# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF JANUARY 11, 2005

**TO:** PLANNING COMMISSION

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

**SUBJECT:** APPEAL OF SINGLE-FAMILY RESIDENCE (SFR) NO. 05-03– an appeal of the Director's approval for the proposed construction of a new 3,080 square-foot residence on a vacant parcel zoned for single-family residence (R-1). The project is located north of Scotch Lane and east of Vista Drive.

### BACKGROUND

On December 7, 2005, the referenced project was continued to the January 11, 2005 Planning Commission meeting due to absence of the McMillans (Paul and Darleen), whose property is one that would be the most affected by the proposed construction. The appellants were pursuing sufficient representation from the neighborhood to address their concerns.

Since then, staff has determined that more information is required to resolve certain water rights and access issues. The project site is located beyond the extensions of existing City water lines. Properties in this part of City are reliant on private well sites for the water supplied for daily use and for the mitigation of any fire hazards. These rights are shared between property owners. An adequate water source is required to meet the minimum construction standards for the City. The applicant for the project has not provided staff with conclusive documents that would support his rights to an existing well or his rights to use an access easement that crosses several properties before it intersects with Scotch Lane. These documents are required for the forward progress of the site review.

### RECOMMENDATION

Staff is recommending a continuance to the Planning Commission meeting scheduled for February 1, 2006 in order to provide full representation opportunities to the appellants and to resolve any outstanding water rights and access issues for the applicant.

Respectfully Submitted by

Allan Penaflorida
Planning Technician