

## PLANNING COMMISSION

### REGULAR MEETING OF

September 3, 2014

7:00 p.m.

### CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ITEMS TO BE DELETED OR ADDED**
- E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. NEW BUSINESS**
- G. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)**

1. **CONDITIONAL USE PERMIT PLAN (CUP) NO. 14-105** - A request to install a new 6' by 12' foot single-face digital cabinet sign on an existing concrete sign base for the Ronald McDonald House located 11365 Anderson Street on the southeast corner of Barton Road and Anderson Street. The subject site is located in the Institutional (I) Zone.

#### **RECOMMENDATION**

The recommendation is that the Planning Commission approve Conditional Use Permit No. 14-105, subject to the attached Conditions of Approval.

2. **PRECISE PLAN OF DESIGN (PPD) NO. 14-083** - A proposal to construct a 3,260 square foot commercial/retail building for restaurant purposes for property located at 10342 Mountain View Avenue. This project is associated with the recently approved Market Place development, which included a gasoline service station, convenience store, and drive-thru car wash, and a commercial building pad on the subject site. The project is located in the East Valley Corridor Specific Plan-General Commercial Zone.

#### **RECOMMENDATION**

The recommendation is that the Planning Commission approve Precise Plan of Design No. 14-083, subject to the attached Conditions of Approval.

**H. APPROVAL OF MINUTES – (LIMITED TO 5 MINUTES)**

1. July 2, 2014

**I. REPORTS BY THE PLANNING COMMISSIONERS**

**J. COMMUNITY DEVELOPMENT DIRECTOR REPORT**

- K. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.*

# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF SEPTEMBER 3, 2014

**TO:** PLANNING COMMISSION

**FROM:** KONRAD BOLOWICH, ASSISTANT CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT (CUP) No. 14-105 — A request to install a new 6' by 12' foot single-face digital cabinet sign on an existing concrete sign base for the Ronald McDonald House located 11365 Anderson Street on the southeast corner of Barton Road and Anderson Street. The subject site is located in the Institutional (I) Zone.

### SUMMARY

The Applicant, Image Services, Inc., on behalf of Ronald McDonald House, requests to replace the damaged cabinet on an existing monument sign with a new electronic sign cabinet for the Ronald McDonald House. The new cabinet will serve as a digital message board for the public. The monument sign will be located at the southeast corner of Barton Road and Anderson Street.

### RECOMMENDATION

The recommendation is that the Planning Commission approve Conditional Use Permit (CUP) No. 14-105 based on the Findings, and subject to the attached Conditions of Approval (Exhibit B).

### PERTINENT DATA

|               |  |
|---------------|--|
| Applicant:    | City of Loma Linda   |
| General Plan: | Health Care  |
| Zoning:       | Institutional  |
| Site:         | A 7.84-acre rectangular site consisting of three adjoining parcels |
| Topography:   | Gently sloping from south to north                                 |
| Vegetation:   | Various trees and landscaped front lawn                            |

### BACKGROUND AND EXISTING SETTING

#### Existing Setting

The 7.84-acre project site currently accommodates the Ronald McDonald House and Loma Linda University Kidney Center. The proposed electronic sign will be constructed

at the southeast corner of Anderson Street and Barton Road, on an existing concrete base, previously used for the Ronald McDonald House monument sign, and recently damaged in a traffic accident.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The digital sign is an accessory structure to an existing facility. Therefore, the project is eligible for a Class 11 exemption from CEQA pursuant to the CEQA Guidelines, Section 15311(a).

## **ANALYSIS**

### **Project Description**

The project involves the construction of a new digital sign on an existing, 1.25-foot high concrete base. The new sign will be single-sided mad up of a combination of a 36.5 square foot digital sign and a fixed, internally illuminated 16.5 square foot sign, for a total of 53 square feet. The total height of the sign, including the concrete base, is 5'9" at its highest point. The existing concrete base is located within an existing landscaped area, 12-feet from the property line along Barton Road.

The internally illuminated portion of the sign will include a white lexan sign panel with full color vinyl lettering. The exterior portion of the cabinet will include a smooth, black satin finish.

The new sign will be fully automated and remote programmable via ethernet bridge or wireless networking. The LED portion of the sign will have an automatic dimmer that responds to daylight and darkness to vary the brightness of the sign to appropriate levels. Variations in the brightness setting and flip rate can also be adjusted manually. However, staff has added a condition of approval that maximizes the flip rate to six per minute.

### **Zoning and Code Requirements**

The project site is zoned Institutional, with a General Plan land use designation of Health Care. All uses mentioned in this zone are consistent with the existing institutional setting.

According to Section 17.18.140 (d) of the Loma Linda Municipal Code (LLMC) the maximum sign area permitted in the Institutional Zone shall not exceed one square foot for each two lineal feet of street frontage. The project site has 598 feet of frontage on Barton Road and 730 feet on Anderson Street (equal to 664 square feet of allowable sign area). Based on the preceding information, the proposed digital sign complies with the Code requirements.

Section 17.18.250 (b) of the LLMC requires a Conditional Use Permit (CUP) for digital signs that display public information such as digital message boards. Additionally, the Code does not address specific criteria for digital message boards. The approval of the

Conditional Use Permit is contingent upon the fulfillment of all the required findings as stated in Section 17.30.210 of the Loma Linda Municipal Code.

### **Analysis and Findings**

The following findings must be addressed when considering a conditional use permit. Per Code Section 17.30.210, "The Planning Commission, in approving a conditional use permit, shall find as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The proposed sign is consistent with both the Zoning and existing General Plan. Currently the site is being used as an Institutional use, which is listed as a conditionally permitted use in an Institutional Zone [Loma Linda Municipal Code Section 17.60.030 (f)]. The proposed digital sign is an accessory structure pertinent to the existing use. Pursuant to Section 17.18.250 (b) of the Loma Linda Municipal Code, digital signs require a Conditional Use Permit (CUP).

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The proposed sign would allow for advertisement of Ronald McDonald House services, as well as public services announcements. The sign will not be used for commercial purposes. The proposed sign is consistent with Section 3.3.2.8(a) of the General Plan – Implementing Policies regarding Design Element to Improve Community Design – which states "Promote monument signs that effectively identify key institutional uses, public facilities, and special districts and characterize the theme in the area. The proposed sign will be able to display public information in a functional manner without contributing to the clutter associated with other signage for all public service announcements. (i.e. banners, A-frame signs).

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

There are no changes in the land use or layout of the site. The site is adequate in size and shape to accommodate the current use and the proposed sign. The proposed monument sign cabinet will be located on an existing concrete sign base that was previously used for a similarly sized monument sign. All yards, setbacks, walls, fences, and landscaping are consistent with the development standards for the Institutional zone. No additional structures are being proposed.

4. *That the site or the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The sign replacement will not change the land use or site layout and will not further impact the existing facility. No other changes are being proposed. Additional traffic will not be generated as the result of this project. Furthermore, Staff has added a condition of approval that limits the Flip Rate to six per minute.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this application to insure compatibility with the neighborhood and to prevent any negative impacts to the surrounding area.

## **CONCLUSION**

The request to install a new LED electronic monument sign at this location is consistent with the City's General Plan. The proposed sign and use are in compliance with the Sign Code and the Institutional zone development standards. No impacts to the site are anticipated. Implementation of the Conditions of Approval will ensure that the project complies with all applicable City standards and requirements.

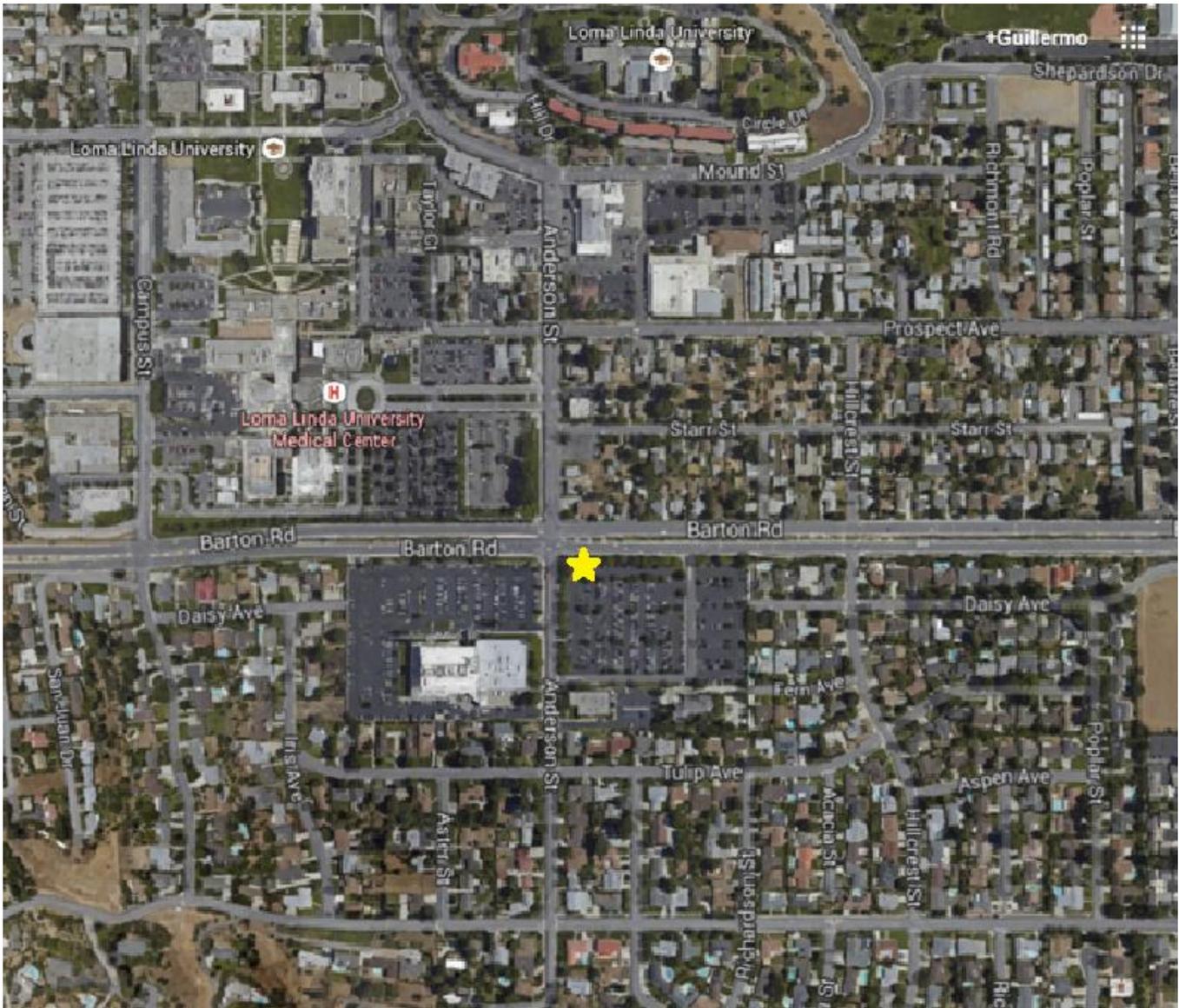
Respectfully submitted,

Guillermo Arreola  
Associate Planner

## **ATTACHMENTS**

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

# VICINITY MAP



**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 14-105**

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. Within one year of this approval, the Conditional Use Permit (CUP) shall be exercised or the permit/approval shall become null and void. Within one year of development approval, commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of six months, then the permit/approval shall become null and void.

**PROJECT:**

**Conditional Use Permit No 14-105**

**EXPIRATION DATE:**

**September 3, 2016**

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. 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.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative process. Any modification, which exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority as applicable.
5. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: Institutional Zone. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

6. Prior to establishing any new signs, or replacing existing signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building and Safety Division.
7. The image flip rate shall not exceed six per minute.
8. Sign shall be limited to time, date, temperature, Ronald McDonald House services, and public service announcements. Commercial advertising shall be prohibited.
9. Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.

End of Conditions

---

Applicant signature

---

Date

---

Owner signature

---

Date

SIGN PERMIT PACKAGE FOR



—BY—

**IMAGE SERVICES, INC.**

Signs • Lighting • Electrical

909.370.4500

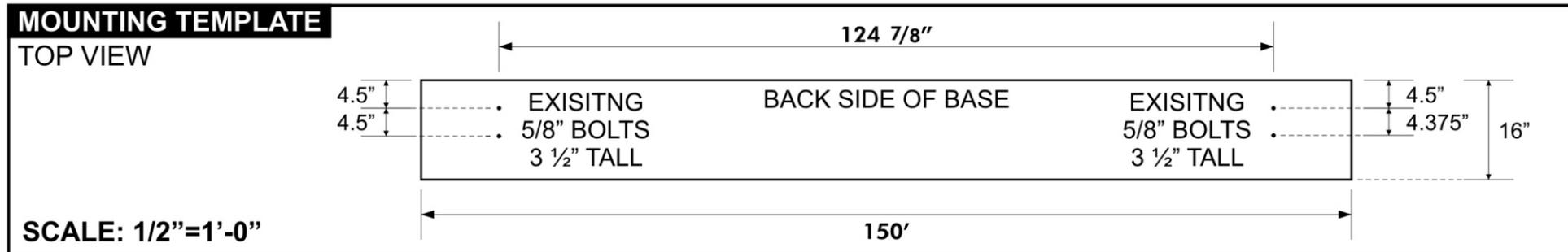
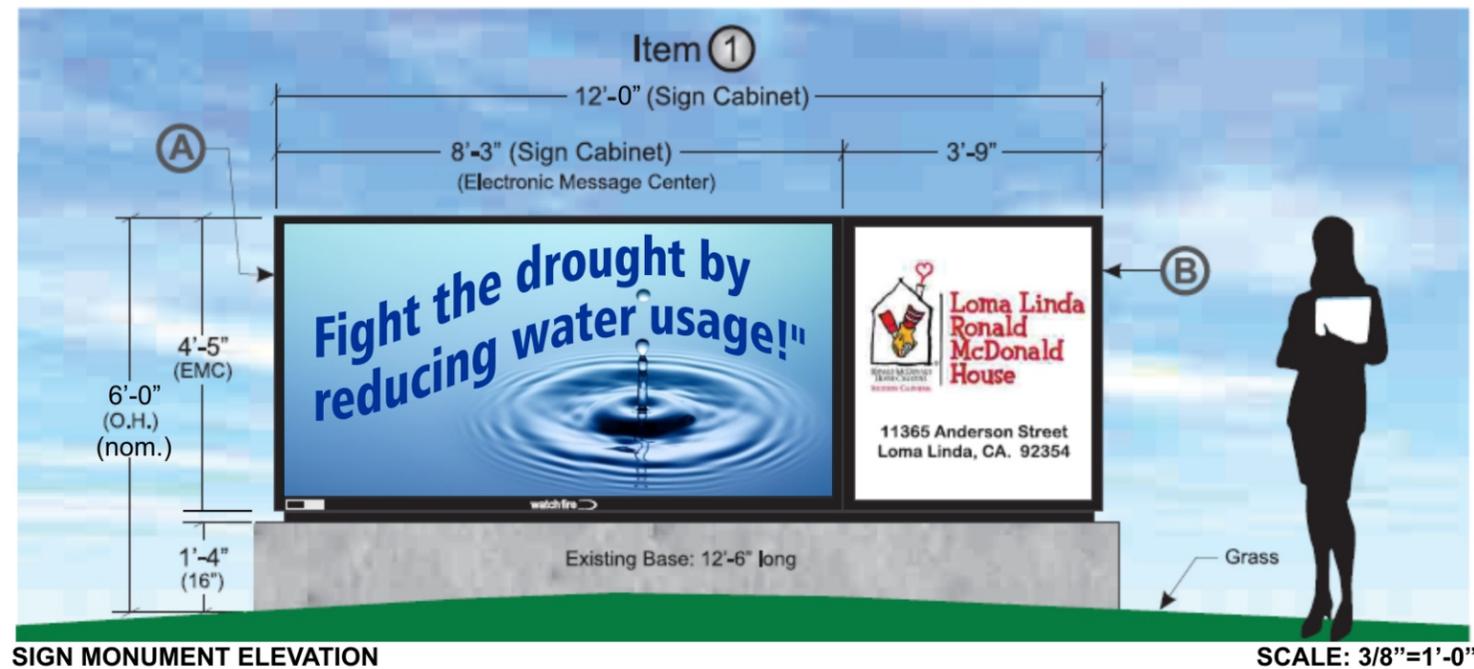
**CALIFORNIA CONTRACTOR LICENSE NUMBER 978517**

**EXHIBIT C**

**MONUMENT**

Sign Specifications: Single-sided sign Qty: one (1) sign monument, sign cabinet, emc

- (A) One (1) internally illuminated, Electronic Message Center (EMC) to be single-sided, 19mm, Full Color "RGB" display with five (5) inch character. EMC is a LED Sign manufactured by Watchfire. EMC Sign Cabinet finish, pre-manufactured Black. LED Sign is single-faced, 8" deep, 4'-5" h. (53") x 8'-3" long. Viewing area: 48" x 8'-0", display capability. Remote programmable via ethernet bridge or wireless networking. (Note: mfg'er spec sheet for more info.)
- (B) Internally illuminated aluminum fabricated 8" deep "House I.D." to be painted "Satin Black" with a smooth finish. 1 1/2" wide aluminum retainers also painted to a black satin finish. 3/16" thick White Lexan #7328 sign panels (face) with full color digital print graphic (option: vinyl overlay). Illumination to be white L.E.D.'s.



**IMAGE SERVICES, INC.**

Signs • Lighting • Electrical

855-754-6243

CALIFORNIA CONTRACTOR LICENSE NUMBER 978517

Project Name: Ronald McDonald House  
 Address: 11365 Anderson Street  
 Loma Linda, CA 92354  
 Drawing #: 1

Revision Sequence:

(Customer Signature) (Date)

APPROVED & ACCEPTED WITH CHANGE TO DRAWING

APPROVED & ACCEPTED WITH CHANGES WITH HAND NOTES ADDED

APPROVED & ACCEPTED AS IS

Copyright 2013 | Image Services, Inc.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All salespersons can reference manufacturer's color charts at your request. Cost of providing necessary wiring to sign area is not included in this sign proposal.

Sheet

1 of 4

Scale

Noted

**AERIAL VIEW**



**IMAGE SERVICES, INC.**

Signs • Lighting • Electrical

855-754-6243

CALIFORNIA CONTRACTOR LICENSE NUMBER 978517

Project Name: Ronald McDonald House  
 Address: 11365 Anderson Street  
Loma Linda, CA 92354  
 Drawing #: 2

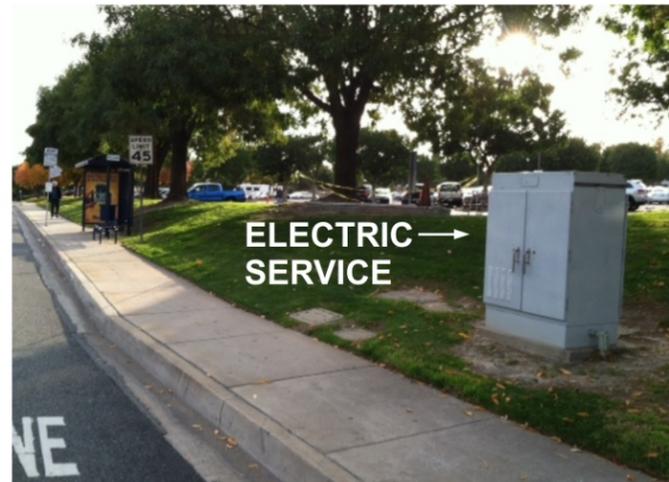
Revision Sequence:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Customer Signature) \_\_\_\_\_ (Date) \_\_\_\_\_  
 APPROVED & ACCEPTED WITH CHANGE TO DRAWING  
 APPROVED & ACCEPTED WITH CHANGES WITH HAND NOTES ADDED  
 APPROVED & ACCEPTED AS IS

Copyright 2013 | Image Services, Inc.  
 Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All salespersons can reference manufacturer's color charts at your request.  
 Cost of providing necessary wiring to sign area is not included in this sign proposal.

Sheet  
**2 of 4**  
 Scale  
 Noted

**STREET VIEW**



**IMAGE SERVICES, INC.**

Signs • Lighting • Electrical

855-754-6243

CALIFORNIA CONTRACTOR LICENSE NUMBER 978517

Project Name: Ronald McDonald House  
 Address: 11365 Anderson Street  
Loma Linda, CA 92354  
 Drawing #: 2

Revision Sequence:

|  |
|--|
|  |
|  |
|  |
|  |

(Customer Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

APPROVED & ACCEPTED WITH CHANGE TO DRAWING

APPROVED & ACCEPTED WITH CHANGES WITH HAND NOTES ADDED

APPROVED & ACCEPTED AS IS

Copyright 2013 | Image Services, Inc.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All salespersons can reference manufacturer's color charts at your request. Cost of providing necessary wiring to sign area is not included in this sign proposal.

Sheet

**3 of 4**

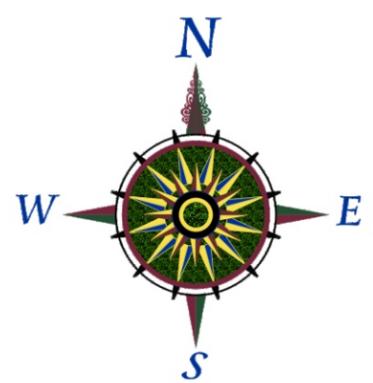
Scale

**Noted**

**PLOT PLAN**

LOMA LINDA  
RONALD McDONALD  
HOUSE

LOMA LINDA  
KIDNEY  
CENTER



RMH  
SIGN

**PARKING**

GREENBELTS  
SIDEWALK

RMH  
SIGN  
GREENBELTS  
SIDEWALK

**ANDERSON ROAD**

12'-6" X 16"  
EXISTING CONCRETE  
SIGN FOUNDATION &  
LOCATION OF PROPOSED  
R.M.H. ELECTRONIC  
MESSAGE CENTER

GREENBELTS  
SIDEWALK

RMH  
SIGN  
GREENBELTS  
SIDEWALK

BUS  
STOP

PWR

12' SETBACK FROM SIDEWALK

175'

36'

420'

87'

**BARTON ROAD**

60'  
SIGN SETBACK FROM CORNER

**IMAGE SERVICES, INC.**

Signs • Lighting • Electrical

855-754-6243

CALIFORNIA CONTRACTOR LICENSE NUMBER 978517

Project Name: Ronald McDonald House

Address: 11365 Anderson Street

Loma Londa, CA 92354

Drawing #: 2

Revision Sequence:

|  |
|--|
|  |
|  |
|  |
|  |
|  |

(Customer Signature)

(Date)

- APPROVED & ACCEPTED WITH CHANGE TO DRAWING
- APPROVED & ACCEPTED WITH CHANGES WITH HAND NOTES ADDED
- APPROVED & ACCEPTED AS IS

Copyright 2013 | Image Services, Inc.

Colors represented in this drawing are for presentation only. They cannot match actual processes being used on finished products. All salespersons can reference manufacturer's color charts at your request. Cost of providing necessary wiring to sign area is not included in this sign proposal.

Sheet

4 of 4

Scale

Noted

# Staff Report      City of Loma Linda

---

From the Department of Community Development

## **PLANNING COMMISSION MEETING OF SEPTEMBER 3, 2014**

**TO:** PLANNING COMMISSION

**FROM:** KONRAD BOLOWICH, ASSISTANT CITY MANAGER,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** PRECISE PLAN OF DESIGN (PPD) NO. 14-083, – A PROPOSAL TO CONSTRUCT A 3,260 SQUARE FOOT BUILDING FOR THE PROPERTY LOCATED AT 10342 MOUNTAIN VIEW AVENUE. THIS PROJECT IS PART OF THE RECENTLY APPROVED MARKET PLACE PROJECT, WHICH INCLUDES A GASOLINE SERVICE STATION\CONVENIENCE MARKET, AND DRIVE-THRU CAR WASH. THE PROJECT IS LOCATED IN THE EAST VALLEY CORRIDOR SPECIFIC PLAN-GENERAL COMMERCIAL ZONE.

---

### **SUMMARY**

The Applicant is requesting to construct a 3,260 square foot building that will include two restaurant tenants. There will be no drive-thru facilities associated with this building. The site measures 12,200 square feet in area and is part of the recently approved Marketplace Project. The site as well as proposed building pad was reviewed with the market Place project, however, the design has not yet been reviewed. The overall project has 30 parking spaces, of which 15 will be provided with the new building. The project site is bounded by Mountain View Avenue to the east, the Interstate 10 (I-10) eastbound off ramp to the north, Rosewood Avenue to the south, and residential properties to the west. Copies of the Proposed Plans are included in Exhibit B.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the Precise Plan of Design No. 14-083 based on the Findings, and subject to the attached Conditions of Approval.

### **PERTINENT DATA**

Owner/Applicant: Meet Wardeh L.P.  
Current General Plan: Commercial  
Specific Plan: EVCS - General Business  
Current Zoning: EVCS – General Business

Site: The rectangular, 1.07-acre project site is bounded by Mountain View Avenue to the east, Interstate10 (I-10) eastbound off ramp to the north, and Rosewood Avenue to the south.

Topography: Relatively flat

Vegetation: No natural vegetation

Special Features: None

**EXISTING SETTING AND BACKGROUND**

**Existing Setting**

The project site is located on the northern portion of the City of Loma Linda within the East Valley Corridor Specific Plan – General Commercial zone. The site for the restaurant building is located within the recently approved Market Place project site.

|              | Specific Plan                   | Zoning                          | General Plan  | Existing Use   |
|--------------|---------------------------------|---------------------------------|---------------|--|
| <b>North</b> | N/A                             | N/A                             | N/A           | Interstate 10  |
| <b>South</b> | EVC - Single Family Residential | EVC - Single Family Residential | Commercial    | Single-Family Residences   |
| <b>East</b>  | EVC – General Business          | EVC - General Business          | Business Park | Undeveloped  |
| <b>West</b>  | EVC - Single Family Residential | EVC - Single Family Residential | Commercial    | Single-Family Residences<br>City Wellsite<br>Mobile Home Community |

**ENVIRONMENTAL EVALUATION**

On February 25, 2014, the City Council approved Conditional Use Permit No. 13-028 and adopted a Mitigated Negative Declaration for the development of the entire Market Place development, which included the subject site. Approval of the conditional use permit included a proposed 8,176 square foot commercial building on the subject site. The proposed commercial/retail building was considered in the Initial Study and Mitigated Negative Declaration that was adopted by the City Council. The project will comply with required mitigation measures, which have been incorporated into the conditions of approval and mitigation monitoring program for the Market Place project.

**Public Comment**

Public notices for this project were posted and mailed to property owners within 300 feet of the project site on August 21, 2014. As of the writing of this report, there have been no written or oral comments received in opposition or in favor of the proposal.

**ANALYSIS**

**Project Description**

The project includes the construction of a 3,260 square foot commercial/retail building, much smaller than the originally proposed 8,176 square foot building. The proposed building will incorporate traditional architectural design, neutral architectural coatings, and a variety of complimentary building materials to match the recently approved c-store building, car wash, and canopy. Additionally, the project would include required offsite improvements including parkway and expansion within the public right-of-way.

Development Standards

EVC-General Commercial Development Standards

|                          | Required  | Proposed   | Complies |
|--------------------------|---|--|----------|
| Building Setback - Front | 25-feet   | 25'  | Yes      |
| Building Setback - Side  | 0'  | 0' (east p.l.)<br>5' (west p.l.)   | Yes      |
| Building Setback - Rear  | 0'  | 0'   | Yes      |
| Maximum Building Height  | No maximum established  | 23'  | Yes      |
| Maximum Lot Coverage     | 60%   | 27%  | Yes      |
| Parking                  | 1 space/3 seats or 1 space/50 square feet of serving area, whichever is greater.<br>And<br>1 space for each 2 employees; minimum of 10 spaces | 30 total parking spaces proposed<br>C-Store - 6 Spaces<br>(Based on 1,556 sq.ft. sales area)<br>Restaurant 1 – 12 spaces, (based on 500 sq.ft. serving area and 4 employees)<br>Restaurant 2 – 12 spaces, (based on 500 sq.ft. serving area and 4 employees) | Yes      |
| Open Area Landscaping    | Minimum 5-foot wide landscape planters along entire street frontage;  | 8'-20'   | Yes      |
|                          | 20% of remaining lot shall be landscaped<br>Parcel 1: 2,440 sq.ft.  | Subject Site: 22.3%<br>Market Place: 27%   | Yes      |
| Walls/Fencing            | 6-foot high, masonry block wall required along west property line, no higher than 3 feet within front yard setback                            | Yes  | Yes      |

### Site Design

The subject site is located in the northern portion of the City of Loma Linda. The project is bounded by Mountain Avenue to the east, the Interstate 10 (I-10) eastbound off ramp to the north, and Rosewood Avenue to the south. The site has regional vehicular access from Interstate 10 (I-10), and local access via Rosewood Drive, Business Center Drive, Sun Avenue, Mountain View Avenue, and Redlands Boulevard. The overall project design, including landscaping and vehicular driveways and pedestrian access was approved through CUP 13-028.

Project driveways are located on Mountain View Avenue and Rosewood Drive. The project will provide a total of 15 parking spaces, including the two (2) handicapped accessible spaces (30 total spaces, and 4 handicapped accessible spaces provided throughout the entire development). Parcel 1 (building site) will provide 2,440 square feet of landscaping (approximately 22.3% of the subject site), however, the aggregate amount of landscaping for the Market Place project will be 12,553 square feet, or 27% of the entire site. The developer will also be constructing off site improvements, including parkway and median construction and expansion within the right-of-way as part of the overall development of the Market Place.

### Architectural Design

As required, the proposed project has been designed to comply with the standards contained in the City's Zoning Code (Title 17 of the Loma Linda Municipal Code). The proposed improvements will incorporate a modest, traditional architectural design, neutral architectural coatings, and a variety of complimentary building materials, which will match the recently approved Market Place building. The exterior materials include a combination of stucco, cement siding, slate gray tile roof, stone at the base of the faux columns, and decorative goose-neck lighting fixtures.

The modest, commercial design of the facility will help serve as a transition between the bordering roadways, including Interstate 10 (I-10), and the residential uses within the project vicinity while providing services appropriate to the area.

### Landscape Design

The site includes 2,252 square feet of landscaping/stamped concrete (18.4% of the project site). The primary trees on site will include Forest Pansy Redbuds, Australian Willows, and Long-Leafed Yellow Woods, all in 24" boxes, as well as a variety of shrubs and groundcover throughout the development.

### Floor Plan and Parking Requirement

The commercial building will include two, restaurant tenant spaces. Each tenant space will include interior and exterior serving areas. The north restaurant tenant space will include 400 square feet of interior serving area, and a small 100 square foot patio area, with a total of 24 fixed seats. The south restaurant tenant space will include 350 square feet of interior serving area, and 150 square feet of patio area, with a total of 30 fixed

seats. As stated in the table above, parking is based on the amount of serving area and/or number of fixed seats, plus 1 space for each two employees, with a minimum of 10 spaces per tenant space. The serving areas and number of fixed seats are maximized, based on the available parking. Thirty spaces are provided throughout the Market Place, of which six are designated for the convenience store, leaving twenty-four spaces available for the restaurant tenants. Staff has added a condition of approval that prohibits the use of portable, plastic/vinyl furniture. The exterior patio areas shall be limited in size to those shown on the project plans.

### Traffic

A Traffic Study was prepared by Kunzman Associates for the recently approved Market Place. At the time, the traffic study assumed that an 8,100 square foot commercial building was going to be built at the subject site, and thus the traffic models accounted for a 8,100 square foot building, however, the applicant is proposing to construct a 3,260 square foot commercial building with two restaurant tenants, which means that the traffic impacts related to this project will be less than originally anticipated. Mitigation measures were incorporated into the Conditions of Approval for the Conditional Use Permit, and will be incorporated into this project as well.

The Public Works Department reviewed the Focused Traffic Analysis prepared by Kunzman Associates, Inc. (December 2013) and concurred with the recommended mitigation measures, which include contributing to the fair share costs for the focused intersection of Mountain View. No additional impacts are anticipated. Thus, the Market Place project and the development of the subject site comply with Principle Six f Measure V, which states that “traffic levels of service throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development”.

### CONCLUSION

The proposed project, as conditioned will add value to the subject site and the general area, and is the final phase of the Market Place project. The project will blend with the transportation related uses found in the general area and will comply with the goals and policies of the Commercial land use designation of the General Plan for that area. Based on the analysis, the proposed project is consistent with the General Plan, “The overall pattern of land use desired for Loma Linda is to focus commercial uses in the northern portion of the near community I-10”. Furthermore, the project complies with Principle Six of Measure V, which states that “traffic levels of service throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development. With implementation of included off-site improvements, and mitigation measures, including the project’s fair share contribution to future improvements, the project would maintain or potentially improve traffic conditions.

The project is in compliance with CEQA and the Mitigation Measures listed in the Market Place Initial Study will reduce any potential environmental impacts to below a

level of significance. The Mitigation Measures have been made part of the Conditions of Approval for this project (Exhibit D).

Report prepared by:

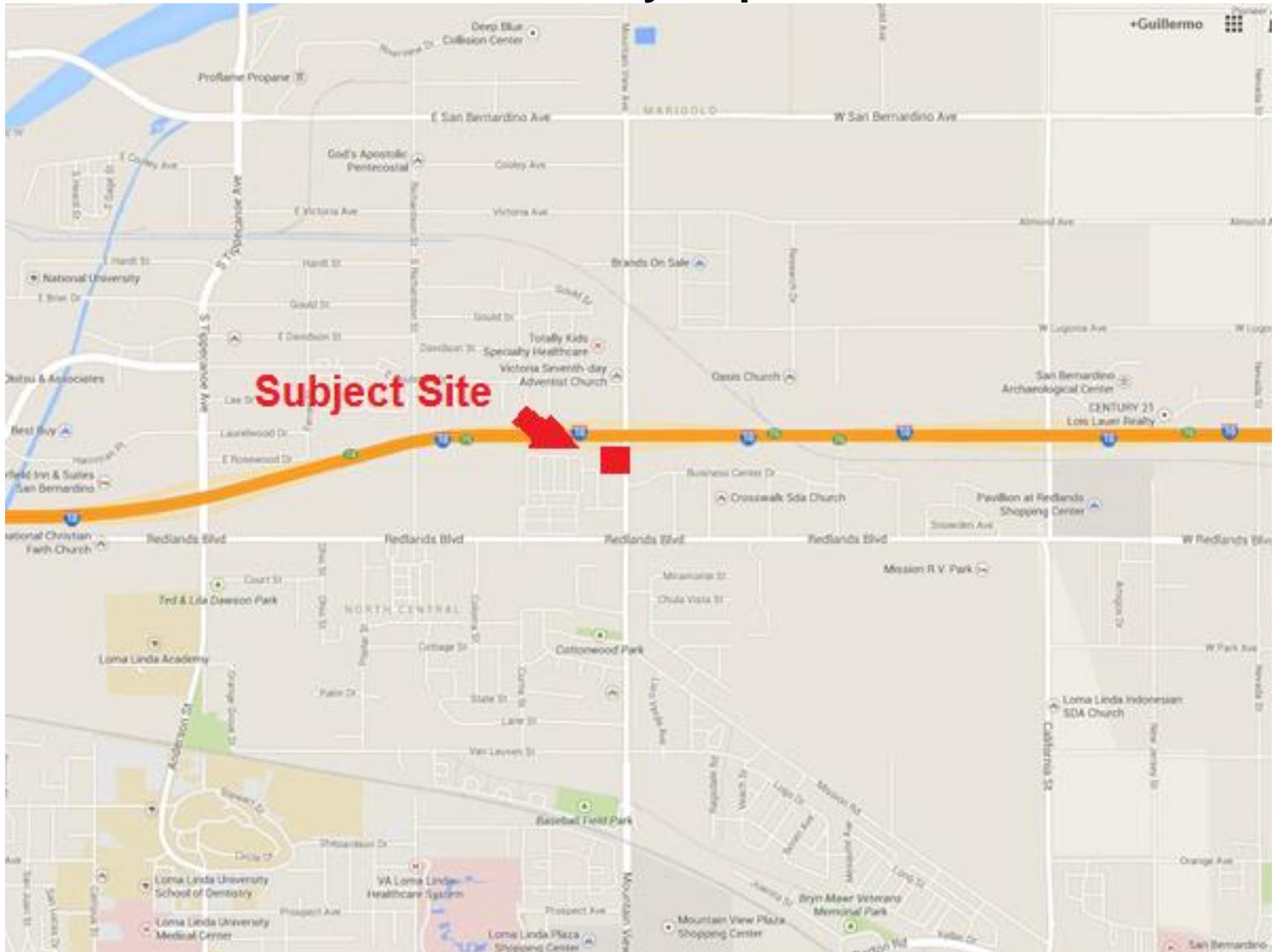
Guillermo Arreola,  
Associate Planner

**EXHIBITS**

- A. Vicinity Map
- B. Plans
- C. Landscape Photos
- D. Conditions of Approval



# Vicinity Map



INTERSTATE 10

I-10 EB OFF RAMP

P.P.D. EXHIBITS - SHEET INDEX:

- SHEET 1 - P.P.D. SITE PLAN EXHIBIT
- SHEET 2 - TOPOGRAPHIC & AREA MAP EXHIBIT
- SHEET 3 - HORIZONTAL CONTROL (DIMENSION MAP)
- SHEET 4 - PARKING EXHIBIT
- SHEET 5 - TRUCK TURNING EXHIBIT
- SHEET 6 - CONCEPTUAL LANDSCAPE PLAN
- SHEET 7 - BUILDING ELEVATIONS
- SHEET 8 - 3D ARCHITECTURAL RENDERINGS
- SHEET 9 - CONCEPTUAL FLOOR PLAN
- SHEET 10 - CONCEPTUAL PHOTOMETRIC PLAN



SCALE: 1"=20'



AUGUST 2014  
IN THE CITY OF LOMA LINDA, CALIFORNIA

# PROPOSED 3,260 S.F. +/- BUILDING ON PARCEL 1, PM 19444 LOMA LINDA MARKETPLACE

**OWNER:**

MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200  
RIVERSIDE, CA. 92504  
PHONE: 909-262-8668

**APPLICANT:**

MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200  
RIVERSIDE, CA. 92504  
PHONE: 909-262-8668

**ENGINEER/SURVEYOR:**

LAND ENGINEERING CONSULTANTS, INC.  
P.O. BOX 541 - 650 AVENUE K  
CALIFORNIA, CA. 92320  
PHONE: 909-795-8882

**GENERAL NOTES:**

- THIS PROJECT CONSISTS OF CONSTRUCTING A 3,260 S.F. BUILDING FOR ALLOWABLE PURPOSES ASSOCIATED WITHIN THE EAST VALLEY CORRIDOR SPECIFIC PLAN (EVCSP) FOR GENERAL COMMERCIAL USES. THE DESIGN AS PROPOSED FOR THE TWO (2) RESTAURANTS MEETS THE CONDITIONS AND GUIDELINES AS SET FORTH BY THE EVCSP. THE RESTAURANTS ARE PROPOSED TO BE APPROXIMATELY 1,560 & 1,700 SF EA., HOWEVER ACTUAL SIZES OF EACH RESTAURANT WITHIN THE 3,260 S.F. SPACE MAY VARY DURING THE FINAL CONSTRUCTION DOCUMENT PHASE OF WORK.
- ASSESSOR'S PARCEL NUMBERS: A.P.N. 0281-251-03 & -04, AND 0281-242-29.
- PARCEL 1 PROPERTY DATA:**  
0.32 ACRES/14,137 S.F. GROSS & 0.28 ACRES/12,230 S.F. NET
- GENERAL PLAN:** DESIGNATION IS EVC-GENERAL COMMERCIAL.
- EXISTING SURROUNDING LAND USES:** NORTH: I-10 FREEWAY, SOUTH: S.F.R./COMMERCIAL, EAST: CONVENIENCE STORE/CARWASH/GAS STATION, WEST: S.F.R./COMMERCIAL
- PROPOSED BUILDING DATA:**

| DESCRIPTION:                   | SIZE:      |
|--------------------------------|------------|
| SHELL BUILDING (2 RESTAURANTS) | 3,260 S.F. |
| TOTAL                          | 3,260 S.F. |
- RECIPROCAL PARKING SUMMARY (COMBINED PAR. 1 & 2 SEE SUMMARY BELOW)**

| DESCRIPTION:                   | PROVIDED | REQUIRED    |
|--------------------------------|----------|-------------|
| PARCEL 1 - RESTAURANTS         | 15 EA.   | 24 EA.      |
| PARCEL 2 - C-STORE/GAS/CARWASH | 15 EA.   | 6 EA.       |
| TOTAL                          | 30 EA.   | 30 EA. (OK) |

**PARKING CALCULATION SUMMARY BREAKDOWN:**  
1,556 S.F. C-STORE SALES AREA = 1,556/250 = 6 SPACES REQUIRED  
FUELING AREA/CARWASH = 0 SPACES REQUIRED  
**RESTAURANT NO. 1:**  
4 EMPLOYEES (1 SPACE/2 EMPLOYEES) = 2 SPACES REQUIRED  
SERVING AREA (500 SF/50 = 10) = 10 SPACES REQUIRED  
(24 SEATS PROVIDED 1 SPC/3 SEATS = 8)  
**RESTAURANT NO. 2:**  
4 EMPLOYEES (1 SPACE/2 EMPLOYEES) = 2 SPACES REQUIRED  
SERVING AREA 500 SF/50 = 10) = 10 SPACES REQUIRED  
(30 SEATS PROVIDED 1 SPC/3 SEATS = 10) = 30 SPACES REQUIRED (OK)
- RECIPROCAL ONSITE DEVELOPED AREA (COMBINED PAR. 1 & 2) = 1,074 ACRES OR 46,764 S.F.**

|   |  |
|---|--|
| CONVENIENCE STORE:                            | 3,354 S.F. OR 7.17% OF DEVELOPMENT AREA.   |
| CARWASH:                                      | 1,062 S.F. OR 2.27% OF DEVELOPMENT AREA.   |
| CANOPY:                                       | 4,560 S.F. OR 9.75% OF DEVELOPMENT AREA.   |
| PAVING (P.LOT/SIDEWALK/TRASH/CURB.):          | 19,942 S.F. OR 42.64% OF DEVELOPMENT AREA. |
| LANDSCAPE/STAMPED CONCRETE (1ST 5' & STRIPS): | 3,092 S.F. OR 6.61% OF DEVELOPMENT AREA.   |
| LANDSCAPE/STAMPED CONCRETE:                   | 11,494 S.F. OR 24.58% OF DEVELOPMENT AREA. |
| SHELL BUILDING (2 RESTAURANTS)                | 3,260 S.F. OR 6.97% OF DEVELOPMENT AREA.   |
| TOTALS  | 46,764 S.F. 100.00%                        |
- RECIPROCAL OFFSITE DEVELOPED AREA (COMBINED PAR. 1 & 2) (PARKWAY/MEDIAN AREA IN R/W) = 0.189 AC. OR 8,237 S.F.**

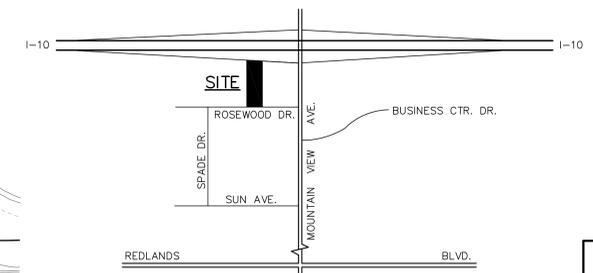
|   |  |
|---|--|
| PAVING/CONCRETE (PARKWAY)               | 2,625 S.F. OR 31.9% OF DEVELOPMENT AREA. |
| PERMIABLE STONE / BRICK PAVING (MEDIAN) | 3,830 S.F. OR 46.5% OF DEVELOPMENT AREA. |
| LANDSCAPE (PARKWAY):                    | 1,782 S.F. OR 21.6% OF DEVELOPMENT AREA. |
| TOTALS                                  | 8,237 S.F. 100.0%                        |
- LEGAL DESCRIPTION:**  
LOT 3 & PORTION LOT 4, SANTA ANA HOMES, UNIT NO. 1, TR. 3415, M.B. 47/36, AND 1 OTHER PARCEL FOUND WITHIN THAT PORTION OF LOT 1, BLOCK 72, RANCHO SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY. (SEE TITLE REPORT FOR MORE DETAILED LEGAL DESCRIPTION)
- THERE IS AN EXISTING POTABLE WATER WELL LYING APPROXIMATELY 60 FEET WEST OF THIS PROPERTY.
- ALL LANDSCAPING & STREET TREES SHALL COMPLY WITH CITY OF LOMA LINDA MUNICIPAL CODES.
- EASEMENTS OF RECORD:**
  - 8 FOOT WIDE EASEMENT FOR ROADS, DRAINAGE AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF LOMA LINDA, RECORDED DEC. 30, 1999, INSTRUMENT NO. 19990533337, OF OFFICIAL RECORDS. (BEING RELOCATED PER (SPA 13-037/PPD 14-012/CUP 13-028)
  - 5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, AS RESERVED ON TRACT NO. 3415, RECORDED IN BOOK 47 OF MAPS, PAGE 36, RECORDS OF SAN BERNARDINO COUNTY. (BEING ABANDONED PER (SPA 13-037/PPD 14-012/CUP 13-028)
  - 6 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 1, 1951, IN BOOK 2757, PAGE 267, OF OFFICIAL RECORDS. (BEING ABANDONED PER (SPA 13-037/PPD 14-012/CUP 13-028)
  - 4 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 1, 1951, IN BOOK 2757, PAGE 269, OF OFFICIAL RECORDS. (BEING ABANDONED PER (SPA 13-037/PPD 14-012/CUP 13-028)

**LEGEND:**

- 1106 INDICATES EXISTING GROUND CONTOUR ELEVATION
- INDICATES ONSITE STAMPED & COLORED CONCRETE
- LS INDICATES PROPOSED ONSITE LANDSCAPING AREAS
- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES PROPERTY LINE-R/W AFTER PARCEL MAP
- INDICATES DRAINAGE FLOW PATH
- INDICATES HANDICAP ACCESSIBLE PARKING SPACE
- INDICATES EXISTING UNDERGROUND UTILITY TYPE/SIZE
- INDICATES EXISTING STORM DRAIN - TYPE/SIZE
- INDICATES PERIMETER SCREENWALL (SPA 13-037/PPD 14-012/CUP 13-028)

**CONSTRUCTION NOTES:**

- CONCRETE COMMERCIAL DRIVE APPROACH (SPA 13-037/PPD 14-012/CUP 13-028)
- 6' WIDE, CURB ADJACENT SIDEWALK (SPA 13-037/PPD 14-012/CUP 13-028)
- CONCRETE PAVING (SPA 13-037/PPD 14-012/CUP 13-028)
- WQMP BIO-RETENTION FACILITY (SPA 13-037/PPD 14-012/CUP 13-028)
- TRASH ENCLOSURE (SPA 13-037/PPD 14-012/CUP 13-028)
- C-STORE & CARWASH (SPA 13-037/PPD 14-012/CUP 13-028)
- FUELING STATION (SPA 13-037/PPD 14-012/CUP 13-028)
- LANDSCAPING (SPA 13-037/PPD 14-012/CUP 13-028)
- STREET LIGHT (SPA 13-037/PPD 14-012/CUP 13-028)
- UTILITY EASEMENT (SPA 13-037/PPD 14-012/CUP 13-028)
- PARKWAY DRAIN (SPA 13-037/PPD 14-012/CUP 13-028)
- PROPOSED 6" CURB
- PROPOSED ONSITE SIDEWALK.
- PROPOSED CONCRETE PAVING PER SOILS ENGINEER'S STRUCTURAL SECTION RECOMMENDATIONS.
- PROPOSED TRASH ENCLOSURE PER CITY STDS.
- PROPOSED WQMP BIO-RETENTION FACILITY
- PROPOSED 6' WROUGHT IRON FENCE/GATE



**UTILITY PROVIDERS:**

| WATER:   | SEWER:   | GAS:  |
|--|--|---|
| CITY OF LOMA LINDA<br>25541 BARTON ROAD<br>LOMA LINDA, CA. 92354<br>PH: (909) 799-2800 | CITY OF LOMA LINDA<br>25541 BARTON ROAD<br>LOMA LINDA, CA. 92354<br>PH: (909) 799-2800 | THE GAS COMPANY<br>1981 LUGONIA AVENUE<br>REDLANDS, CA. 92373<br>PH: (909) 793-2725 |
| TELEPHONE:   | ELECTRIC:  | CABLE:  |
| VERIZON<br>15 REDLANDS PLAZA<br>REDLANDS, CA. 92373<br>PH: (909) 793-7511              | S.C.E.<br>287 TENNESSEE STREET<br>REDLANDS, CA. 92373<br>PH: (909) 335-7191            | TIME WARNER CABLE<br>WWW.TMCABLE.COM<br>PH: (888) 892-2253                          |

AUGUST 2014

REGISTERED PROFESSIONAL ENGINEER  
STEVEN H. RITCHIE  
No. 51129  
Exp. 9-30-15  
CIVIL  
STATE OF CALIFORNIA

**LEC**  
LAND ENGINEERING CONSULTANTS, INC.  
P.O. BOX 541, 650 AVENUE K  
CALIFORNIA, CALIFORNIA 92320  
TEL: 909-795-8882  
FAX: 909-795-8818

Steve Ritchie 8/14/14  
STEVEN H. RITCHIE DATE  
R.C.E. 51129, EXP. 9/30/15

BUSINESS CENTER DR.

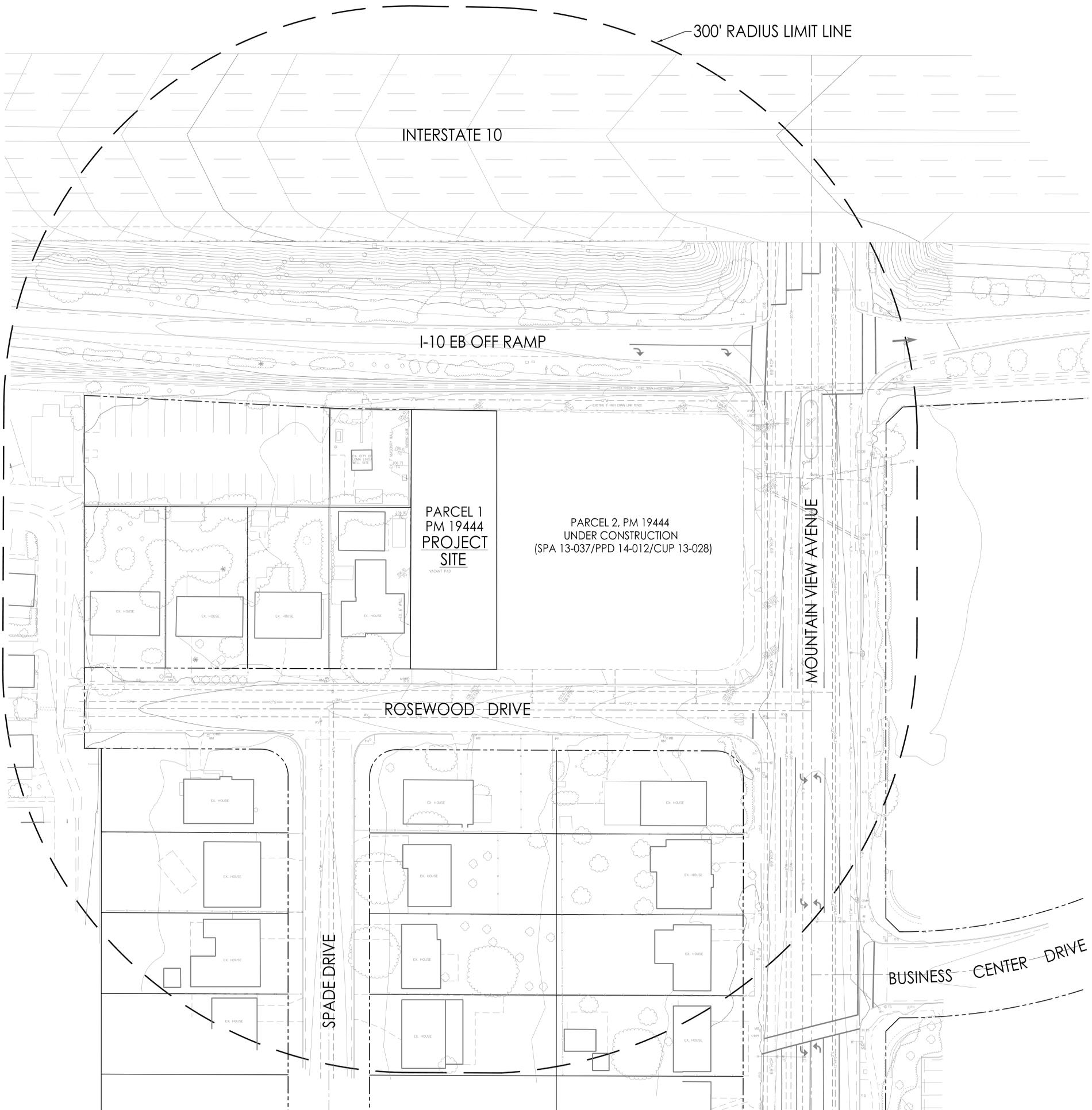




SCALE: 1"=40'

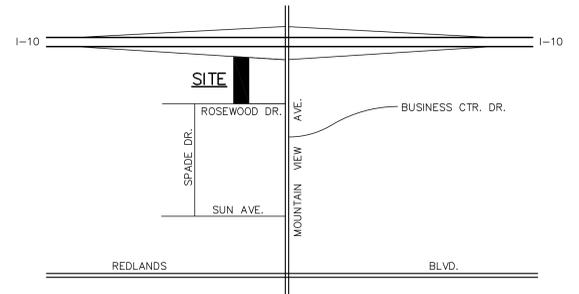
AUGUST 2014  
 IN THE CITY OF LOMA LINDA, CALIFORNIA  
**AREA TOPOGRAPHIC MAP**  
**PARCEL 1, PM 19444**  
**LOMA LINDA MARKETPLACE**

|  |  |  |
|--|--|--|
| <b>OWNER:</b><br>MEET WARDEH L.P.<br>16810 VAN BUREN BLVD. #200<br>RIVERSIDE, CA. 92504<br>PHONE: 909-262-8668 | <b>APPLICANT:</b><br>MEET WARDEH L.P.<br>16810 VAN BUREN BLVD. #200<br>RIVERSIDE, CA. 92504<br>PHONE: 909-262-8668 | <b>ENGINEER/SURVEYOR:</b><br>LAND ENGINEERING CONSULTANTS, INC.<br>P.O. BOX 541 - 650 AVENUE K<br>CALIMESA, CA. 92320<br>PHONE: 909-795-8882 |
|--|--|--|



**LEGEND:**

|               |   |
|---------------|---|
| x 1106.7      | INDICATES EXISTING GROUND SPOT ELEVATION    |
| ---1106---    | INDICATES EXISTING GROUND CONTOUR ELEVATION |
| (Tree symbol) | INDICATES EXISTING TREE OR BUSH             |
| - - - - -     | INDICATES EXISTING BUILDING LINE            |
| - x - x -     | INDICATES EXISTING FENCE                    |
| - - - - -     | INDICATES EXISTING CONCRETE EDGE            |
| MH            | INDICATES EXISTING MANHOLE                  |
| TS            | INDICATES TRAFFIC SIGNAL                    |
| S             | INDICATES SIGN                              |
| M/B           | INDICATES MAIL BOX                          |
| CB            | INDICATES CATCH BASIN                       |
| FH            | INDICATES FIRE HYDRANT                      |
| - - - - -     | INDICATES 300' RADIUS LIMIT LINE            |

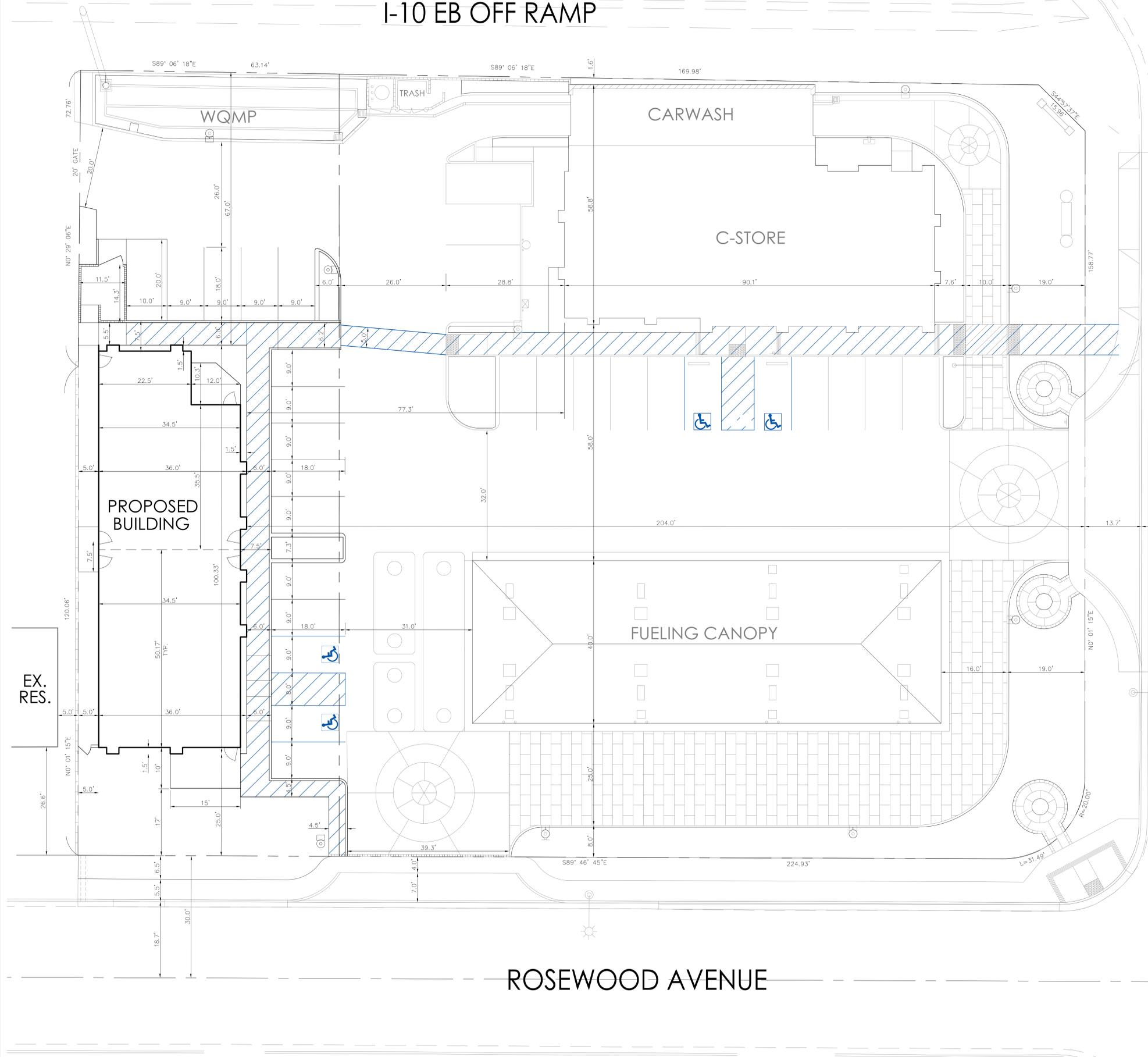


VICINITY MAP  
N.T.S.

AUGUST 2014

|  |  |  |
|--|--|--|
|  |  | P.O. BOX 541, 650 AVENUE K<br>CALIMESA, CALIFORNIA 92320<br>TEL: 909-795-8882<br>FAX: 909-795-8818 |
|  |  | <i>Steve Ritchey</i> 8/3/14 DATE<br>STEVEN H. RITCHEY R.C.E. 51129, EXP. 9/30/15                   |

# I-10 EB OFF RAMP



SCALE: 1"=10'  
 0 20 40

AUGUST 2014  
 IN THE CITY OF LOMA LINDA, CALIFORNIA  
**HORIZONTAL CONTROL EXHIBIT**  
**PAR. 1, PM 19444**  
**THE MARKETPLACE**

**OWNER:**  
 MEET WARDEH L.P.  
 16810 VAN BUREN BLVD. #200  
 RIVERSIDE, CA. 92504  
 PHONE: 909-262-8668

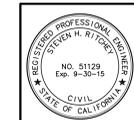
**APPLICANT:**  
 MEET WARDEH L.P.  
 16810 VAN BUREN BLVD. #200  
 RIVERSIDE, CA. 92504  
 PHONE: 909-262-8668

**ENGINEER/SURVEYOR:**  
 LAND ENGINEERING CONSULTANTS, INC.  
 P.O. BOX 541 - 650 AVENUE K  
 CALIFORNIA, CA. 92320  
 PHONE: 909-795-8882

MOUNTAIN VIEW AVENUE

ROSEWOOD AVENUE

AUGUST 2014



P.O. BOX 541, 650 AVENUE K  
 CALIFORNIA, CALIFORNIA 92320  
 TEL: 909-795-8882  
 FAX: 909-795-8818  
 Steven H. Ritchey 8/4/14 DATE  
 R.C.E. 51129, EXP. 9/30/15



SCALE: 1"=10'  
 10 0 10 20

AUGUST 2014  
 IN THE CITY OF LOMA LINDA, CALIFORNIA  
**PROPOSED PARKING EXHIBIT**  
**PROPOSED 3,260 SF BUILDING**  
**LOMA LINDA MARKETPLACE**

**OWNER:**

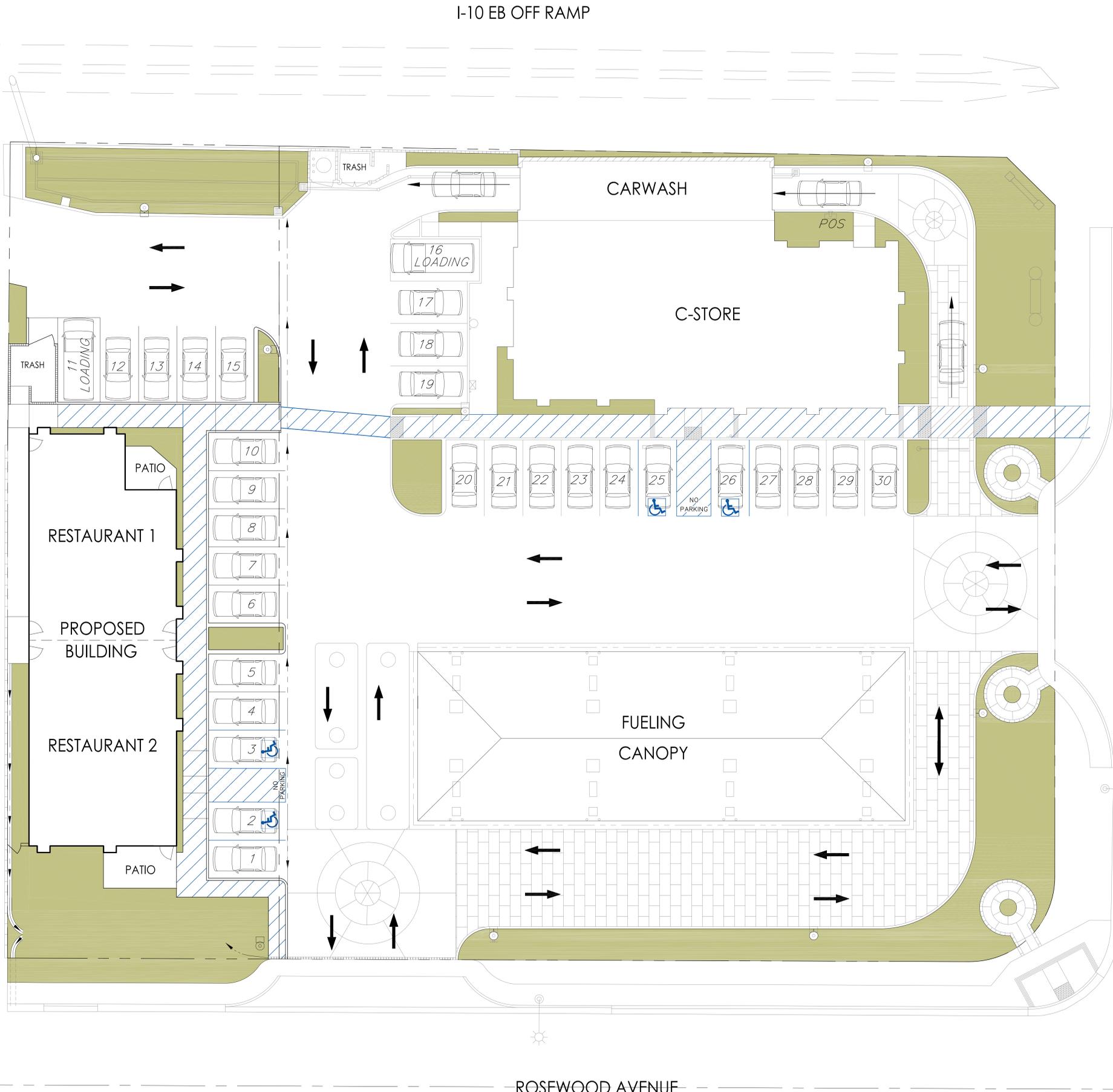
MEET WARDEH L.P.  
 16810 VAN BUREN BLVD. #200  
 RIVERSIDE, CA. 92504  
 PHONE: 909-262-8668

**APPLICANT:**

MEET WARDEH L.P.  
 16810 VAN BUREN BLVD. #200  
 RIVERSIDE, CA. 92504  
 PHONE: 909-262-8668

**ENGINEER/SURVEYOR:**

LAND ENGINEERING CONSULTANTS, INC.  
 P.O. BOX 541 - 650 AVENUE K  
 CALIMESA, CA. 92320  
 PHONE: 909-795-8882



**RECIPROCAL PARKING SUMMARY (COMBINED PAR. 1 & 2 SEE SUMMARY BELOW)**

| DESCRIPTION:                   | PROVIDED      | REQUIRED           |
|--------------------------------|---------------|--------------------|
| PARCEL 1 - RESTAURANTS         | 15 EA.        | 24 EA.             |
| PARCEL 2 - C-STORE/GAS/CARWASH | 15 EA.        | 6 EA.              |
| <b>TOTAL</b>                   | <b>30 EA.</b> | <b>30 EA. (OK)</b> |

**PARKING CALCULATION SUMMARY BREAKDOWN:**

1,556 S.F. C-STORE SALES AREA = 1,556/250 = 6 SPACES REQUIRED  
 FUELING AREA/CARWASH = 0 SPACES REQUIRED

**RESTAURANT NO. 1:**  
 4 EMPLOYEES (1 SPACE/2 EMPLOYEES) = 2 SPACES REQUIRED  
 SERVING AREA (500 SF/50 = 10) = 10 SPACES REQUIRED  
 (24 SEATS PROVIDED 1 SPC/3 SEATS = 8)

**RESTAURANT NO. 2:**  
 4 EMPLOYEES (1 SPACE/2 EMPLOYEES) = 2 SPACES REQUIRED  
 SERVING AREA 500 SF/50 = 10) = 10 SPACES REQUIRED  
 (30 SEATS PROVIDED 1 SPC/3 SEATS = 10) = 30 SPACES REQUIRED (OK)

**LEGEND:**

- INDICATES PARKING SPACE COUNT
- INDICATES VEHICLE PARKING SPACE
- INDICATES DIRECTION OF TRAVEL IN CARWASH
- INDICATES VAN ACCESSIBLE PARKING SPACE
- INDICATES TRAFFIC FLOW PATTERN
- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES LANDSCAPED AREAS

AUGUST 2014

REGISTERED PROFESSIONAL ENGINEER  
 STEVEN H. RITCHEY  
 NO. 51129  
 Exp. 9-30-15  
 CIVIL  
 STATE OF CALIFORNIA

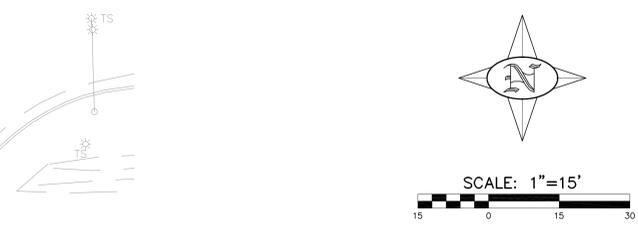
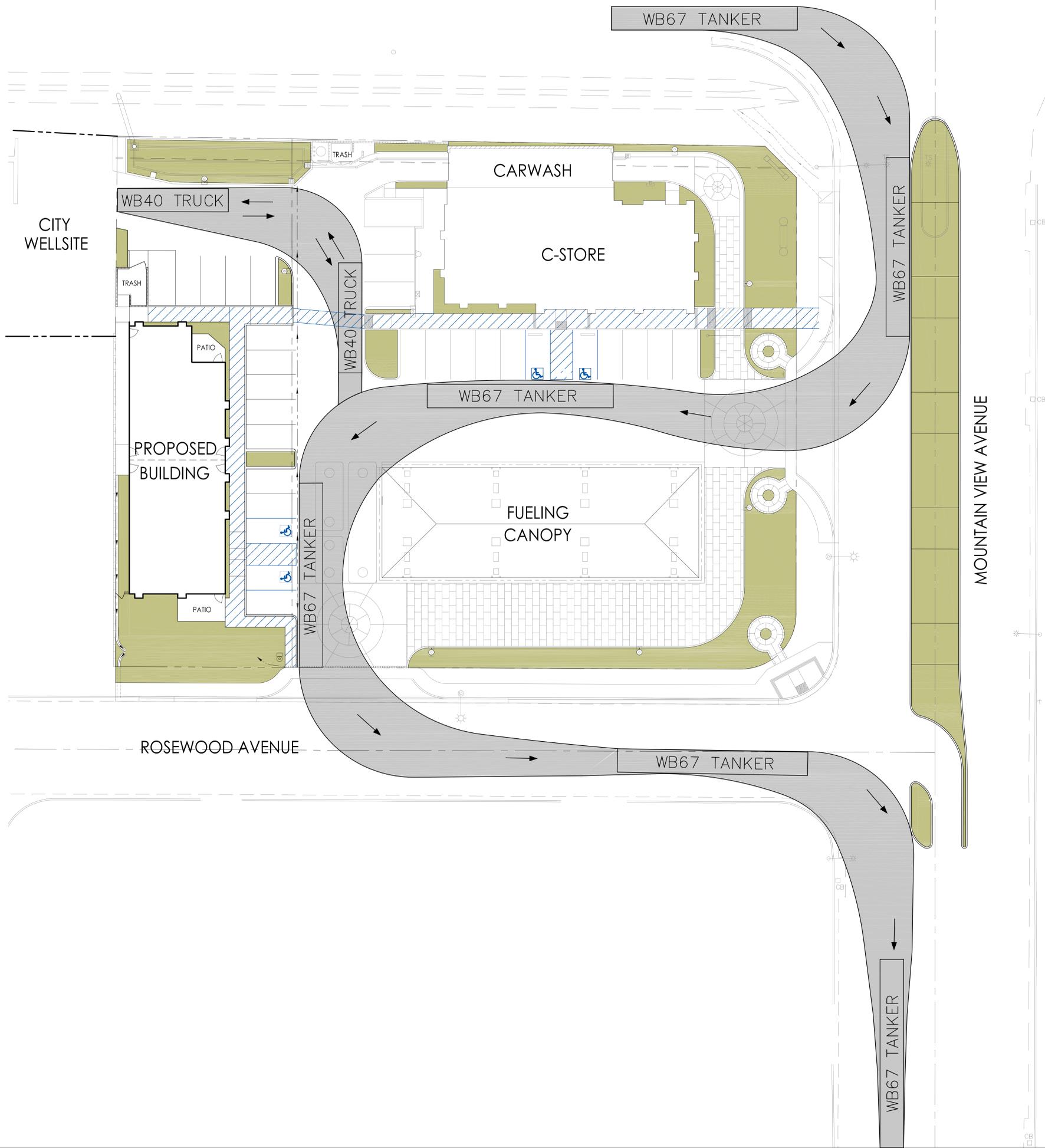
**LEC**  
 LAND ENGINEERING CONSULTANTS, INC.

STEVEN H. RITCHEY *SR* 8/1/14  
 DATE

R.C.E. 51129, EXP. 9/30/15

P.O. BOX 541, 650 AVENUE K  
 CALIMESA, CALIFORNIA 92320  
 TEL: 909-795-8882  
 FAX: 909-795-8818

I-10 EB OFF RAMP



AUGUST 2014  
IN THE CITY OF LOMA LINDA, CALIFORNIA  
**TRUCK TURNING EXHIBIT**  
**LOMA LINDA MARKETPLACE**

**OWNER:**  
MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200  
RIVERSIDE, CA. 92504  
PHONE: 909-262-8668

**APPLICANT:**  
MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200  
RIVERSIDE, CA. 92504  
PHONE: 909-262-8668

**ENGINEER/SURVEYOR:**  
LAND ENGINEERING CONSULTANTS, INC.  
P.O. BOX 541 - 650 AVENUE K  
CALIMESA, CA. 92320  
PHONE: 909-795-8882

- LEGEND:**
-  INDICATES VAN ACCESSIBLE PARKING SPACE
  -  INDICATES TRUCK TRAFFIC FLOW PATTERN
  -  INDICATES ACCESSIBLE PATH OF TRAVEL STRIPING
  -  INDICATES LANDSCAPING
  -  INDICATES 40' TRUCK
  -  INDICATES 67' TANKER TRUCK

AUGUST 2014



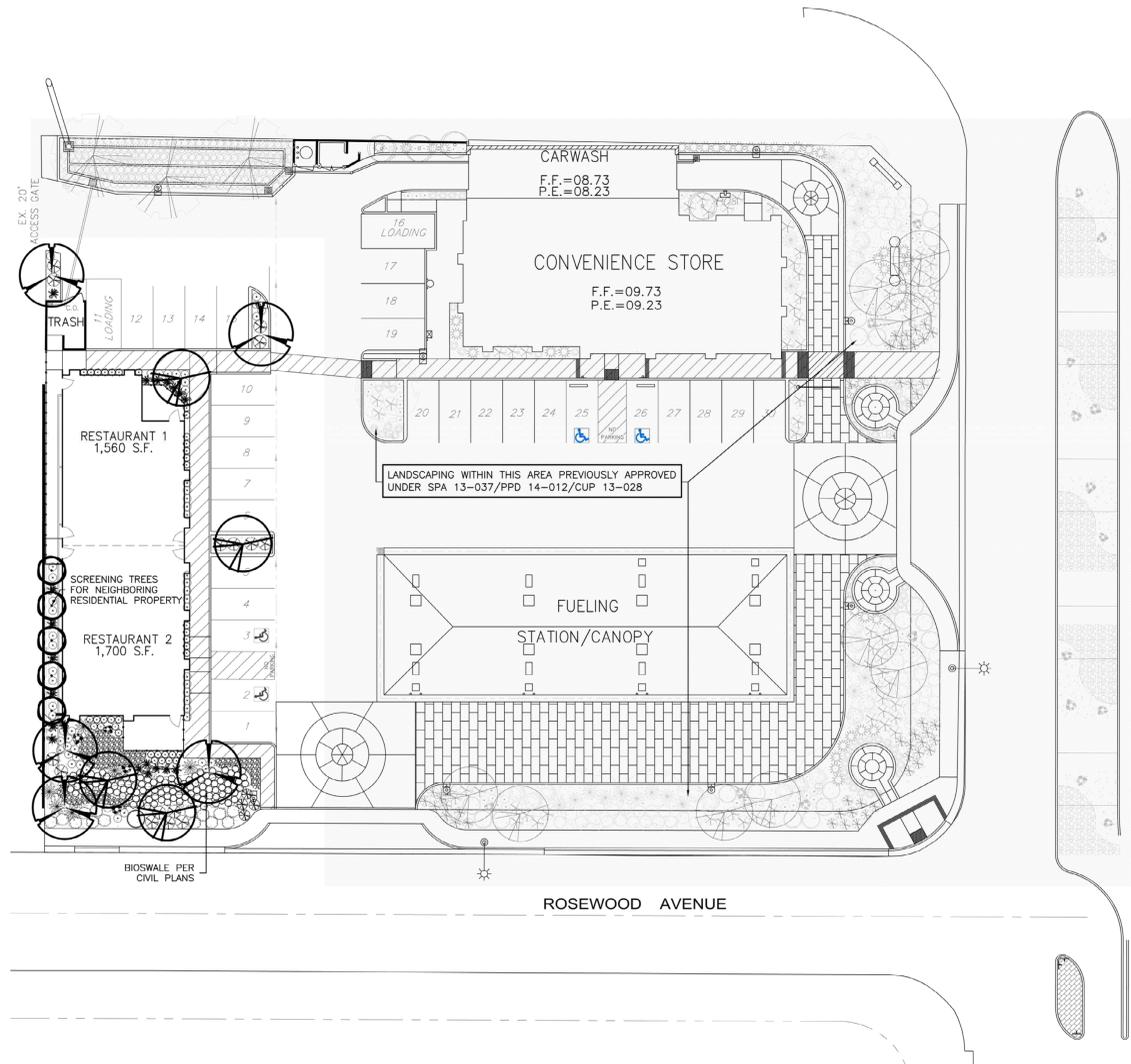
STEVEN H. RITCHEY  
NO. 51129  
Exp. 9-30-15  
CIVIL  
STATE OF CALIFORNIA



**LEC**  
LAND  
ENGINEERING  
CONSULTANTS, INC.

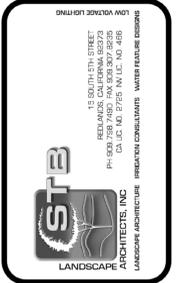
P.O. BOX 541, 650 AVENUE K  
CALIMESA, CALIFORNIA 92320  
TEL: 909-795-8882  
FAX: 909-795-8818

*Steven H. Ritchey* 8/1/14  
STEVEN H. RITCHEY DATE  
R.C.E. 51129, EXP. 9/30/15



**PLANTING LEGEND**

| SYMBOL               | QUAN.     | SIZE       | BOTANICAL/COMMON NAMES   | WUCOL NUMBER / DIST. TO HARDSCAPE                               |
|----------------------|-----------|------------|--|---|
| <b>TREES</b>         |           |            |  |   |
|                      | 4         | 24" BOX    | CERCIS C. FOREST PANSY / FOREST PANSY REDBUD   | TREE FORM / .5 / 8'   |
|                      | 5         | 24" BOX    | GELERA PARVIFLORA / AUSTRALIAN WILLOW  | TREE FORM / .5 / 8'   |
|                      | 5         | 15 GAL     | PODOCARPUS HENKELLI / LONG-LEAFED YELLOWWOOD   | LOW BRANCHED / .5 / 2'  |
| <b>SHRUBS</b>        |           |            |  |   |
|                      | 1         | 5 GAL      | JUNIPERUS 'WILTONI' / BLUE CARPET JUNIPER  | PROVIDE NURSERY TAGS / .2 / 3'                                  |
|                      | 20        | 5 GAL      | NANDINA D. 'COMPACTA' / HEAVENLY BAMBOO  | PROVIDE NURSERY TAGS / .5 / 3'                                  |
|                      | 6         | 5 GAL      | PHORMIUM T. 'SUNDOWNER' / SUNDOWNER FLAX   | PROVIDE NURSERY TAGS / .5 / 3'                                  |
|                      | 14        | 5 GAL      | ROSA S. 'RED CARPET' / RED CARPET ROSE   | PROVIDE NURSERY TAGS .5 / 2.5'                                  |
| <b>GROUND COVERS</b> |           |            |  |   |
|                      | 120       | 4" POT     | CAREX DIVULSA / BERKELEY SEDGE   | PLANT AT 24" O.C. IN BMP PLANTERS / .5 / 2'                     |
|                      | 57        | 1 GAL      | HEMEROCALLIS HYBRIDS / DAYLILLY-EVERGREEN  | ORANGE FLOWERED / .5 / 2'                                       |
|                      | 4         | 1 GAL      | LANTANA MONTIENSIS / TRAILING LANTANA  | PROVIDE NURSERY TAGS .2 / 3'                                    |
|                      | 15        | 1 GAL      | LANTANA S. 'SPREADING SUNSHINE' / YELLOW LANTANA   | PROVIDE NURSERY TAGS .2 / 3'                                    |
|                      | 37        | 1 GAL      | TRACHELOPERMUM JASMINOIDES / STAR JASMINE  | TRAIN ON FENCE (WHERE ADJACENT) .2 / 3'                         |
|                      | 1,360± SF | 2" DEPTH   | 'SOUTHWEST GOLD' 3/8" FINES DECOMPOSED GRANITE WITH 5% SOIL-SECURE STABILIZER ADDED @ 6 LBS/ YD, THOROUGHLY MIXED AT THE SUPPLY YARD | AVAILABLE FROM SWB AT (760) 451-3333<br>INSTALL WHERE INDICATED |
|                      | 255± SF   | FULL DEPTH | ARIZONA COBBLES-1.5"-3" IN SIZE, INSTALL OVER DE-WITTS PRO-5 WEED BARRIER FABRIC   | AVAILABLE FROM SWB AT (760) 451-3333<br>INSTALL WHERE INDICATED |
|                      | NOT SHOWN | MULCH      | 2" LAYER OF WALK-ON-CHIPS IN BIO-RETENTION AREA  | AVAILABLE FROM EARTHWORKS (951) 782-0260                        |
|                      | 4         |            | BOULDER-BAJA CRESTA-SIZES 6-3'x3', 8-3'x2.5', 5-2'x2'  | AVAILABLE FROM SWB AT (760) 451-3333                            |



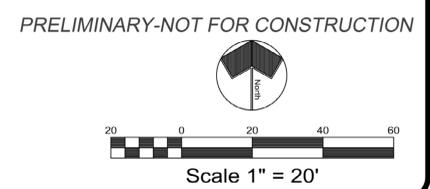
**CONCEPTUAL  
LANDSCAPE PLAN**

**LOMA LINDA MARKETPLACE-PHASE 2**  
MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200, RIVERSIDE, CA 92504  
PHONE: (909) 262-8668

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

|             |          |
|-------------|----------|
| DRAWN BY    | CAD      |
| DESIGNED BY | S.T.B.   |
| CHECKED BY  | C.R.     |
| DATE        | 8/25/14  |
| JOB NO.     | 14-30    |
| SCALE       | 1"=20'   |
| SHEET       | L1       |
| OF          | — SHEETS |



UNDERGROUND SERVICE ALERT  
CALL: TOLL FREE 811  
TWO WORKING DAYS BEFORE YOU DIG

STB LANDSCAPE ARCHITECTS, INC. RESERVES ITS COMMON LAW COPYRIGHT TO THE CURRENT AND USE OF THESE DRAWINGS OR PLANS. NO PORTION OF THESE DRAWINGS ARE TO BE REPRODUCED, COPIED, OR CURED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STB LANDSCAPE ARCHITECTS



Corner View



View From Mt. View

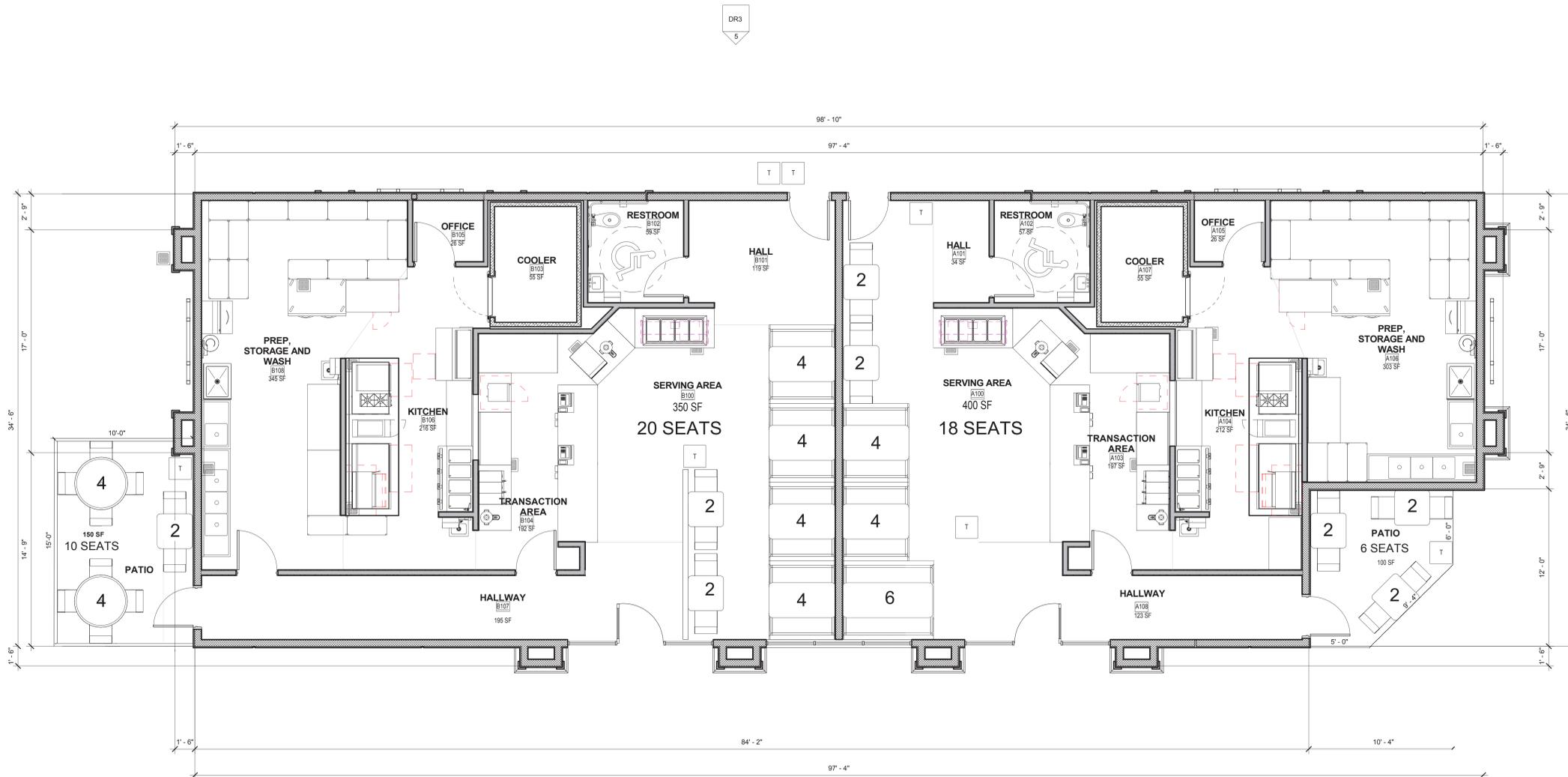


View From North



View From Street

|   |   |  |      |           |       |      |  |  |  |  |  |  |  |  |   |   |   |  |                               |
|---|---|--|------|-----------|-------|------|--|--|--|--|--|--|--|--|---|---|---|--|-------------------------------|
| <p>UNDERGROUND SERVICE ALERT</p>  <p>CALL TOLL FREE<br/>1-800-227-2600<br/>TWO WORKING DAYS BEFORE YOU DIG</p> | <p>ADDRESS: 10342 MOUNTAIN VIEW AVENUE,<br/>LOMA LINDA, CA. 92354</p> | <table border="1"> <tr> <td>MARK</td> <td>REVISIONS</td> <td>APPR.</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>DESIGNED BY:      DRAWN BY:      CHECKED BY:</p> | MARK | REVISIONS | APPR. | DATE |  |  |  |  |  |  |  |  | <p>City of Loma Linda<br/>APPROVED BY: _____</p> <p>PLANNING DEPARTMENT      DATE: _____<br/>ENGINEERING DEPARTMENT      DATE: _____<br/>PUBLIC WORKS DEPARTMENT      DATE: _____</p> | <p>SEAL-DESIGN ENGINEER</p>  <p>STEVEN H. RITCHEY<br/>NO. 51129<br/>EXP. 9-30-15<br/>CIVIL<br/>STATE OF CALIFORNIA</p> | <p><b>LEC</b><br/>LAND ENGINEERING CONSULTANTS, INC.</p> <p>P.O. BOX 541, 650 AVENUE K,<br/>CALIMESA, CALIFORNIA 92320<br/>PH: (909) 795-8882, FAX: (909) 795-8818</p> <p>STEVEN H. RITCHEY      DATE: _____<br/>R.C.E. 51129</p> <p>SCALE: _____<br/>DATE: 7-18-2014</p> | <p>City of Loma Linda<br/>Service Station , C-Store &amp; Carwash<br/>Rendering</p> <p>FOR: MEET WARDEH L.P.</p> | <p>SHEET DR1<br/>PLAN No.</p> |
| MARK  | REVISIONS   | APPR.  | DATE |           |       |      |  |  |  |  |  |  |  |  |   |   |   |  |                               |
|   |   |  |      |           |       |      |  |  |  |  |  |  |  |  |   |   |   |  |                               |
|   |   |  |      |           |       |      |  |  |  |  |  |  |  |  |   |   |   |  |                               |



**1 FLOOR PLAN**  
1/4" = 1'-0"

UNDERGROUND SERVICE ALERT  
CALL TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

ADDRESS: 10342 MOUNTAIN VIEW AVENUE,  
LOMA LINDA, CA. 92354

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
|      |           |       |      |
|      |           |       |      |
|      |           |       |      |

DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

City of Loma Linda  
APPROVED BY: \_\_\_\_\_  
PLANNING DEPARTMENT \_\_\_\_\_ DATE: \_\_\_\_\_  
ENGINEERING DEPARTMENT \_\_\_\_\_ DATE: \_\_\_\_\_  
PUBLIC WORKS DEPARTMENT \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL-DESIGN ENGINEER  
STEVEN H. RITCHEY  
NO. 51129  
EXP. 9-30-15  
CIVIL  
STATE OF CALIFORNIA

**LEC**  
LAND ENGINEERING CONSULTANTS, INC.  
P.O. BOX 541, 650 AVENUE K,  
CALIMESA, CALIFORNIA 92320  
PH: (909) 795-8882, FAX: (909) 795-8818  
STEVEN H. RITCHEY  
R.C.E. 51129  
SCALE: 1/4" = 1'-0"  
DATE: 7-18-2014

City of Loma Linda  
Service Station, C-Store & Carwash  
Floor Plan  
FOR: MEET WARDEH L.P.

SHEET DR2  
PLAN No. \_\_\_\_\_



**2 DR - STORE - NORTH ELEVATION**  
1/4" = 1'-0"



**3 DR - STORE - EAST ELEVATION**  
1/4" = 1'-0"



**4 DR - STORE - SOUTH ELEVATION**  
1/4" = 1'-0"



**5 DR - STORE - WEST ELEVATION**  
1/4" = 1'-0"

| MATERIAL LIST |  |
|---------------|--|
| Material Mark | Material Description   |
| M1            | US TILE - PRO TILE - SLATE GRAY  |
| M2            | DUNN EDWARD PAINT - VANILLA SHAKE DEW325                                     |
| M3            | CERTAINTED FIBER CEMENT SIDING W/ DUNN EDWARD PAINT - COOL DECEMBER - DEW383 |
| M4            | ELDORADO-STONE - BLUFFSTONE  |
| M5            | DUNN EDWARD PAINT - OLD BOOT DE6133  |



ADDRESS: 10342 MOUNTAIN VIEW AVENUE, LOMA LINDA, CA. 92354

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
|      |           |       |      |
|      |           |       |      |

DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

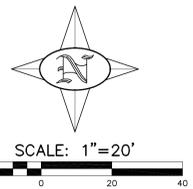
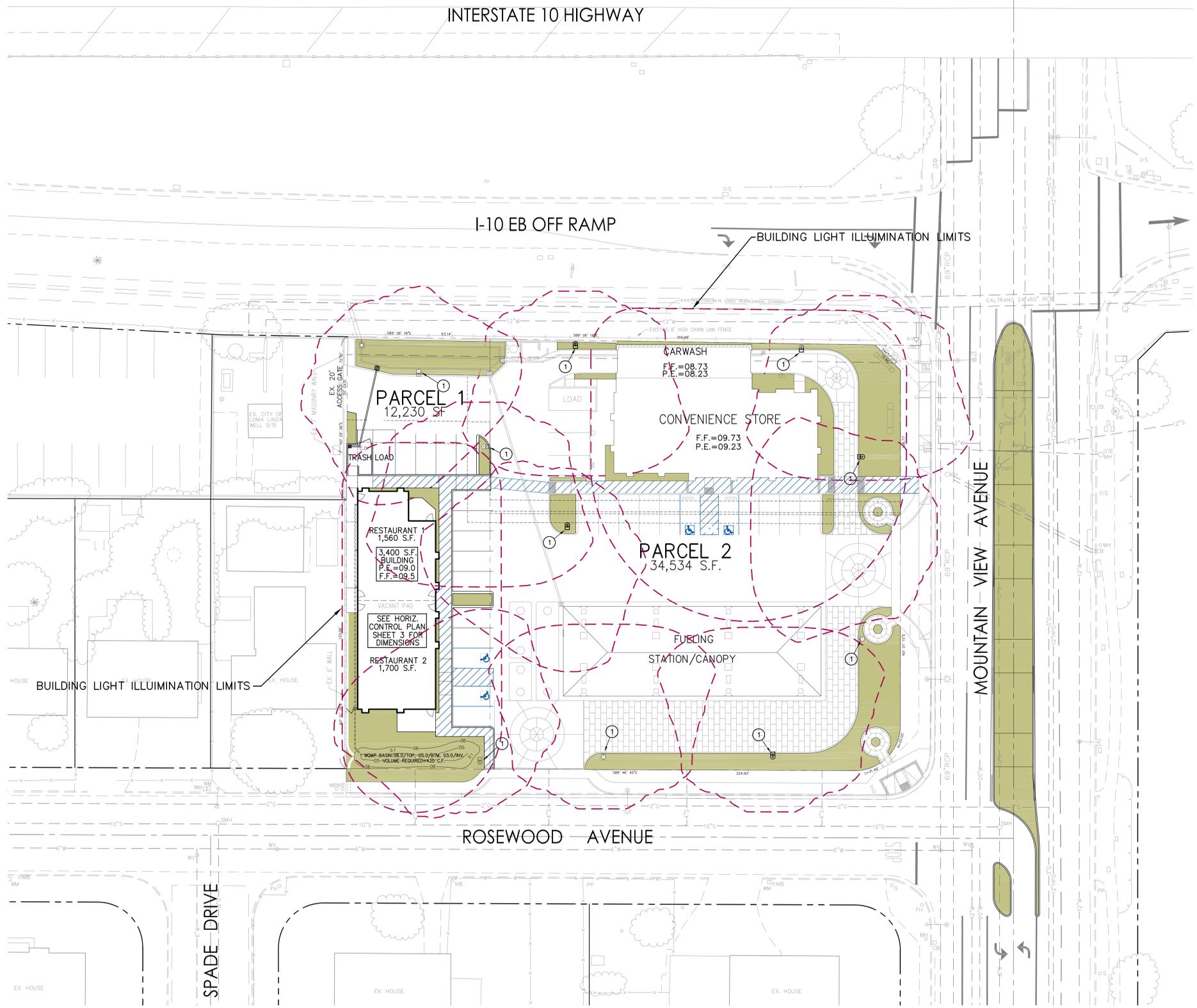
City of Loma Linda  
APPROVED BY: \_\_\_\_\_  
PLANNING DEPARTMENT \_\_\_\_\_ DATE: \_\_\_\_\_  
ENGINEERING DEPARTMENT \_\_\_\_\_ DATE: \_\_\_\_\_  
PUBLIC WORKS DEPARTMENT \_\_\_\_\_ DATE: \_\_\_\_\_



**LEC**  
LAND ENGINEERING CONSULTANTS, INC.  
STEVEN H. RITCHEY  
P.O. BOX 541, 650 AVENUE K, CALIMESA, CALIFORNIA 92320  
PH: (909) 795-8882, FAX: (909) 795-8818  
R.C.E. 51129  
SCALE: 1/4" = 1'-0"  
DATE: 7-18-2014

City of Loma Linda  
Service Station, C-Store & Carwash  
Elevations  
FOR: MEET WARDEH L.P.

SHEET DR3  
PLAN No. \_\_\_\_\_



AUGUST 2014  
IN THE CITY OF LOMA LINDA, CALIFORNIA  
**CONCEPTUAL PHOTOMETRIC LIGHTING PLAN**  
**LOMA LINDA MARKETPLACE**

**OWNER:**  
MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200  
RIVERSIDE, CA. 92504  
PHONE: 909-262-8668

**APPLICANT:**  
MEET WARDEH L.P.  
16810 VAN BUREN BLVD. #200  
RIVERSIDE, CA. 92504  
PHONE: 909-262-8668

**ENGINEER/SURVEYOR:**  
LAND ENGINEERING CONSULTANTS, INC.  
P.O. BOX 541 - 650 AVENUE K  
CALIMESA, CA. 92320  
PHONE: 909-795-8882

**PARKING LOT LIGHT CONSTRUCTION NOTE:**  
① PROPOSED 400 WATT METAL HALIDE LAMP, TYPE IV FORWARD THROW FULL CUTOFF REFLECTOR, MOUNTED ON 18" HIGH 4" SQUARE 11 GAUGE ALUMINUM POLE, WITH 2" HIGH AND 24" DIAMETER CONCRETE BASE.

**LEGEND:**  
- INDICATES 0.5 LUMEN LIMITS

AUGUST 2014

P.O. BOX 541, 650 AVENUE K  
CALIMESA, CALIFORNIA 92320  
TEL: 909-795-8882  
FAX: 909-795-8818

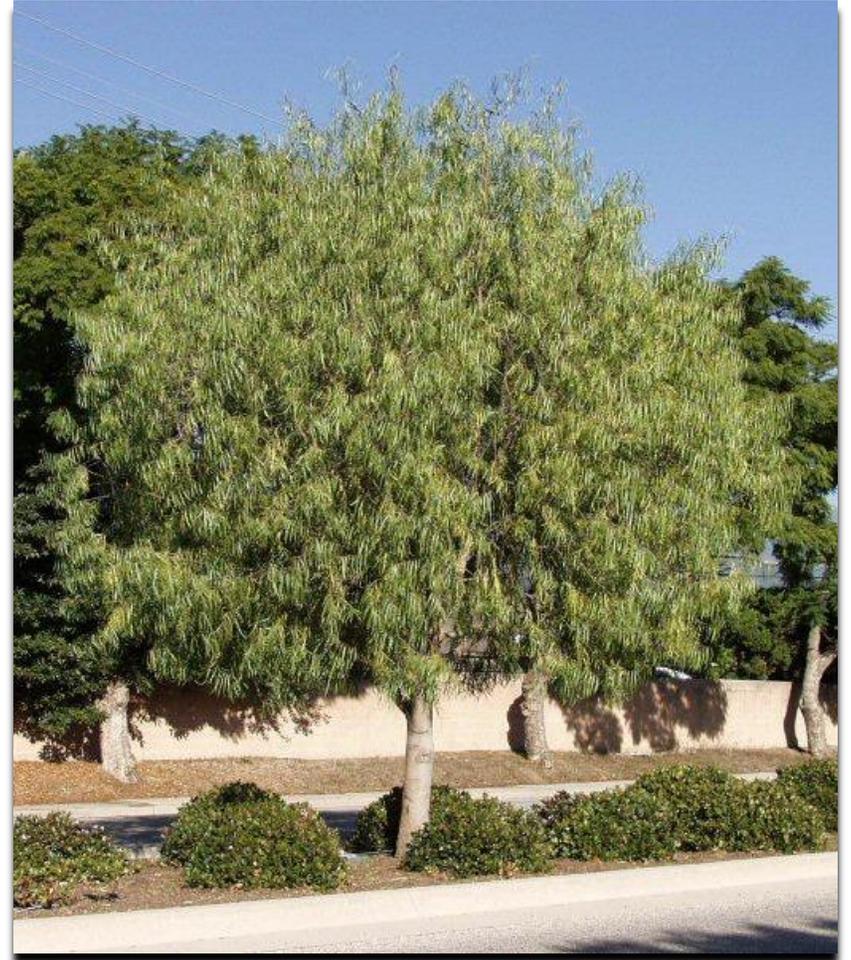
*Steven H. Ritchey* 8/4/14 DATE  
STEVEN H. RITCHEY R.C.E. 51129, EXP. 9/30/15



Forest Pansy Redbud  
Size: 24"-Box      Number: 3



Australian Willow  
Size 24"-Box      Number: 4





Long-Leafed Yellow Wood

Size: 15-gallon

Number: 5





Blue Carpet Juniper

Size: 5-gallon      Number: 1



Heavenly Bamboo

Size: 5-Gallon      Number: 18



Sundowner Flax

Size: 5-Gallon      Number: 4



Red Carpet Rose

Size: 5-Gallon      Number: 14





Berkeley Sedge  
Size: 4" Pot      Number: 114



Daylily Evergreen  
Size: 1-Gallon      Number: 35



Trailing Lantana  
Size: 1-Gallon      Number: 4



Yellow Lantana  
Size: 1-Gallon      Number: 13



Star Jasmine  
Size: 1-Gallon      Number: 41



**CONDITIONS OF APPROVAL  
PRECISE PLAN OF DESIGN (PPD) NO. 14-083**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**General**

1. Within two years of this approval, the Conditional Use Permit shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

PPD NO. 14-083

EXPIRATION DATE:

September 3, 2016

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.
4. 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, their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA 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.
5. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a development project.

6. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
7. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
8. All patio furniture will be made of concrete, metal or similar materials and permanently affixed to the concrete slab. Portable patio furniture shall be prohibited.
9. The exterior seating areas shall not be increased in size unless adequate parking is provided which complies with EVCS parking standards.
10. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
11. The Site shall be developed in compliance with all current model codes as adopted by the State of California and the City of Loma Linda.
12. Commercial buildings on the site shall be accessible per CBC 11B.
13. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.
14. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of the Certificate of Occupancy.
15. The applicant to pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
16. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

17. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
18. The Applicant shall work with the Public Works Department to prepare language for a way finding sign that restricts thru-traffic to a "left-turn only" from the Rosewood Drive exit, but allow local traffic the ability to make a right turn.
19. Should the project site become part of an integrated commercial center, the sign owner will be required to engage in discussions to develop a master sign program using the freestanding freeway sign.
20. The project shall comply with the City Art in Public Places Ordinance (LLMC Chapter 17.26), which establishes grounds for compliance for new enterprises to facilitate public art. The establishment of artistic assets will be financed and/or constructed by the development community as part of the development requirements.
21. Mitigation Measure Archaeological and Paleontological sensitivity training must be undertaken before project-related earthmoving commences. The purpose of training is to provide the Applicant and developmental managers an understanding of what is required under PRC Section 21083.2(i), which is associated with the possibility that cultural resource deposits may be accidentally encountered during construction. The training session must be led by a RPA-qualified archaeologist approved by the City of Loma Linda. Contractor staff engaged in project-related earthmoving and any staff who will operate earthmoving equipment during rough grading must attend the training session.
22. Mitigation Measure In the event that buried cultural resources are discovered during construction, operations shall stop within 50 feet of the find and the Applicant and/or the Applicants representative shall immediately contact the City. The City shall then contact a qualified archaeologist to determine whether the find requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources(s), including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significant in terms of CEQA criteria.
23. Mitigation Measure In the event of the accidental discovery or recognition of any human remains on the project, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public resources Code Sections 5097.94 and 5097.98

must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.
  - Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project site in a location not subject to further subsurface disturbance:
    - i. The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
    - ii. The descendant identified fails to make a recommendation.
    - iii. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.
24. Mitigation Measure Because of the presence of suitable nesting habitat on the project site, all demolition and construction activities shall occur outside the general nesting season from February through August. If demolition and construction activities must occur within the nesting season, the Applicant shall retain the services of a qualified biologist to survey the project site no more than 30 days prior to the start of any demolition and construction activities. The biologist shall survey the project site for nesting birds. In the event that the biologist determines that such species occur on the project site Condition of Approval 37 (MM BIO-1b) shall also be required.
25. Mitigation Measure In the event that nesting birds protected under the Migratory Bird Treaty Act of 1918 (MBTA); candidate, sensitive, or special status species; or any other species of note are determined to occur on the project site, no construction activities shall occur within the vicinity of the nest until all fledglings have left the nest and the biologist has evidence that the nest is no longer active. If construction activities must occur within 200-feet of an active nest, the Applicant shall procure the services of a biological monitor to ensure that no direct take of the active nest occurs.

### **Landscaping**

26. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
27. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
28. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
29. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

### **FIRE DEPARTMENT**

30. All construction shall meet the requirements of the editions of the 2007 California Building Code (CBC) and the 2007 California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
31. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention at (909) 799-2859.
32. Pursuant to CFC 907.2, a Fire Alarm System is required in new buildings. Plans and specifications to be submitted the Fire Prevention Bureau for review and approval prior to installation.
33. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.
34. On-site civil engineering improvement plans shall be submitted to the Fire Prevention Bureau for review and approval prior to the construction. Plans shall show the proposed location for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.
35. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.

36. The applicant shall meet the Fire Departments requirements regarding emergency access to the site. The site circulation shall meet the performance requirements of all emergency vehicles.
37. Complete access around structures with a minimum 26-foot clearance;
38. Provide NFPA List of Requirements to City of Loma Linda Fire Department as well as the needed requirements of the San Bernardino County (CUPA) Hazardous Materials Division (the approving agency for underground tanks);
39. Provide all information and specifications on underground fuel tanks; venting system, capacities, etc. Must comply with all the requirements set forth in the CBC and CFC as well as NFPA30 for underground storage of flammable or combustible liquids.

### **PUBLIC WORKS DEPARTMENT**

40. The developer shall submit an engineered grading plan for proposed project.
41. All on-site utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.
42. All public improvement plans shall be submitted to the Public Works Department for review and approval.
43. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
44. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.
45. Mitigation Measure Prior to the demolition of any structures located on the project site, the structures shall be evaluated for the presence of asbestos-containing material (ACM), lead-based paints, PCBs, or mercury prior to their demolition. The evaluation shall be conducted by a Cal-OSHA certified ACM and lead-based paint contractor. Any ACM or lead identified as a result of the evaluation shall be removed by a Cal-OSHA certified ACBM and lead-based paint contractor and be transported and disposed of offsite in accordance with regulatory requirements.
46. Mitigation Measure Prior to final project approval by the City, the Applicant shall demonstrate to the City that the proposed project's freeway pole sign and other planned buildings and improvements comply with all applicable provisions regarding maximum height requirements established by the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.
47. Mitigation Measure Prior to final project approval by the City, the Applicant shall file an application with the City Manager for a temporary noise waiver from the provisions of Municipal Code Sections 9.20.030 and 9.20.050. Approval of this

noise waiver shall be received from the City prior to the start of demolition activities on the project site.

48. Mitigation Measure The proposed project shall construct Mountain View Avenue from the north project boundary to Rosewood Drive at its ultimate half-section width, including landscaping and parkway improvements, in conjunction with development.
49. Mitigation Measure The proposed project shall construct Rosewood Drive from the west project boundary to Mountain View Avenue at its ultimate half-section width, including landscaping and parkway improvements, in conjunction with development.
50. Mitigation Measure The project site shall provide sufficient parking spaces to meet the City of Loma Linda parking code requirements in order to service onsite parking demand.
51. Mitigation Measure Onsite traffic signing and striping shall be implemented in conjunction with detailed construction plans for the proposed project.
52. Mitigation Measure Sight distance at each project access shall be reviewed with respect to California Department of Transportation/City of Loma Linda standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.
53. Mitigation Measure The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee program, in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections. Such actions shall be consistent with the needed improvements for study area intersections as provided in the Traffic Impact Analysis prepared for the proposed project and the improvement cost and project cost shares at the Year 2035 intersection improvement locations as provided in the Traffic Impact Analysis.
54. Prior to the issuance of certificate of occupancies, all organizational documents for the project including any deed restrictions, covenants, conditions, and restrictions shall be submitted to and approved by the Community Development Department and City Attorney's office. Costs for such review shall be borne by the applicant/developer. A copy of the final documents shall be submitted to the Community Development Department after their recordation.

---

Applicant signature

---

Date

---

Owner signature

---

Date

End of Conditions

## Planning Commission

Regular Meeting of July 2, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nicholson at 7:02 p.m., Wednesday, July 2, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** John Nichols, Chairman  
Carolyn Palmieri  
Nikan Khatibi  
Ryan Gallant  
Jay Nelson

**Staff Present:** Konrad Bolowich, Assistant City Manager  
Richard Holdaway, City Attorney  
Guillermo Arreola, Associate Planner

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

Chairman Nichols introduced and welcomed new Commission Jay Nelson.

### PC 14-16 – REORGANIZATION

- a. Selection of Chairman
- b. Selection of Vice Chairman

Chairman Nichols conducted the selection of Chairman by opening nominations.

Commissioner Nelson nominated John Nichols.

**Motion by Nelson, seconded by Khatibi to close nominations and direct that a unanimous ballot be cast for John Nichols as Chairman.**

Chairman Nichols conducted the selection of Vice Chairman by opening nominations.

Commissioner Gallant nominated Nikan Khatibi.

**Motion by Gallant, seconded by Nelson and carried to close nominations and direct that a unanimous ballot be cast for Nikan Khatibi as Vice Chairman.**

**PC 14-17 – PRECISE PLAN OF DESIGN (PPD) NO. 14-004** - A request to expand an existing 16,100 square-foot (SF), 20 guest room Loma Linda Ronald McDonald House (LLRMH) facility. The Ronald McDonald House is located at 11365 Anderson Street, on a one-acre parcel at the southeast corner of Barton Road and Anderson Street, in the Institutional (I) Zone. The Proposed Project includes an expansion of approximately 28,445 SF to the east and west of the existing facility within existing landscape and parking areas. The expansion would include interior renovations and the demolition of 8 of the existing 20 guest rooms (12 guest rooms would remain) and the creation of 42 new guest rooms for a total of 54 guest rooms on-site. Therefore, a net addition of 34 guest rooms is proposed.

Contract Planner Natalie Patty presented the staff report reviewing the Site Plan, existing settings, the proposed expansion, landscape plan, current and proposed elevations, CEQA review, and Measure V review. She also indicated a Commissioner request to replace with like trees the 3 Forest Pansy trees to be removed.

Planner Arreola indicated a comment from the homeowner to the south of the project regarding the line of sight into his yard from the upper stories of the proposed expansion. Slides were presented that depicted the line of sight with and without trees and it was evident that the proposed tree placement and size should negate most line of sight impacts. In addition, the buildings would be approximately 90' apart with a 9'8" property line wall.

Discussion ensued with Planning Commissioners and Staff regarding:

- Replacement of the proposed French doors with windows to help negate line of sight impacts – applicant proposed significant landscaping towards the rear of the property that should address the privacy issue raised and in addition, was willing to consider the replace of the French doors if the Commission deemed necessary.
- With the projected increase in traffic, concern for pedestrian access crossing Anderson Street to the FMO was expressed – existing lighted crosswalk already in place.
- The addition of bike racks – applicant was agreeable to the addition.
- Recommendation to continue headers on windows not currently shown on the renderings – applicant agreeable to work with staff to implement.
- Confirmed that a mediation garden with a water fountain was proposed at the southeast corner of the project.

Chairman Nichols introduced Dan Carlone, contractor for this project.

**Motion by Gallant, seconded by Nelson and carried unanimously recommend to City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and to approve the Precise Plan of Design No. 14-004 based on the Findings and subject to the Conditions of Approval contained in the staff report with the addition of the replacement of the existing 3 Forest Pansy trees, the addition of bike racks, and staff to work with applicant to continue headers on the windows.**

#### **PC 14-18 – APPROVAL OF MINUTES – May 7, 2014**

**Motion by Khatibi, seconded by Palmieri and carried unanimously to approve the minutes of May 7, 2014 as presented.**

#### **REPORTS BY PLANNING COMMISSIONERS**

Commissioner Khatibi wished everyone a safe 4<sup>th</sup> of July.

#### **REPORTS BY STAFF**

Assistant City Manager indicated that the VA Clinic currently under construction on Redlands Boulevard required dynamic soil compaction which was creating a considerable amount of ground shaking for the next 3 – 4 weeks.

He also indicated that the gas station at the southwest corner of Mt. View Avenue and I-10 off ramp was well under construction; final phase of Mt. View Plaza is finishing up. The remaining tenants to move into the Center Point shopping center are Starbucks, Subway, Waba Grill, and a nail salon. He continued, indicating the Fresh & Easy building has sold to Dollar General.

The next scheduled meeting of the Planning Commission is scheduled for August 6. Chairman Nichols indicated he would be out of town.

The meeting adjourned at 7:40 p.m.

Minutes approved at the meeting of \_\_\_\_\_.

---

Barbara Nicholson  
Deputy City Clerk