CityCouncil (CC)\CC 2004\CC 121404 Street Names for TTM 16650.doc

Attachment A

Tentative Tract Map No. 16650



TYPICAL STREET SECTIONS



LOT AREA TABLE
AREAS IN SQ. FT.

LOT NO.	GROSS AR.	NET AR.
1	8,367	
2	8,812	
3	8,778	
4	8,721	
5	8,624	
6	7,895	
7	7,915	
8	7,807	
9	11,600	
10	12,407	
11	7,888	
12	8,301	
13	8,538	
14	8,884	
15	8,437	
16	8,886	
17	8,887	
18	8,538	
19	8,301	
20	8,100	
21	7,942	
22	7,941	
23	7,941	
24	7,878	
25	7,877	
26	7,882	
27	11,382	
28	11,641	
29	7,811	
30	8,388	
31	8,438	
32	8,488	
33	8,487	
34	8,138	
35	7,838	
36	8,138	
TOTAL	311,139 S.F.	
	7.143 Acres	
AVERAGE	8,642 S.F.	

APPLICANT:

TRIMARK PACIFIC HOMES
3400 Central Avenue, Suite 235
Riverside, CA 92506
(909) 369-1071 (office)
(909) 369-8196 (fax)

LAND OWNER:

CHENG WEN WANG & SHERLEY C. WANG,
TRUSTEE(S) OF THE WANG 1992 TRUST
48 Coronado Pulgas
Laguna Niguel, CA 92677-3546

ENGINEER/REPRESENTATIVE:

HUNGAKER & ASSOCIATES IRVINE, INC.
INLAND EMPIRE REGION
ATTN: PAUL DEPALATIS
2900 ADAMS ST. SUITE A-15
RIVERSIDE, CA 92504
(909) 352-7200
paul@hungakerinc.com

LEGAL DESCRIPTION:

LOT 3 IN BLOCK 3 OF MAYBERRY AND WHITTER SUBDIVISION, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 12, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBER (APN) 0281-053-02-0-000
2. SITE AREA: 8.16 AC GROSS
   8.06 AC. NET (WITHOUT ADDITIONAL R/W DEDICATED TO GEORGE STREET & BRYN MAWR AVENUE)
3. ZONING: R-1 (EXISTING), R-1 (PROPOSED)
   GENERAL PLAN: LOMA LINDA GENERAL PLAN
4. THOMAS GUIDE: RIV. CO. (2000 ED.) PG. 647, E3-3 & F3-3
5. PROJECT IS PROPOSED FOR DEVELOPMENT IN ONE PHASE.
   NO ADDITIONAL PHASING IS PROPOSED.
6. THE SITE CONTAINS NO KNOWN GEOLOGIC FAULT LINES OR HAZARD ZONES
7. THE SITE CONTAINS NO EXISTING STRUCTURES.
8. THE SITE IS NOT SUBJECT TO FLOOD HAZARD.
9. TOPOGRAPHY SOURCE: ROBERT J. LUNG & ASSOCIATES, FLOWN 6/10/03
10. GEOLOGY/SOILS ENGINEERING CONSULTANT: PACIFIC SOILS

UTILITIES & SERVICE PROVIDERS

SCHOOL DISTRICT:
REDLANDS UNIFIED SCHOOL DISTRICT
20 WEST LUGONIA AVENUE
P.O. BOX 3008
REDLANDS, CA 92373-1508
(909) 748-6730
(909) 307-5344 (FAX)

WATER:
CITY OF LOMA LINDA
PUBLIC WORKS DEPARTMENT
25541 BARTON ROAD
LOMA LINDA, CA 92354
(909) 799-4400

SEWER:
CITY OF LOMA LINDA
PUBLIC WORKS DEPARTMENT
25541 BARTON ROAD
LOMA LINDA, CA 92354
(909) 799-4400

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
P.O. BOX 6400
RANCHO CUCAMONGA, CA 91729
(800) 655-4555

TELEPHONE:
VERIZON CALIFORNIA
1860 ORANGE TREE LANE, SUITE 100
REDLANDS, CA 92374
(800) 483-4000

CABLE:
ADELPHIA
1971 W. REDLANDS BLVD.,
SUITE B
REDLANDS, CA 92374
(909) 889-0020

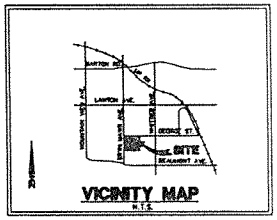
GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA
P.O.BOX 3003
REDLANDS, CA 92373
(909) 427-2200

PREPARED UNDER THE DIRECTION OF:

PAUL R. HUDDLESTON, JR. L.S. 7081
EXPIRES 12/31/08

DESIGNED BY:	S.C.
DRAFTED BY:	T.C.
PROCESSED BY:	P.D.

DATE	REVISION	BY



SCALE	1"= 40'
DATE	9/15/03
REV.	12/1/05
GROSS AREA	8.1 ACRES
CONTOUR INTERVAL	2'
TOTAL PARCELS	36

0 20 40 80

DATE PREPARED:
SEPT. 15, 2003

TENTATIVE TRACT NO. 16650

PREPARED FOR:
TRIMARK PACIFIC HOMES
3400 Central Avenue, Suite 235
Riverside, CA 92506
(909) 369-1071

PREPARED BY:
HUNGAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (909)352-7200
PLANNING/ENGINEERING/SURVEYING/ENVIRONMENTAL SERVICES

Attachment B

Street Names Recommended by the Historical Commission

HISTORICAL COMMISSION RECOMMENDED STREET NAMES
TRACT 16650
MONARCH COVE (TRIMARK PACIFIC)

STREET A - RANDOLPH COURT – One of two packing houses in Bryn Mawr.

STREET B - KELSEY COURT – Kathern; Bryn Mawr Postmaster – April 30, 1967.

ALTERNATIVE - ARDMORE COURT – A pleasant sounding name.

ALTERNATIVE - MOONEY COURT – A Bryn Mawr family.

I:projectfiles\tracts\16650streetnames.doc