

## **PLANNING COMMISSION**

### **REGULAR MEETING OF**

**October 15, 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)**
- CONDITIONAL USE PERMIT NO. 14-096 (PUBLIC HEARING)** – A request to install new sign cabinets, including an electronic cabinet sign on an existing freestanding freeway gateway sign located at the Corporate Business Center at 10459 Mountain View Avenue in the East Valley Corridor Specific Plan – General Business zone
- RECOMMENDATION**
- The recommendation is that the Planning Commission approve Conditional Use Permit No. 14-096, subject to the attached Conditions of Approval.
- H. APPROVAL OF MINUTES – (LIMITED TO 5 MINUTES)**
- Minutes of October 1, 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 OCTOBER 15, 2014

**TO:** PLANNING COMMISSION

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

**SUBJECT:** CONDITIONAL USE PERMIT (CUP) No. 14-096 — A request to install new sign cabinets, including an electronic cabinet sign on an existing freestanding freeway gateway sign located at the Corporate Business Center at 10459 Mountain View Avenue in the East Valley Corridor Specific Plan – General Business zone.

### SUMMARY

The Applicant, United Sign Systems, on behalf of the Corporate Business Center, requests approval to replace the sign cabinets on an existing freestanding freeway gateway sign, with new cabinets with both fixed lettering and an electronic sign. The new electronic cabinet sign will serve as a digital message board for the businesses within the Corporate Business Center and for public announcements. The existing freeway gateway sign is located at 10459 Mountain View Avenue in the East Valley Corridor Specific Plan – General Business Zone.

### RECOMMENDATION

The recommendation is that the Planning Commission approves Conditional Use Permit (CUP) No. 14-096 based on the Findings, and subject to the attached Conditions of Approval (Exhibit B).

### PERTINENT DATA

Applicant:	City of Loma Linda
General Plan:	Business Park
Zoning:	East Valley Corridor Specific Plan – General Business
Site:	62 acres
Topography:	Generally Flat
Vegetation:	Landscaping per approved landscape plans

## **BACKGROUND AND EXISTING SETTING**

### **Background**

In 1990, the City Council approved Conditional Use Permit No. 90-01 for the existing freestanding freeway gateway sign that identifies the Corporate Business Center. The sign complied with all of the necessary findings. The sign was approved at a maximum height of 65 feet, and 42-feet above the southerly edge of the freeway roadway, however the sign was constructed at 60 feet and 37-feet above freeway grade.

### **Existing Setting**

The Corporate Business Center at the northeast corner of Redlands Avenue and Mountain View Avenue, and is made up of 30 attached and detached buildings on 62 acres.

## **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 replacement of the existing sign presently made up of two cabinets on the existing freestanding freeway sign. The two existing cabinets measure 22' x 13.33' (293 square feet) and 6.66' x 13.33' (89 square feet). The applicant proposes to replace both cabinets, and add a small 13.5 square foot sign at the top of the sign, with the "Loma Linda" name ("A" on page 2 of the elevations). This will raise the height of the sign by six inches.

The lower cabinet will be replaced with a new "Watchfire" digital sign, with the same measurements as the previous cabinet. The middle cabinet will be replaced with a new black cabinet with the same dimensions with the Corporate Business Center name in fixed lettering. In addition to the new "Watchfire" cabinet, the applicant is proposing to add a 36" x 54" (13.5 square foot) black, aluminum panel sign with illuminated push-thru acrylic lettering with the name "Loma Linda". The height of the sign will increase by 6 inches, but will still be within the originally approved 65-foot height limit.

Staff has added the following conditions regarding the operation of the digital sign:

- Animation is prohibited
- The image flip rate shall not exceed six per minute
- The electronic 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.
- Advertising on the Freeway Gateway Sign shall be limited to only those businesses located within the Corporate Business Center.
- Lettering shall not be small than one-foot in height nor taller than five-feet in height.

### *Design*

The architectural sign design will remain relatively unchanged. The support columns will remain in place, the cladding around the sign cabinets will also remain the same. The only change to the exterior of the sign will be the new “Loma Linda” sign appearing at the top of the sign. The sign will include the same color and finish as the rest of the sign. The edges surrounding the new middle and lower signs will include the same rounded cladding that is currently found on the existing sign. The sign is presently located within a landscaped area of the center.

### **Zoning and Code Requirements**

Freeway center identification signs are subject to the issuance of a conditional use permit if they meet the following criteria:

- a. Signs will be reviewed for compatibility with all other signage on the parcels in question including individual freeway gateway signs.

The architectural elements of the sign will not change. The center includes only one Freeway sign, and there are no other digital signs on the property.

- b. Signs must identify all of the parcels as a single center by a proper name for the center that is intended to be commonly used in other media to identify the properties. The name of the center shall be a dominant element of the sign by location, size and prominence in the sign design.

The proposed sign identifies all of the parcels as a single center, known as the Corporate Business Center. The applicant is proposing to replace the “Corporate Business Center” cabinet with a new cabinet with the Corporate Business Center name, a black background that matches the existing sign design and finish. The name of the center shall be a dominant element of the sign and will now include the “Loma Linda” name at the top of the sign.

- c. Signs may identify individual activities provided that the means of identification is provided in a uniform format in size and placement on the sign and size of lettering.

Presently, the cabinet sign includes seven dark panels on which individual businesses are displayed. The digital sign will allow all of the businesses within the Corporate Business Center to advertise equally.

- d. No two freeway center identification signs shall be located closer than five hundred feet to each other.

No freeway sign is located within 500 feet of the existing sign.

- e. Parcels eligible for a freeway center identification sign shall be integrated in design and layout by at least one common feature being either significant common open space, a common private street, driveway or parking facilities

The existing freestanding freeway gateway sign was conditional approved (CUP 90-1) by the City Council, which found that the sign was integrated in design by a significant amount freeway frontage and parking facilities.

- f. Eligible properties must comprise an area of at least five acres.  
The Corporate Business Center measures over 62 acres in area.
- g. Only one freeway center identification sign per center.  
Only one freeway center identification sign exists at the Corporate Business Center.
- h. The maximum height for a freeway center identification sign is fifty feet from the elevation grade of the southerly edge of the freeway roadway (travel lane) at a point closest to the base of the sign.  
The sign was approved at 65-feet in height, at 42-feet above the elevation grade of the southerly edge of the freeway roadway, however, the sign was ultimately constructed at 60-feet in height and 37-feet above the southerly edge of the freeway roadway. The proposed six-inch extension on top of the existing sign will not exceed the maximum allowable height of 65-feet for a freeway center identification sign.
- i. The center, as a collection of parcels, must have a minimum of five hundred linear feet of freeway frontage.  
The Corporate Business Center has approximately 700 feet of freeway frontage.
- j. Freeway center identification signs shall have letters/numbers which are a minimum of one foot in height and a maximum of five feet in height if located within twenty-five feet of a freeway right-of-way.  
The sign will be required to comply with the standards of one-foot in height minimum lettering and five-foot in height maximum lettering.

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. On June 12, 1990, the City Council approved Conditional Use Permit No. 90-01 approving the construction of the freestanding freeway gateway sign. Section 17.18.140(B)(6) are conditionally permitted pursuant to approval of a conditional use permit. Furthermore, pursuant to Section 17.18.250 (b) of the Loma Linda Municipal Code, digital signs require a Conditional Use Permit (CUP).

*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 is an accessory to a permitted use/development within the East Valley Corridor Specific Plan-General Business zone. The design of the building will remain

relatively the same, with the exception of a new 13.5 square foot sign with the “Loma Linda” name. The sign will include matching colors and finishes to the existing sign.

2. *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 electronic sign. The proposed sign cabinets, both the electronic sign and the fixed letter sign will replace the existing cabinets, and will include the same dimensions. All yards, setbacks, walls, fences, and landscaping are consistent with the development standards for the East Valley Corridor Specific Plan – General Business zone. No additional structures are being proposed.

3. *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.

4. *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 replace the existing cabinets with new, more modern sign cabinets at this location are consistent with the City’s Zoning Code and General Plan. The proposed sign and use are in compliance with the Sign Code and the East Valley Corridor Specific Plan – General Business 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.

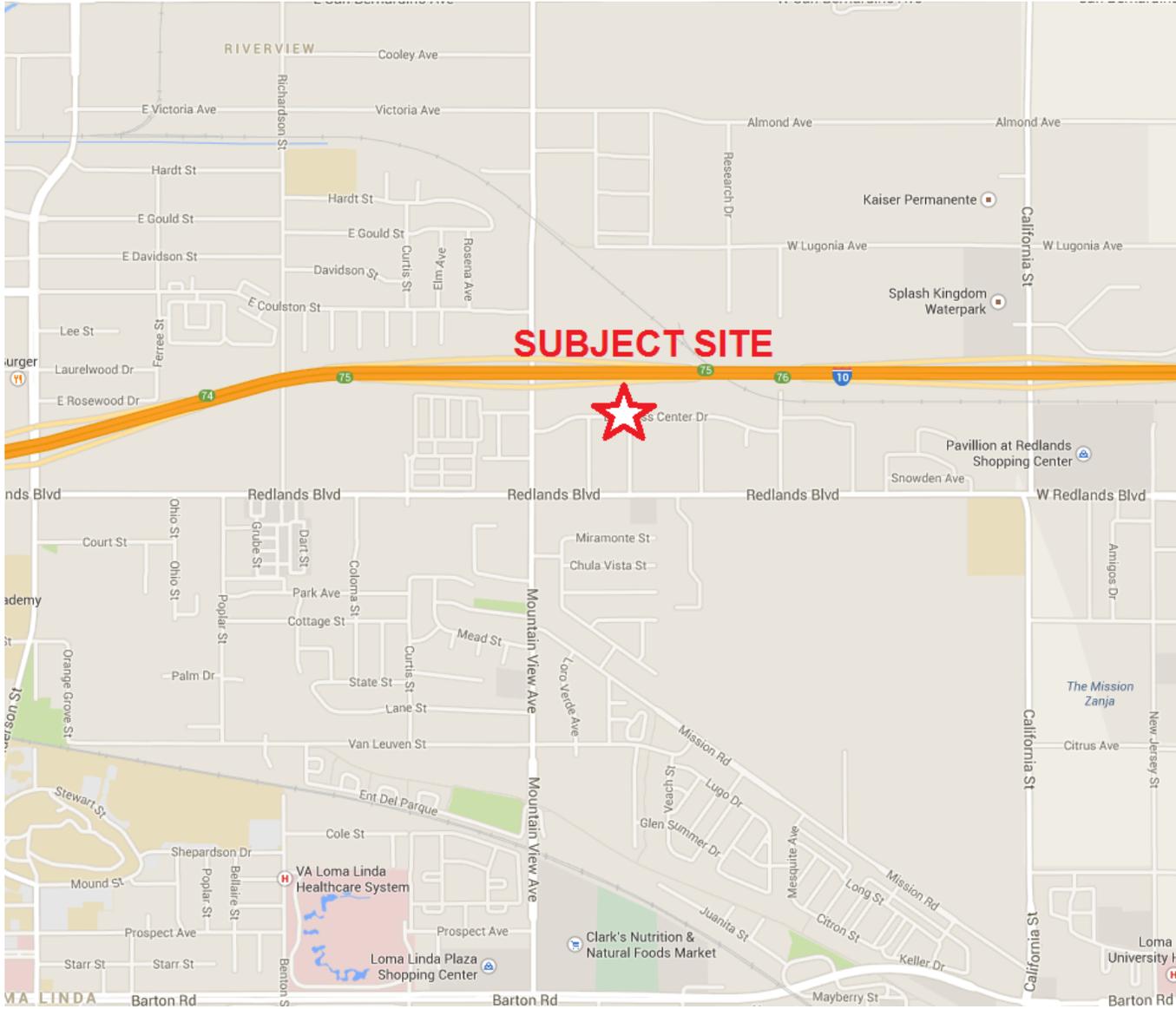
Respectfully submitted,

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. 14-096**

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 14-096**

**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, and the East Valley Corridor Specific Plan – General Business zone in effect at the time of approval. 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. Animation is prohibited.
9. The electronic sign shall have an automatic dimmer that responds to daylight and darkness to vary brightness of the sign to appropriate levels
10. Advertising on the freeway gateway sign shall be limited to only those businesses located within Corporate Business Center.
11. Lettering shall not be less than one-foot in height nor taller than five-feet in height.
12. 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.

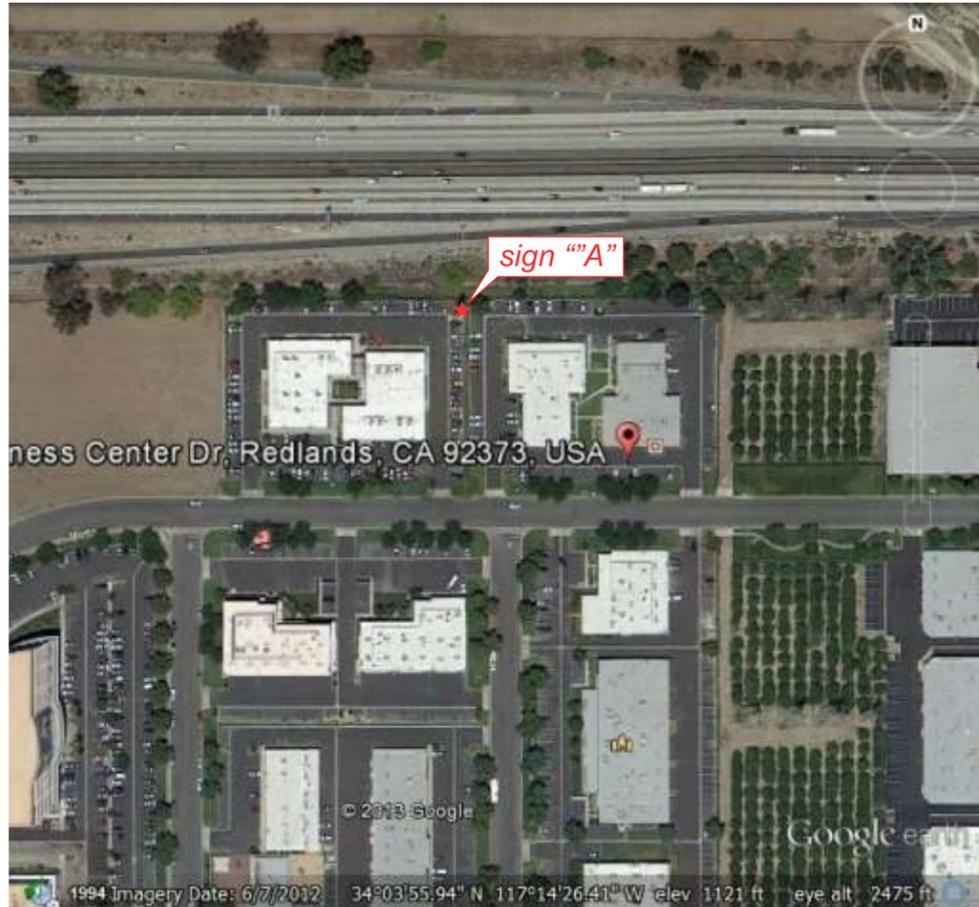
End of Conditions

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner signature

\_\_\_\_\_  
Date



VICINITY MAP



SITE PLAN

**JOB INFO**

WORK ORDER #: 000  
 CLIENT: LOMA LINDA CORP. CENTER  
 CONTACT:  
 DATE: 1-31-14  
 PROJECT LOCATION:  
 25884 BUSINESS CENTER DR  
 LOMA LINDA, CA  
 SALESPERSON: DAVID RANDOLPH  
 DRAWN BY: BAM  
 PAGE 4 of 4

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

**FILE**

REVISIONS:	SCALE: NOTED
00-00-00	FILE NAME:
00-00-00	LOMA LINDA CORP CTR
00-00-00	
00-00-00	
00-00-00	
00-00-00	

**ELECT.**

120 Volt  277 Volt  Other

one box above MUST be checked prior to any mfg.

**SPECIFICATIONS**

See Drawing for Specifications

**EXHIBIT C**

This Design Layout is specific to 120 volts power, Any other voltage at site that requires additional install trips will be an extra charge  
 Copyright 2000 USS United Sign Systems  
 This artwork/design is sole property of USS United Sign Systems, reproduction or display of artwork shall render infringer liable for up \$100,000 plus attorneys fees under the U.S. Copyright Act, 17 U.S.C. 412



**SCOPE OF WORK:**

- a) mfg & install new i.d. panel aluminum construction paint black with illuminated "push-thru" acrylic copy "Loma Linda" (r/o bkgd for copy)
- b) remove & junk 6'-8"x13'-4" section of signage bkgd & copy. mfg new aluminum bkgd (r/o for copy) paint black. white acrylic "back-up" copy
- c) remove & junk 22'x13'-4" section of signage bkgd & copy. receive & install new "Watchfire" electronic message board

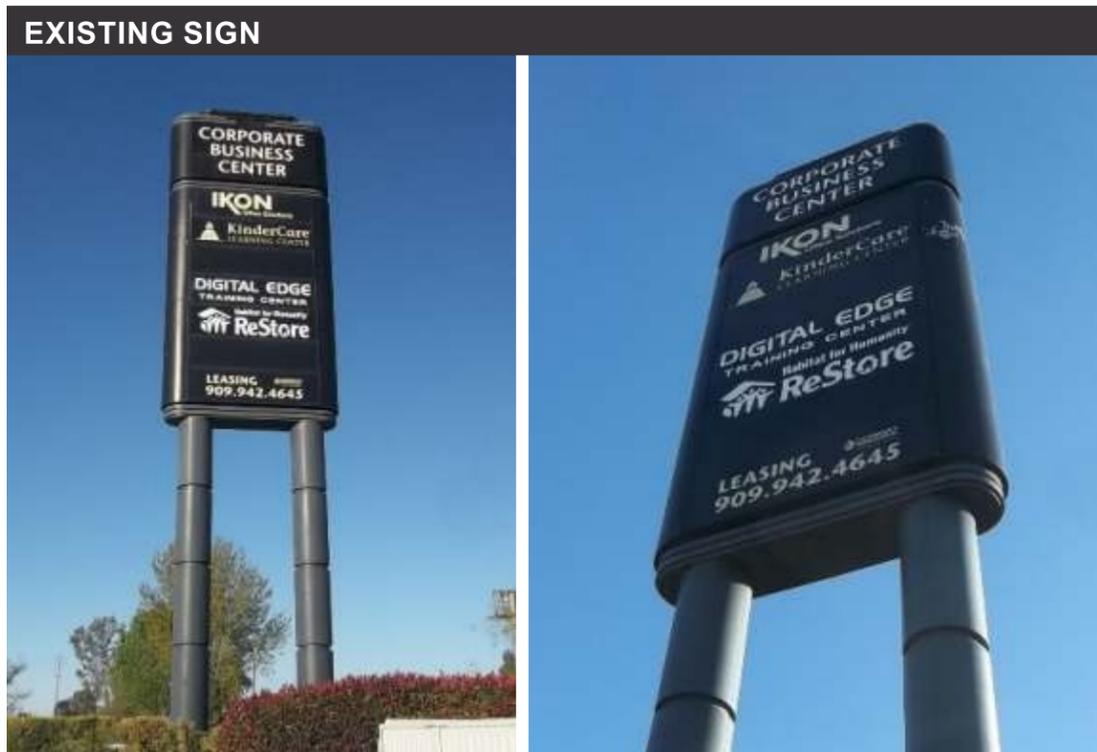


Photo Elevation

Sign A: (retro-fit) D/F I.D./Multi-Electronic Message Pylon Sign  
Scale 1/8"=1'-0"

**USS UNITED**  
SIGN SYSTEMS  
C.S.C.L. # 718965  
5201 Pentecost Drive  
Modesto, Calif. 95356  
1-800-481-SIGN  
FAX (209) 543-1326  
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

**JOB INFO**

WORK ORDER #: 000  
CLIENT: LOMA LINDA CORP. CENTER  
CONTACT:  
DATE: 1-31-14  
PROJECT LOCATION:  
25884 BUSINESS CENTER DR  
LOMA LINDA, CA  
SALESPERSON: DAVID RANDOLPH  
DRAWN BY: BAM  
PAGE 1 of 4

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

**FILE**

REVISIONS: 2-11-14 bam 3-3-14 bam 4-22-14 bam 9-30-14 bam 00-00-00 00-00-00	SCALE: NOTED FILE NAME: LOMA LINDA CORP CTR
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**ELECT.**

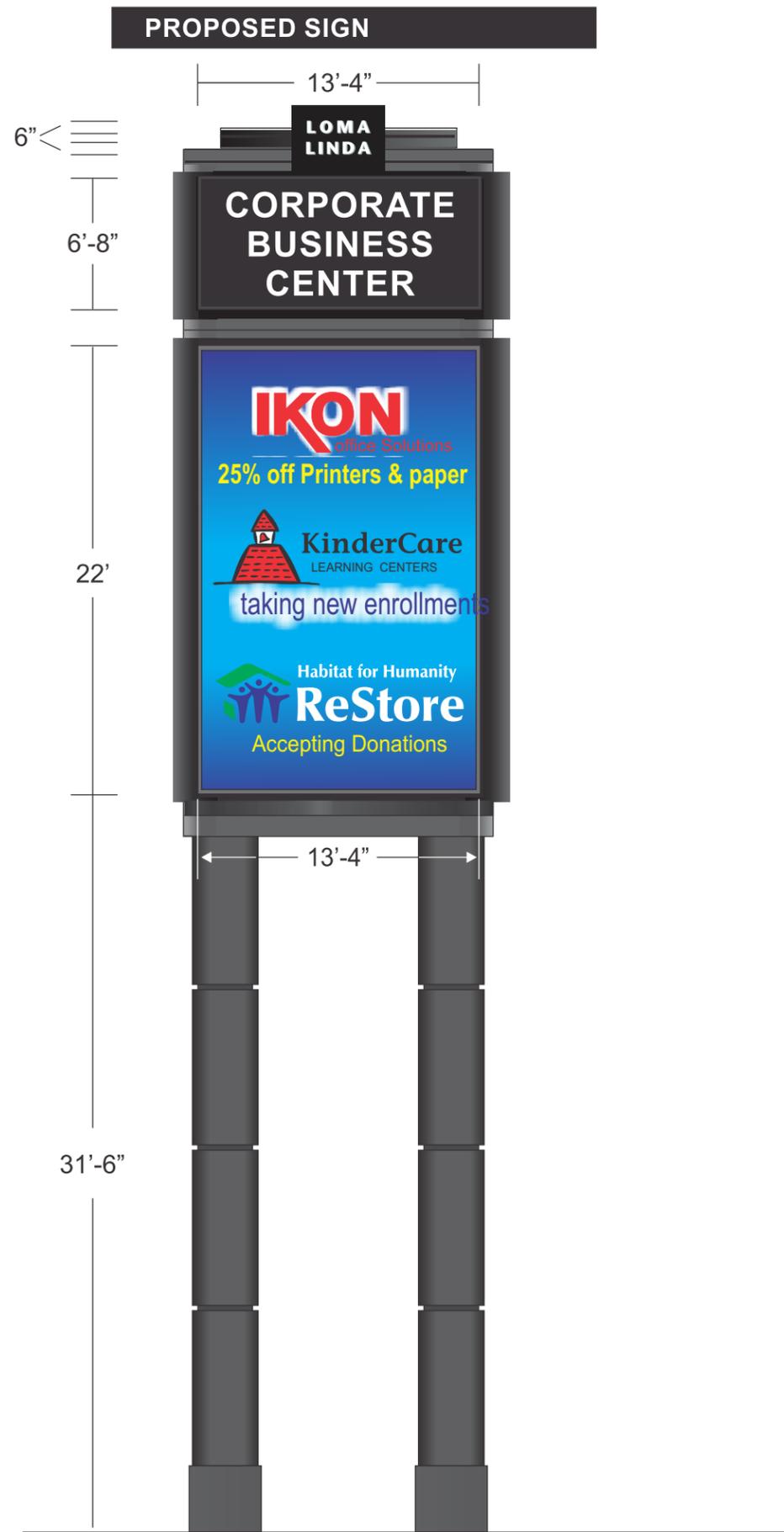
120 Volt  277 Volt  Other

one box above MUST be checked prior to any mfg.

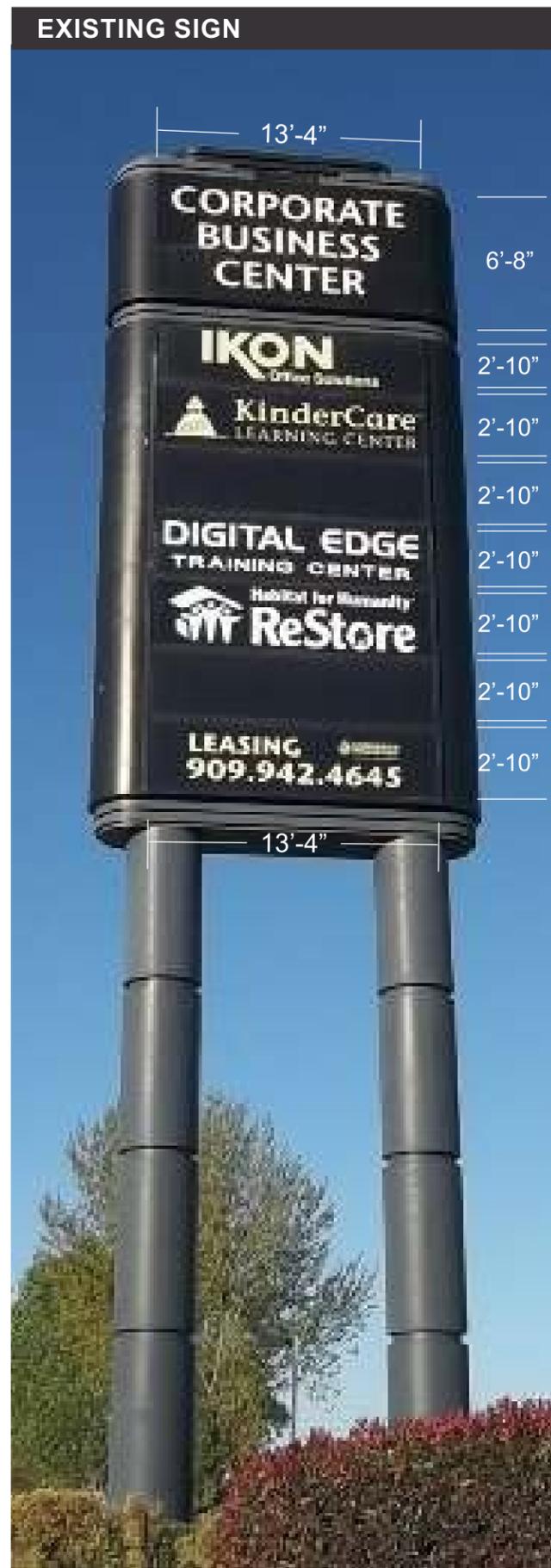
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See Drawing for Specifications

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Sign A: (retro-fit) D/F I.D./Multi-Electronic Message Pylon Sign



**USS UNITED**  
**SIGN SYSTEMS**  
 C.S.C.L. # 718965  
 5201 Pentecost Drive  
 Modesto, Calif. 95356  
 1-800-481-SIGN  
 FAX (209) 543-1326  
 DESIGN MANUFACTURING INSTALLATION MAINTENANCE

**JOB INFO**

WORK ORDER #: 000  
 CLIENT: LOMA LINDA CORP. CENTER  
 CONTACT:  
 DATE: 1-31-14  
 PROJECT LOCATION:  
 25884 BUSINESS CENTER DR  
 LOMA LINDA, CA  
 SALESPERSON: DAVID RANDOLPH  
 DRAWN BY: BAM  
 PAGE 2 of 4

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

**FILE**

REVISIONS:  
 4-22-14 bam  
 3-3-14 bam  
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 00-00-00

SCALE: NOTED  
 FILE NAME:  
 LOMA LINDA CORP CTR

**ELECT.**

120 Volt  277 Volt  Other   
 one box above MUST be checked prior to any mfg.

**SPECIFICATIONS**

See Drawing for Specifications

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Scale 3/16"=1'-0"

**EXISTING SIGN**

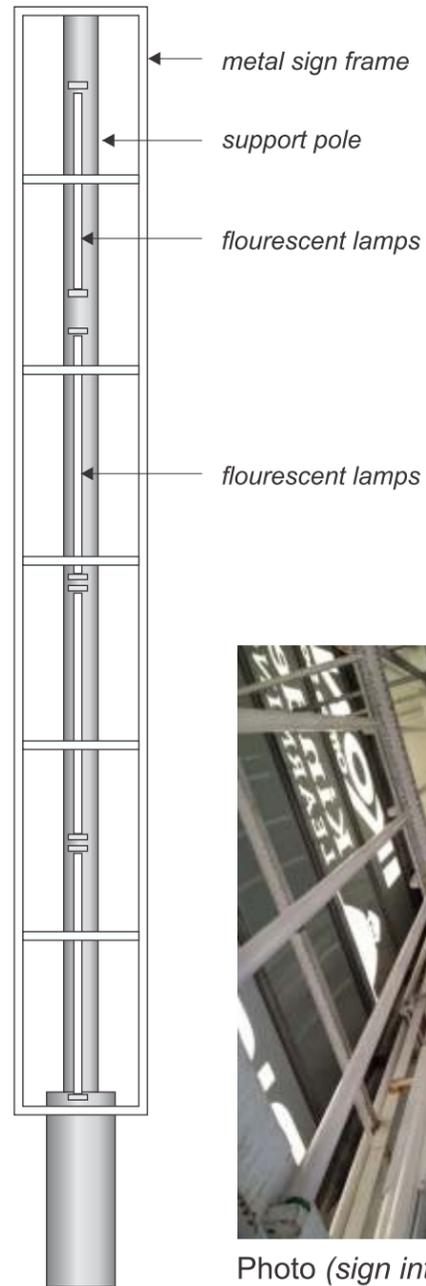
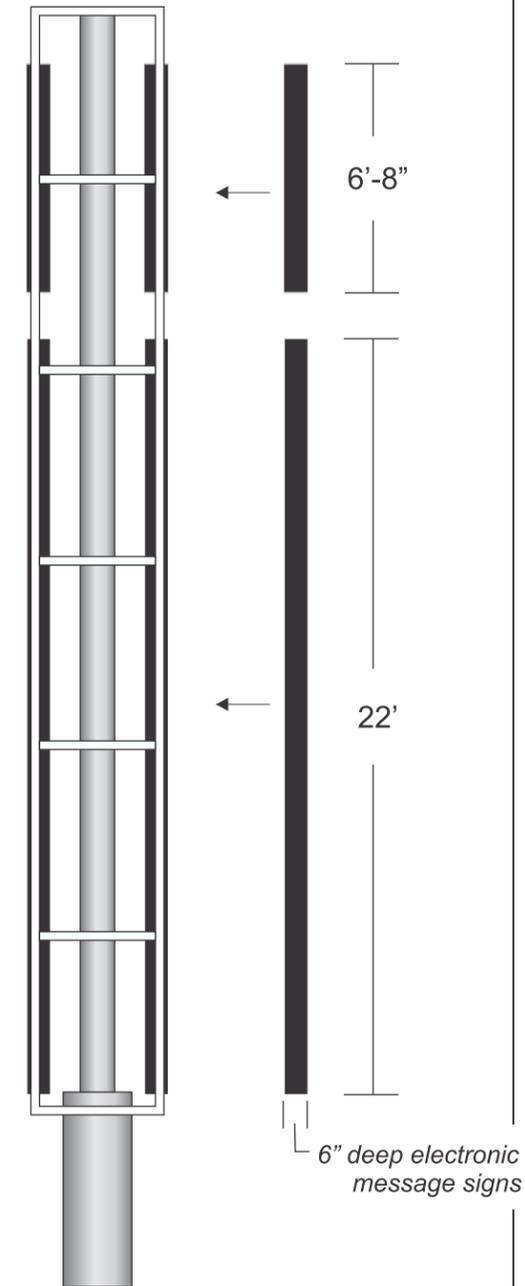


Photo (sign interior)

Scale 3/16"=1'-0"

**PROPOSED SIGN**



Scale 3/16"=1'-0"



**SIGN SYSTEMS**

C.S.C.L. # 718965

5201 Pentecost Drive  
Modesto, Calif. 95356

1-800-481-SIGN

FAX (209) 543-1326

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

**JOB INFO**

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CLIENT: LOMA LINDA CORP. CENTER  
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PROJECT LOCATION:  
25884 BUSINESS CENTER DR  
LOMA LINDA, CA  
SALESPERSON: DAVID RANDOLPH  
DRAWN BY: BAM  
PAGE 3 of 4

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**FILE**

REVISIONS: 4-22-14 bam  
SCALE: NOTED  
FILE NAME: LOMA LINDA CORP CTR  
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00-00-00  
00-00-00  
00-00-00

**ELECT.**

120 Volt  277 Volt  Other   
one box above MUST be checked prior to any mfg.

**SPECIFICATIONS**

See Drawing for Specifications

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## Planning Commission

Regular Meeting of October 1, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nicholson at 7:01 p.m., Wednesday, October 1, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** John Nichols, Chairman  
Ryan Gallant  
Jay Nelson

**Commissioners Present:** Nikan Khatibi, Vice Chairman  
Carolyn Palmieri

**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.

**PC 14-22 – PRECISE PLAN OF DESIGN (PPD) NO. 14-057 (PUBLIC HEARING)** - A request to construct a 6,700 square foot office/warehouse on a vacant lot located at 25449 Redlands Boulevard in the East Valley Corridor Specific Plan – Commercial Industrial. The building will include 2,000 square feet of office area, and a five-bay, 4,750 square foot warehouse area. The project will include 19 parking spaces and approximately 11,616 square feet of landscaping.

Planner Arreola presented the staff report into evidence, reviewing the proposal, vicinity map, site plan, floor plan, elevations, renderings, landscape plan, buffer between the project and residential areas to the west and south, and the traffic study indicating no measurable impact on the current level of service. He also indicated the Public Works Department requirement of a recorded parcel map prior to the issuance of any building permit as the project is on two lots and the building straddles the property line. He noted that the purpose of the buffer zone is to provide a separation between the project and residential areas to the south and west and as the proposal currently does not provide that visual buffer, staff has added an additional Condition of Approval that would require the applicant to work with Staff to add additional trees. He further noted a wording change requested by the applicant to Condition #37 to indicate an Environmental Site Assessment rather than a Phase I Environmental Site Assessment as an environmental study has already been completed. Staff is agreeable to this wording change.

Chairman Nichols opened the Public Hearing.

Discussion ensued with Planning Commissioners, Staff and applicant regarding:

- Staff clarified the wording change to Condition #37 – a Phase I Environmental Site Assessment is essentially a review of possible hazardous materials, oil spills, etc. on the site. The full environmental study already completed on the property encompasses those issues as well as others such as historical and archeological issues.
- The proposed use is a permitted use within the zone, the conditions are for the development of the site, i.e. compliance with the general plan, zoning, etc. The findings contained in the staff report help direct that effort.

Upon invitation of the Chairman, Mr. Bob Stewart, Largo Court, Loma Linda, addressed the Commission. He represented the property owner to the east of this development and is very pleased to have this development and felt it is a good fit for the area.

Discussion continued with Planning Commissioners, Staff and applicant regarding:

- Vehicular circulation with multiple driveways and amount of traffic – as this is a construction company, multiple driveways allows separation of trucks going back to the bays and the cars visiting the building; the traffic study indicates about 40 vehicle trips per day.
- Regarding different driveway sizes – curb cuts already exist, modification to west driveway was necessary to meet requirements for spacing between the driveway and existing utility structures.
- Question regarding allowing right in, right out only turns – Redlands Boulevard has center turn lane and no signalized intersections near enough to be affected and should be acceptable for left turns.
- Confirmed pedestrian pathway along (public sidewalk along Redlands Boulevard) will continue existing sidewalk from west of the project along project frontage.
- Path of travel from sidewalk to the building – possible requirement from building department – applicant indicated willing to modify landscaping along frontage to accommodate if necessary.
- Confirmed that plans had been routed to the Fire Department and were returned with no negative comments.
- Regarding the undeveloped portion of the site – applicant confirmed that it would remain in its current condition and remain available for possible future expansion. Upon further discussion, applicant was agreeable to work with staff to pave or landscape if so required. It was also confirmed that the area would not be used for open storage.
- Landscaping on the east elevation includes hedges and drainage.
- Exterior lighting – LED lighting that shines down, placed at the corner of every bay, as well as along the building frontage, with final placement dependent upon photometric plan to be reviewed and approved by staff as required in the Conditions of Approval.
- The heavy timber mountain-like design would be a positive addition to the community; confirmed with applicant it was wood lap siding. Applicant indicated original design was steel siding and discussions with staff led to the proposed wood lap siding.
- Confirmed windows were dual pane with black frame, doors are dark cappuccino brown, roll-up doors are white, and wrought iron fencing is black.
- Suggested by Commissioner Nelson that the upper portion of the columns on the front of the building could be more proportional in size with the base. Applicant indicated that the canopy was self-supporting, therefore the columns were an architectural feature, however was agreeable to work with staff on the size.
- Block wall trash enclosure will be of materials and color to coordinate with the building.
- Signage includes the company name on the building only; no proposed monument sign.
- Commissioner Nelson complimented the applicant on the landscaping and suggested that for the money, perhaps a different species tree more indigenous to the area might be a better choice than the proposed Blue Spruce.
- Confirmed there was a condition of approval to include bike racks.
- The Commission was concerned with the unpaved portion of the lot. The applicant agreed to pave the proposed unpaved portion of the lot.

Upon invitation from the Chairman, Dick Wiley, Loma Linda, addressed the Commission suggesting motion sensor lighting and cameras as a deterrent for graffiti.

Chairman Nichols closed the Public Hearing.

**Motion by Gallant, seconded by Nelson and carried to approve Precise Plan of Design No. 14-057 subject to the Conditions of Approval with modifications to include: Condition #37 to remove the words “Phase I”, the addition to modify the buffer zone landscaping to include additional trees, the trash enclosure to match the building color scheme, the requirement of a recorded parcel map prior to issuance of a building permit, and applicant to work with staff regarding column size. Khatibi and Palmieri absent.**

**PC 14-23 – CONDITIONAL USE PERMIT (CUP) 14-096 (PUBLIC HEARING)** – A digital sign cabinet on an existing free-standing sign at the Corporate Business Center at 10459 Mt. View Avenue. Due to an error in publishing, the project will be re-noticed and the Public Hearing set for October 15, 2014

Assistant City Manager indicated that original publication and noticing of this project contained an error in the Public Hearing date and therefore is being re-noticed and will be held on October 15, 2014.

**PC 14-24 – APPROVAL OF MINUTES – September 3, 2014**

**Motion by Gallant, seconded by Nelson and carried unanimously to approve the minutes of September 3, 2014 as presented. Khatibi and Palmieri absent.**

**REPORTS BY PLANNING COMMISSIONERS**

Chairman Nichols commented on Dollar Tree moving into the vacant building at the corner of Redlands Blvd. & Mt. View Ave.

Chairman Nichols commented regarding the Commission acting as a quasi-design review board and the need to discuss the level of documentation required of an applicant. It was suggested scheduling a workshop for some time in the future.

**REPORTS BY STAFF**

Assistant City Manager Bolowich provided a brief update on the following:

- Gas station at Mt. View Avenue and the I-10 Freeway was finishing some street improvements.
- As part of the Campus Transformation Plan, a 6-story parking structure was proposed at the Northeast corner of Campus and Barton Road and would be before the City Council on October 28. The balance of the Transformation Plan is to include a realignment of the main entrance to the hospital with Prospect Street with signalization and aligning the front door of the Medical Center and the front door of the VA hospital on the same street.
- Campus Street pedestrian bridge was in place and should be open for use in the next month or so.
- Staff is working on a number of projects on the California Street corridor, and possibly bringing the environmental review forward in about 3 or 4 months.
- Dedication of the Stewart Street underpass took place last month. With future widening of Campus Street, the parking corridor and driving access to the Medical Center would be via Stewart Street to Campus Street, with the front of the Medical Center being more pedestrian oriented.
- University Church is working on campus rebuild.

The meeting adjourned at 8:14 p.m.

Minutes approved at the meeting of.

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Barbara Nicholson  
Deputy City Clerk