

Agenda

City of Loma Linda

From the Department of Community Development

**PLANNING COMMISSION
REGULAR MEETING OF
January 7, 2015
7:00 p.m.
CITY COUNCIL CHAMBERS
25541 BARTON ROAD, LOMA LINDA, CA 92354**

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. PUBLIC HEARINGS (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER PUBLIC HEARING ITEM)

1. GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073) –

The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence on the east side of California Street, between Orange Avenue and Citrus Avenue.

The Project Proponent is requesting approval of:

- 1) A General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property;
- 2) A Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property;
- 3) An Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda for water and sewer service; and
- 4) Approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots.

RECOMMENDATION

The recommendation is that the Planning Commission continue the public hearing to the March 4, 2015 Commission meeting.

2. **VARIANCE NO. VA 14-157** – A variance request for relief from Section 17.18.030(36) – Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet, and Section 17.18.140 (Permitted Signs), amount of wall signage allowed. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed signage is for the Holiday Inn Express, which is currently under construction at 25222 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve Variance No. 14-157, subject to the attached Conditions of Approval.

H. APPROVAL OF MINUTES

1. Minutes of December 3, 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.

PLANNING COMMISSION MEETING OF JANUARY 7, 2015

TO: PLANNING COMMISSION

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

SUBJECT: GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073) - APNS 0292-161-01, 08, 11 and 12

SUMMARY

The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence on the east side of California Street, between Orange Avenue and Citrus Avenue.

The Project Proponent is requesting approval of:

- 1) A General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property;
- 2) A Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property;
- 3) An Annexation application (submitted to LAFCO; requiring City concurrence) to annex the entire Project Site (both properties) into the City of Loma Linda for water and sewer service; and
- 4) Approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots.

On December 16, 2014, Staff received correspondence from the Office of Historic Preservation – Department of Parks and Recreation (OHP) regarding the City's intent to adopt a Mitigated Negative Declaration. According to OHP, the Bell and Ramirez properties appear to be part of a larger Historic Vernacular Landscape associated with the citrus industry in San Bernardino County and Southern California. The OHP would like to City to provide additional analysis regarding the Eli C. Curtis residence within the larger historical context to determine if the impacts may be considered significant. They argue that impacts may warrant the preparation of a Focused EIR.

Staff has also been informed that a letter is forthcoming from the State Department of Conservation regarding the determination that the property is considered Prime Farmland. We do not know what their comments will be, but there may be additional mitigation required, or they may also recommend preparation of a focused EIR.

RECOMMENDATION

Staff recommends that the Planning Commission continue the Public Hearing to the March 4, 2015 Commission meeting to allow the project to be presented to the Historic Commission, as well as to allow Staff and consultants the opportunity to address the Office of Historic Preservation – Department of Parks and Recreation’s and the State Department of Conservation’s concerns.

Respectfully submitted,

Guillermo Arreola
Associate Planner

EXHIBIT

A. Office of Historic Preservation – Department of Parks and Recreation letter dated 12/16/15

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



December 16, 2014

Guillermo Arreola
City of Loma Linda Planning Division, Associate Planner
25541 Barton Road
Loma Linda, 92354

Dear Mr. Arreola:

**RE: CITRUS LANE ANNEXATION PROJECT NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the Citrus Lane Annexation Project and the City of Loma Linda's intent to adopt a Mitigated Negative Declaration (MND). The State Historic Preservation Officer and the OHP have broad responsibilities for the implementation of federal and state historic preservation programs in California. Our comments are offered with the intent of preserving historical resources impacted by the proposed project while allowing the City of Loma Linda to meet its program needs. The following comments are based on a review of the Notice of Intent to adopt a MND for the Citrus Lane Annexation Project and the McKenna et al report, prepared for the Lilburn Corporation (project applicant), which was provided to OHP on December 12, 2014.

The proposed project involves two parcels, the Bell and Ramirez Properties, which are currently both developed with three single family homes and citrus orchards. The proposed project involves: 1) a General Plan Amendment which would rezone the Bell property to low-density residential (R-1), and the Ramirez Property as general business (C-2); 2) annex both parcels into the City of Loma Linda for water and sewer; 3) on the Bell Property, relocate the existing residence, and demolish the orchard and all improvements on the parcel and develop 35-single family residences and four common lettered lots. The Ramirez Property would remain in its current state under the proposed project.

The Cultural Resources section of the MND cites the 2014 McKenna et al *Phase I Cultural Resources Investigation*, which determined the existing single family residence on the Bell Property is eligible for listing on the California Register of Historical Resources. The MND proposes to mitigate demolition of the building by recording and relocating the residence. Pursuant to CEQA, the Lead Agency must determine whether a project may cause a substantial adverse change in the significance of a historical resource or cultural resource (CEQA Guidelines § 15064.5). If a substantial impact is identified, the Lead Agency must either mitigate the impact to a less than

significant level, or conduct an EIR. In the case of historical resources, CEQA Guidelines § 15064.5 (b)(3) allows for a project to mitigate potential impacts to less than a significant level, if treatment of the resource complies with the Secretary of the Interior Standards for the Treatment of Historic Properties. In this case, it appears the historic resource is the larger network of farms associated with the Curtis family, not merely the residence as described in the MND. After mitigation, the proposed project will relocate the Curtis residence and demolish all other buildings and landscape features associated with the site. The Secretary of the Interior Treatment of Historic Properties does not provide for this method of treatment; and therefore, the proposed project, after mitigation, will result in a significant impact to the environment for the purposes of CEQA and the Lead Agency is therefore required to prepare an EIR, per CEQA Guidelines § 15065 (a)(1).

The Eli C. Curtis (Bell) Property appears to be part of a larger Historic Vernacular Landscape associated with the citrus industry in San Bernardino county and Southern California. When taken as a whole, the remaining citrus groves (which go beyond the Bell Property and Ramirez property) in San Bernardino County represents a much larger Historic Vernacular Landscape, which should be considered in an EIR. National Parks Service Preservation Brief 36, defines a Historic Vernacular Landscape as one,

That evolved through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.

The larger citrus grove area between the cities of Loma Linda and Redlands in San Bernardino County appears to be a rare but excellent example of an intact historic agricultural landscape which exemplifies Southern California's disappearing citrus industry. The larger network of interconnected farms potentially has state and national significance for its connection with the citrus industry and the impact of the proposed project on the landscape should be evaluated in an EIR. The other landscape features identified in the McKenna et al report that are associated with the Southern California citrus industry (two historic road alignments, railroad berm and retaining wall, two single family houses facing Orange Avenue, mature walnut trees, and the grove of palm trees along Citrus Avenue, and other residential buildings associated with the Curtis family farm network) should also be fully evaluated in an EIR.

In the MND the Lead Agency cites the McKenna et al evaluation for the Eli C. Curtis agricultural complex, and summarizes the report as follows:

The McKenna [Cultural Resources Investigation] recorded the property as a whole, encompassing the orchard, irrigation system, and structures...Although recorded as a much larger resource, the only significant element within the site is the Eli C. Curtis residence. This

relatively large and maintained residence is unique in its setting and associations...it should be considered locally significant and worthy of protection.

The McKenna et al report recommends mitigation measures be implemented, but does not claim these mitigation measures will reduce the impact to cultural resources to a less than significant level. The historic significance and integrity of the orchard, irrigation system, walnut trees, palm trees, and associated structures appear to be associated with the Vernacular Landscape features that are likely historically significant for their association with the Curtis family, and the agricultural development of Loma Linda and San Bernardino County citrus industry. McKenna et al identifies several other residential properties, which are associated with other members of the Curtis Family. While the MND claims the only element within the complex with any historical significance is the "Eastlake/Queen Anne eclectic Victorian residence," it does not appear the significance of the region was considered as a whole, but rather only the impact of the project on the Bell and Ramirez properties.

McKenna et al demonstrates the "Dinky" Railroad is associated with significant individuals and the development of Redlands and therefore should be considered a historical resource for the purposes of CEQA. Furthermore, McKenna et al explains that the palm grove along Citrus Avenue marked the extent of the Eli C. Curtis property and the OHP believes this grove may be individually eligible as a historic tree grove, and as part of a larger Vernacular Historic Landscape that should be considered.

When discussing the insignificance of the other features on the site the MND claims the orchard is not original, the irrigation system was added later, the garage lacks integrity, and the out-building lacks structural integrity. Merely being planted or added later, and/or lacking structural integrity, does not necessarily make the features insignificant when considered in the larger historic context of the agricultural site and surrounding landscape. Historic integrity is defined by *National Register Bulletin 15*, as containing seven aspects: location, design, setting, materials, workmanship, feeling, and association. The project as described in the MND will significantly impact the historic integrity of location, setting, feeling and association for the historic building, and potentially, the larger Historic Vernacular Landscape (yet to be evaluated). Since a complete historic evaluation of the agricultural landscape was not conducted, it is impossible for the public to evaluate the legitimacy of the Lead Agency's determination that the proposed project will result in a less than significant impact to historic resources. The OHP feels the MND fails to adequately address significant impacts to the Curtis family network of farm complexes as a whole, or the potential cumulative impacts of the project on the larger agricultural region.

The MND is completely silent regarding the historic significance or integrity of the residential buildings located on the Ramirez Property (APN 292-161-12 & APN 292-161-08), which have the potential to be significantly impacted by the re-zoning of the two parcels. The McKenna et al report (Figure 6) indicates these houses are on the former property of Jeremiah J. Curtis (Eli C. Curtis' brother). Additionally, Figure 6 in the McKenna et al report shows the extent of the network of Curtis family farms, which

extend well beyond the Bell and Ramirez properties addressed in the MND. The impact of relocating (or demolishing) the most prominent home, the Eli C. Curtis residence, and associated landscape features should be evaluated based on the collective of Curtis Family farms, and on the larger network of family farms that still exist in the Santa Ana River Valley.

Assuming the Eli C. Curtis residence is the only historically significant feature of the site, as determined by the Lead Agency, the mitigation proposed in the MND will not reduce the impact to a less than significant level, and therefore an EIR is required. McKenna et al recommends preservation in place of the historic Eli C. Curtis residence; however, the Lead Agency proposed mitigation will 1) relocate the residence, 2) document the residence through Historic American Building Survey-like (HABS-like) documentation, and 3) demolish all other elements of the farm complex. This treatment clearly results in a significant impact to historical resources for the purposes of CEQA and an EIR is required to evaluate alternatives and explore more effective mitigation.

Thank you for considering our comments. If you have questions, please feel free to contact Sean deCourcy, State Historian II of the Local Government and Environmental Compliance Unit, at (916) 445-7042 or at Sean.deCourcy@parks.ca.gov.

Sincerely,



Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

CC: Los Angeles Conservancy
San Bernardino Historical Society

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JANUARY 7, 2015

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

SUBJECT: VARIANCE (VA) NO. 14-157

SUMMARY

A variance request for relief from Section 17.18.030(36) – Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet, and Section 17.18.140 (Permitted Signs), amount of wall signage allowed. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed signage is for the Holiday Inn Express, which is currently under construction at 25222 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve VA No. 14-157 based on the Findings and subject to the Conditions of Approval.

PERTINENT DATA

Property Owner/Applicant: Sagemont – Loma Linda, LLC

General Plan/Zoning: EVC - General Commercial

Site: 2.5 acres

Topography: Relatively Flat

Vegetation: Approved landscape plan

Special Features: Uniquely Shaped Lot

BACKGROUND AND EXISTING SETTING

Background

On December 10, 2013, the City Council approved PPD No. 13-066 – an 85 room Holiday Inn Express.

On May 13, 2014, the City Council approved a land exchange between Sagemont LLC (the Applicant) and the City of Loma Linda. The land exchange was mutually beneficial to both parties as both lots were undevelopable. The land exchange created two developable lots, however, in doing so, reduced the amount of freeway frontage for the property currently being developed with the Holiday Inn Express Hotel from 250 feet of freeway frontage to 15-feet.

On November 25, 2014, the Applicant submitted an application for the above referenced project.

Existing Setting

The 2.7 acre lot is located on the north side of Redlands Boulevard, between Anderson and Richardson Streets. The surrounding area is comprised the I-10 Freeway, the Honda Dealership and Quaid Harley-Davidson, as well as residential developments along the south side of Redlands Boulevard.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed monument sign and wall signage are accessory structures to an existing auto dealership. Therefore, the project is eligible for a Class 11 exemption from CEQA pursuant to the CEQA Guidelines, Section 15311(a).

Public Comments

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site on December 23, 2015. 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 Applicant is requesting a variance to construct the following signs:

Wall Signs

- South Elevation (front entrance): 128 s.f.
- North Elevation (freeway): 167 s.f.
- West Elevation: 43 s.f.

Monument Sign

- 8' high, 32 square foot monument sign (located at front entrance)

Site Analysis

The subject site is uniquely shaped in that the front 250-feet of the property measures 80-feet in width. Due to this relatively long, narrow extension, the hotel was located over 350 feet from Redlands Boulevard. The subject site measures 220-feet in width at its widest. The original site had approximately 229 feet of freeway frontage, however due to the land exchange described above, the subject site now only has 15.6 linear feet of freeway frontage.

The following sections regulate the amount of wall signage the hotel may have:

Section 18.18.140(B)(4)

- Activities with frontage on the right-of-way of the interstate freeway and at least one other public right-of-way shall be allowed a sign area determined as the total of one square foot of sign area for each one lineal foot of street frontage plus one-half square foot of sign area for each one lineal foot of freeway frontage;

and;

- (a) The sign area as herein determined may be equally divided between two wall signs with only one sign per building elevation. Activities located in an end unit of a multi-

tenant (greater than two) structure may divide the allowable sign area among three wall signs with only one sign per building elevation.

Therefore, the total signage allowed is 87.5 square feet, and divided equally between the north and south elevation; the maximum area of each wall sign is 44 square feet.

Wall Sign	Proposed	Permitted	Complies
North Elevation	167 s.f.	7.5 s.f.	No
South Elevation	128 s.f.	80 s.f.	No
West Elevation	43 s.f.	Not Permitted	No
Total	338 s.f.	87.5 s.f.	

The building measures approximately 132 lineal feet along the north elevation (which is broken up into different wall planes, and 124 lineal feet along the south elevation (also broken up along different wall planes). The lot, at its widest point, measures 220-feet across. The building also measures 4 stories in height (approximately 50-feet in height). However, due to the unique lot configuration, the applicant is unable to install signage proportionate to the height, width, and size of the building.

In addition to the signs along the north and south elevations, the applicant is requesting approval to install a wall sign along the west elevation, which would give the hotel additional advertising for eastbound traffic along the I-10 freeway. With only frontage along Redlands Boulevard and the freeway, the hotel would only be allowed two wall signs.

Lastly, the applicant is requesting to install an 8-foot high, 32-square foot monument sign at the entrance of the subject site. Due to the unique lot configuration, the hotel will not have adequate street presence along Redlands Boulevard. Construction of the sign will not impede any existing access points to the site nor will it take away parking for the existing use. The sign will be located within a recently approved landscape planter area. Relative to the size of the lot and the building, the proposed monument sign would not look out of scale.

As stated previously, Section 17.18.030 (36) defines a monument sign as:

A sign, illuminated or not, detached from any building or structure which is generally horizontal in format, and which responds to form, materials, and colors of the building(s) which it is intended to advertise and incorporates the architectural style of the buildings on the premises, and which is supported by a solid base. The base of the sign structure shall be free of advertisement. The required characteristics of a monument sign are:

- a. The height of the sign, including the base, shall not exceed six feet in height;
- b. The dimensions of the sign shall have a square to horizontal format where the width of the sign is from one to three times the height;
- c. Proper proportions of the sign elements shall be observed and will be reviewed on a case by case basis;
- d. The sign shall be as close to the street as possible.

As shown on the site plan, the monument sign will also comply with section (d) above, as the proposed monument sign will be located adjacent to the required 25-foot corner cutoff area, per Section 17.14.020.

Sign Design

Wall Signs

The proposed wall signs will feature the Holiday Inn Express name and logo. While the three wall signs vary in size, the materials are the same. The wall signs will be made of internally illuminated channel letters on a dark blue background. The lettering will include a white acrylic face with the logo in an internally illuminated cabinet, with a green acrylic face.

Monument Sign

The proposed 8-foot high monument sign will include a number of complementary colors and finishes. The sign base is made up of three parts

- Lower base – brushed aluminum finish
- Middle base – blue satin finish
- Upper base – white satin finish (includes address)

The overall sign measures 8-feet in height and 8'1" in width, however, the sign face measures approximately 4-feet in height and 8-feet in width, and includes the Holiday Inn Express logo and the Holiday Inn Express & Suites text. The site address is located below the main logo, but is not counted towards the proposed sign area.

Staff has also added a condition of approval that requires the applicant submit a landscape plan that incorporates a combination of flowering plants and *annuals* at the base of the sign.

Variance Findings

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

There are unique and unusual circumstances associated with the lot, in that the lot is uniquely shaped. The lot measures approximately four acres, but is relatively narrow for the first 250 feet off Redlands Boulevard, causing the hotel building to be situated towards the middle of the lot, with other business located between the hotel and Redlands Boulevard. The 80-foot of street frontage and 15.5-feet of freeway frontage allows for only 87.5-feet of sign area. An 8-foot high monument sign would allow the hotel to advertise to vehicular traffic along Redlands Boulevard on a more pedestrian scale.

The hotel building also lacks street and freeway frontage, further reducing the amount of total wall signage to 87.5 square feet in area. The building is 4 stories in height, and the amount of signage allowed is disproportionately small relative to the size of the lot, and size and height of the building. Wall signage on the north and west elevations would allow the hotel to advertise along the freeway, and north of the freeway as well.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

The applicant will not gain an unfair advantage over other commercial properties with signs in the immediate vicinity. The property is uniquely shaped, and is permitted a relatively small amount of signage for a 4-story building on a 2.7 acre lot. The proposed variance

would allow the subject property to enjoy the same advantages possessed by other similarly sized lots with relatively larger street and freeway frontages.

3. *That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The proposed relief from Section 17.18.030(36) of the LLMC will not be detrimental to the public welfare or injurious to property and improvements in that the majority of the property will not be altered in any way. The variance will not create a sub-standard lot but addresses some of disadvantages due to the unique lot configuration. The proposed monument sign will also be located outside of the required 25-foot corner cutoff, which will provide the necessary visibility for exiting vehicles onto Redlands Boulevard. In addition the construction will be subject to the necessary building code requirements to ensure compatibility and safety.

4. *The granting of such variances will be consistent with the General Plan for the city.*

The proposed variance is consistent with the objectives of the General Plan found in the Guiding Policies Section 4.6.1.1 which states, "Foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda's image as a good community in which to operate a business". The proposed wall signage, including the 8-foot tall monument sign allows for much needed visibility and a strong presence along the Redlands Boulevard corridor and the I-10 Freeway.

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The variance request is scheduled for review on the January 7, 2015 Planning Commission Meeting. The conditions to the project are included as Exhibit C to this report.

CONCLUSION

Staff recommends approval of the project because it is consistent with the General Plan which seeks to foster a climate in which businesses in Loma Linda can prosper and the findings can be made to support the approval of the variance request. The subject site is uniquely shaped and lacks street and freeway frontage to provide adequate signage for a four-story, hotel building on a 2.7 acre site. Furthermore, the relatively large site lacks a street presence along Redlands Boulevard, thus requiring the need for an 8-foot high monument sign. The project will maintain the existing land use and is compatible with the future uses in the surrounding area.

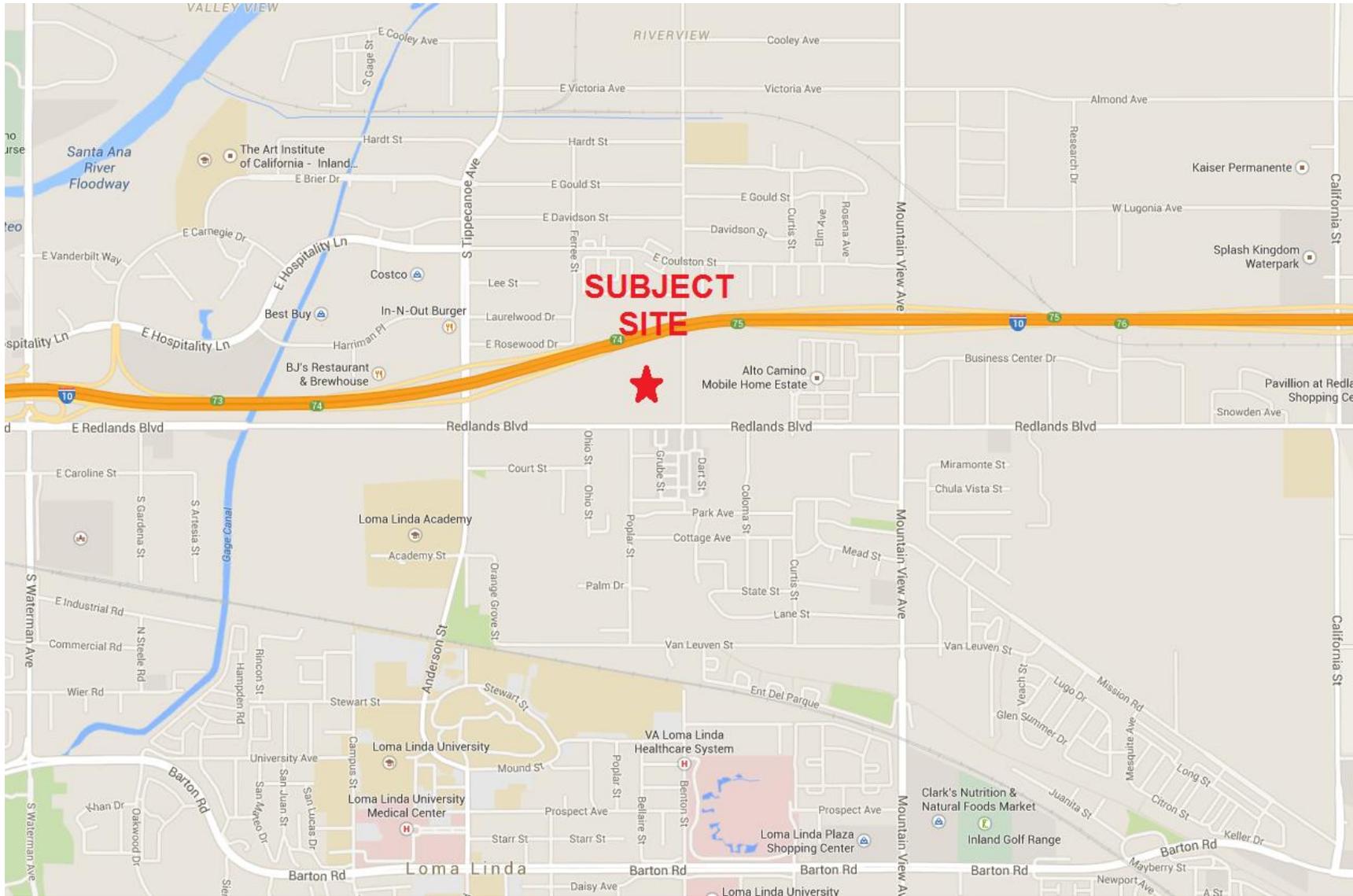
Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

- A. Vicinity Map
- B. Project Plans
- C. Conditions of Approval

VICINITY MAP



250'-0"

5'-0"

property line

setback line

-ADA, ACCESSIBLE
PATH OF TRAVEL

EDISON EASEMENT
COLORED CONCRETE

MONUMENT SIGN
W/ UPLIGHTING

property line

25'-0"

10'-0"

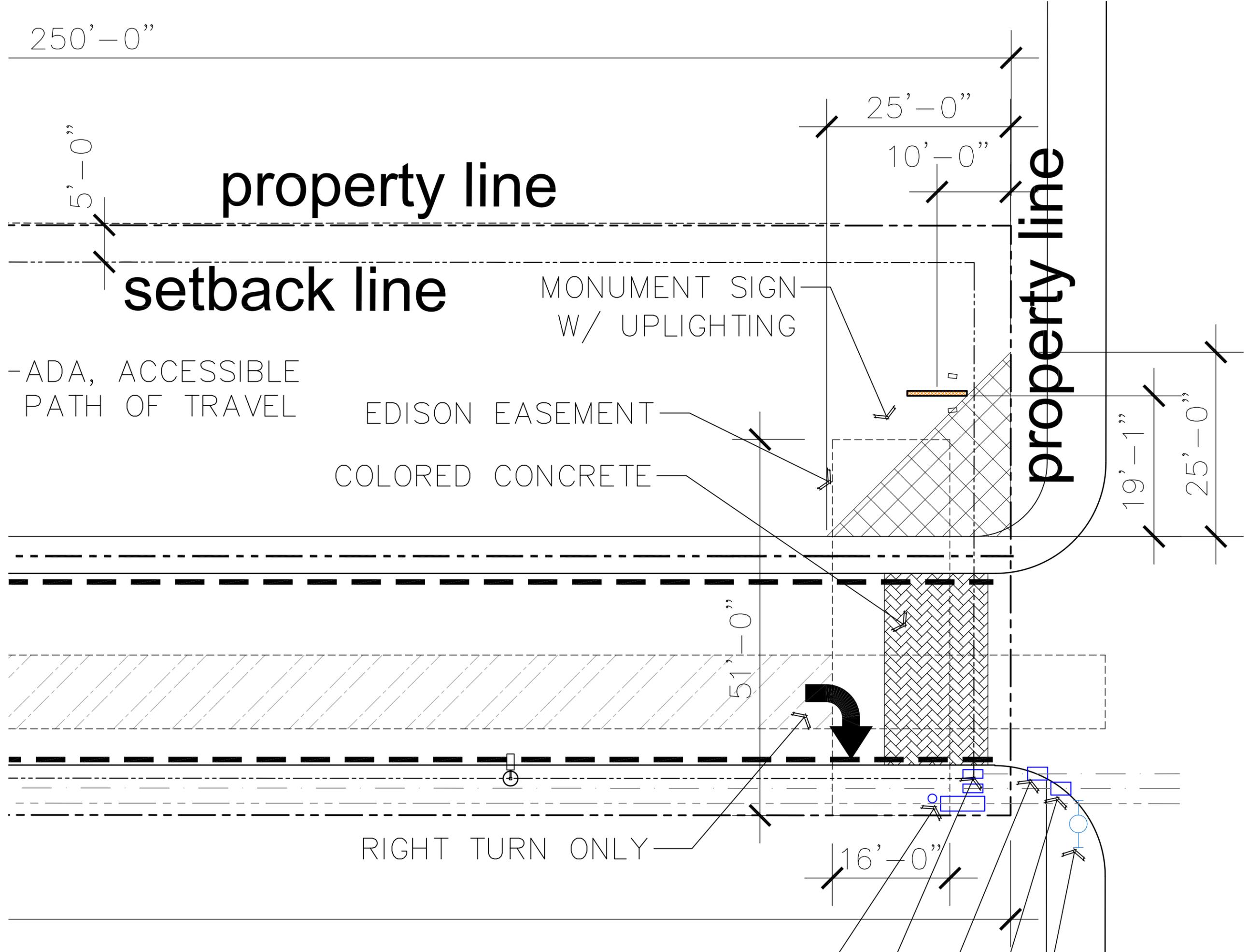
19'-1"

25'-0"

51'-0"

RIGHT TURN ONLY

16'-0"

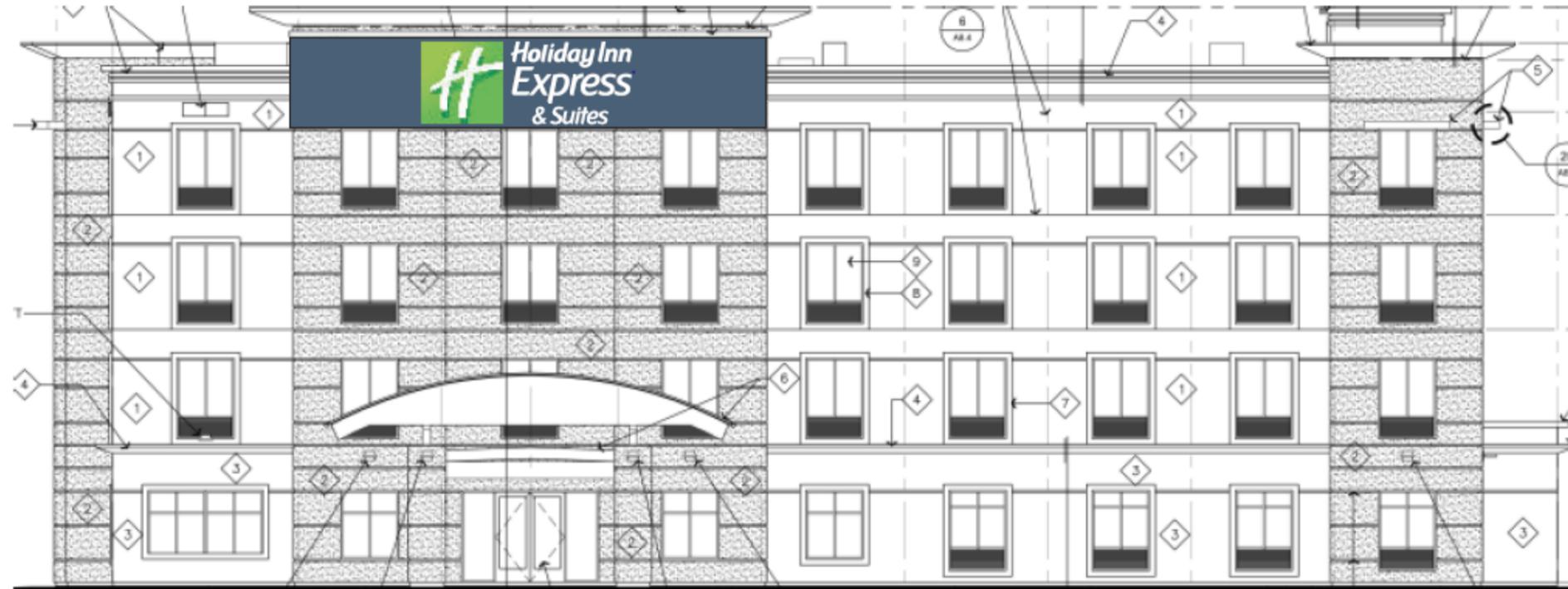


1

FRONTSOUTH) ELEVATION

SCALE: 1/16" = 1'-0"

NOTE:
WALL COLOR: DUNN EDWARDS
5887 - ADMIRAL BLUE



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED:
7'1" MONOGRAM WITH 21"
CHANNEL LETTERS, STACKED
LINEAR LAYOUT
BOXED AREA: 128.0 SQ FT

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 8-15-14	Prepared By: MR	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: LOMA LINDA, CA	File Name: 130151 - R5 - LOMA LINDA, CA - SITE BOOK	Eng: -			

2

REAR (NORTH) ELEVATION
SCALE: 1/16" = 1'-0"

NOTE:
WALL COLOR: DUNN EDWARDS
5887 - ADMIRAL BLUE



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED:
8'1" MONOGRAM WITH 23 3/4"
CHANNEL LETTERS, STACKED
LINEAR LAYOUT
BOXED AREA: 167.0 SQ FT

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

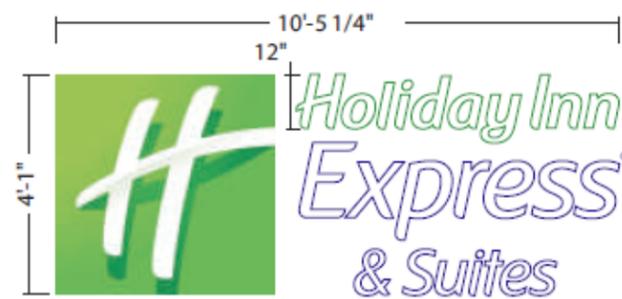
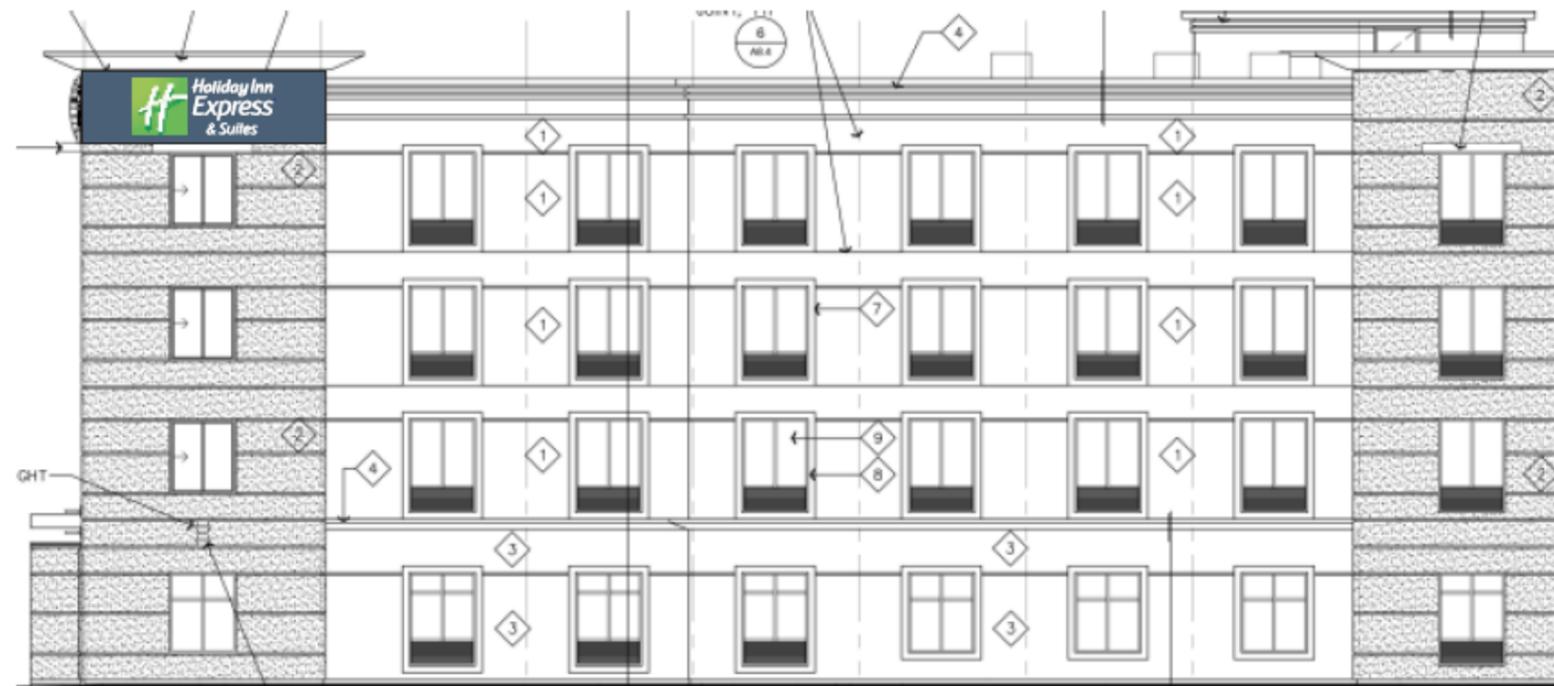
Customer: HOLIDAY INN EXPRESS & SUITES	Date: 8-18-14	Prepared By: MR	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: LOMA LINDA, CA	File Name: 130151 - R5 - LOMA LINDA, CA - SITE BOOK	Eng: -			

3

SIDE (WEST) ELEVATION

SCALE: 1/16" = 1'-0"

NOTE:
WALL COLOR: DUNN EDWARDS
5887 - ADMIRAL BLUE



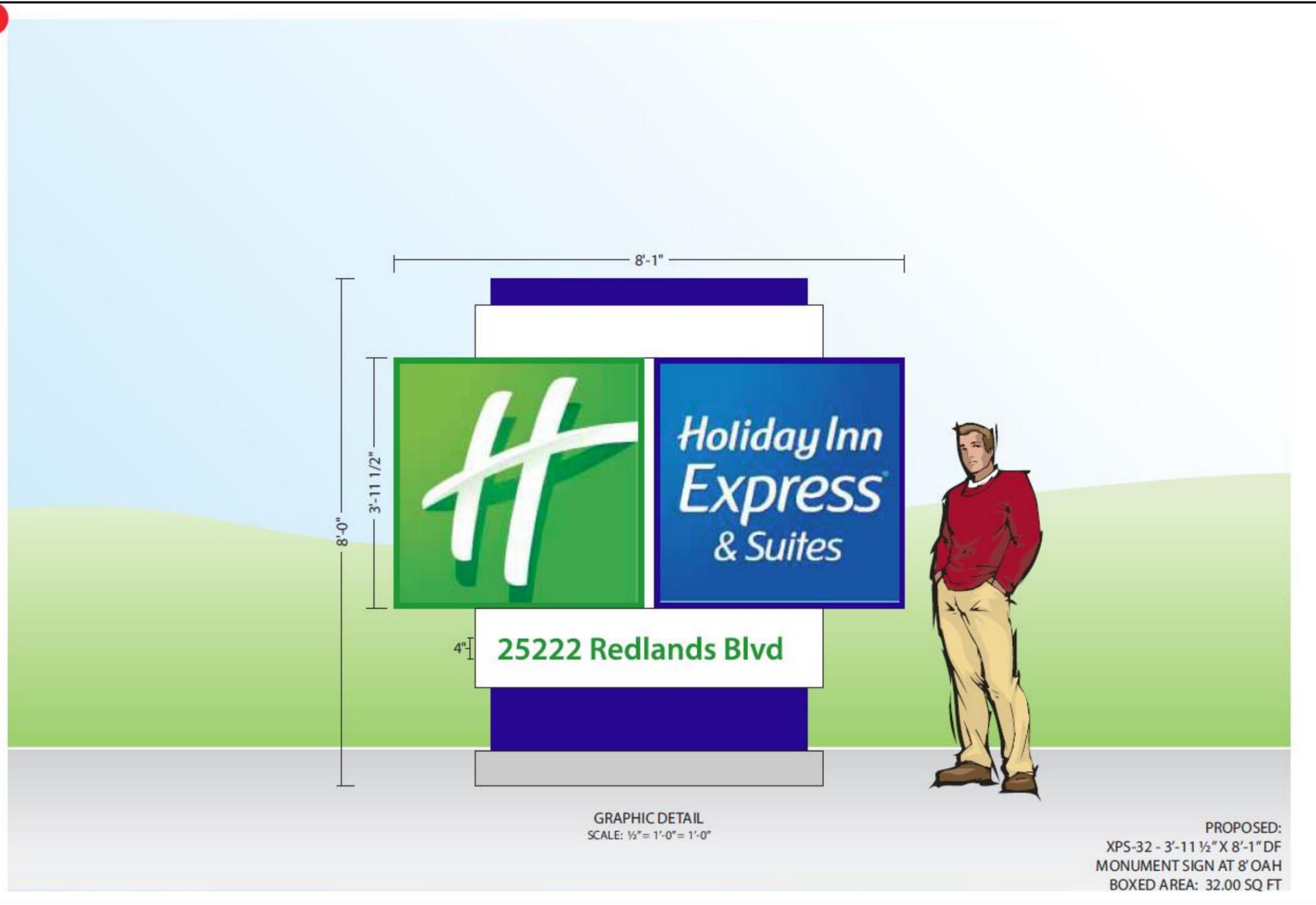
GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED:
4'-1" MONOGRAM WITH 12"
CHANNEL LETTERS, STACKED
LINEAR LAYOUT
BOXED AREA: 43.0 SQ FT

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 8-15-14	Prepared By: MR	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are in context, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: LOMA LINDA, CA	File Name: 130151 - R5 - LOMA LINDA, CA - SITE BOOK	Eng: -			

4

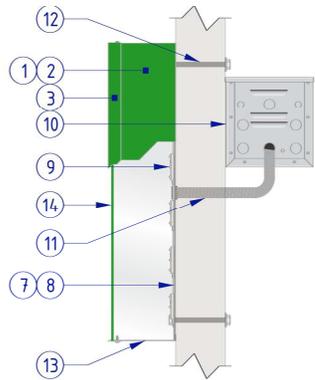


NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

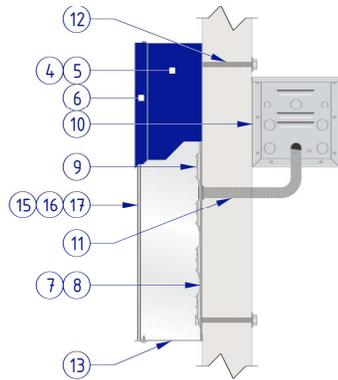
Customer: HOLIDAY INN EXPRESS & SUITES	Date: 9-18-14	Prepared By: MR/CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are in context, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Location: LOMA LINDA, CA	File Name: 130151 - R5 - LOMA LINDA, CA - SITE BOOK	Eng: -			



GRAPHIC DETAIL
NOT TO SCALE



"HOLIDAY INN" LETTER PROFILE
NOT TO SCALE



"EXPRESS..." LETTER PROFILE
NOT TO SCALE

HOLIDAY INN EXPRESS & SUITES STACKED LINEAR CHANNEL LETTERS WITH MONOGRAM SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.050" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 362 GREEN; BELOW 30"
2	.063" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 362 GREEN; 30" & UP
3	1" TRIM CAP PAINTED TO MATCH PMS 362 GREEN
4	.050" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS REFLEX BLUE; BELOW 30"
5	.063" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS REFLEX BLUE; 30" & UP
6	1" TRIM CAP PAINTED TO MATCH PMS REFLEX BLUE
7	.063" ALUMINUM BACK; BELOW 30"
8	.080" ALUMINUM BACK; 30" & UP
9	WHITE LED'S AS REQUIRED
10	REMOTE POWER SUPPLIES AS REQUIRED
11	ELECTRICAL OUT PROVISION: THROUGH BACK, CENTER
12	MOUNTING HARDWARE AS DETERMINED BY SITE CONDITIONS
13	DRAIN HOLES AS REQUIRED
14	.177" WHITE ACRYLIC FACE
15	.177" WHITE ACRYLIC FACE
16	3M 3635-8485 BLUE PERFORATED VINYL (1ST SURFACE) NO PERF VINYL -
17	3M 3635-30 WHITE DIFFUSER FILM (2ND SURFACE) WHITE FACES
18	STUD-MOUNTED ALUMINUM PAINTED PMS REFLEX BLUE W/ 3M 7725-10 WHITE OPAQUE VINYL B ACKGROUND
19	SEE CORRESPONDING MONOGRAM CONSTRUCTION PRINT

NOTES:

- CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- CHANNEL LETTERS TO USE 120 VOLT STANDARD POWER
- CHANNEL LETTERS TO BE BUILT TO U.L. SPECIFICATIONS
- FOR USE ON LIGHT COLORED BUILDINGS

HOLIDAY INN EXPRESS & SUITES STACKED LINEAR CHANNEL LETTERS WITH MONOGRAM STANDARD SIZES												
LETTER "H" HEIGHT	LETTER "E" HEIGHT	LETTER "S" HEIGHT	COPY LENGTH	MONOGRAM HEIGHT	MONOGRAM LENGTH	OVERALL HEIGHT	OVERALL LENGTH	AMP LOAD LETTERS	AMP LOAD MONOGRAM	AMP LOAD TOTAL	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	C	D	E	F	G	H					
9 1/4"	1'-0 3/4"	7 15/16"	4'-6 7/8"	3'-1"	3'-1"	3'-1 11/16"	7'-11 3/8"	0.90	0.65	1.55	24.96	13.38
1'-0"	1'-4 5/8"	10 5/16"	5'-11 5/8"	4'-1"	4'-1"	4'-1"	10'-5 9/16"	1.20	0.65	1.85	42.72	23.19
1'-3"	1'-8 7/8"	1'-0 7/8"	7'-5 1/2"	5'-1"	5'-1"	5'-1 1/8"	13'-0 9/16"	1.20	1.30	2.50	66.44	36.02
1'-6"	2'-1"	1'-3 7/16"	8'-11 3/8"	6'-1"	6'-1"	6'-1 5/16"	15'-7 7/16"	1.70	1.95	3.65	95.46	51.66
1'-9"	2'-5 1/8"	1'-5 15/16"	10'-5 1/4"	7'-1"	7'-1"	7'-1 9/16"	18'-2 5/16"	2.30	2.60	4.90	129.70	70.12
1'-11 3/4"	2'-9"	1'-8 3/8"	11'-9 5/8"	8'-1"	8'-1"	8'-1"	20'-8 9/16"	2.30	2.60	4.90	167.42	90.85
2'-2 3/4"	3'-1 1/8"	1'-10 15/16"	13'-3 5/8"	9'-1"	9'-1"	9'-1"	23'-3 1/2"	2.90	2.92	5.82	211.56	114.87
2'-5 3/4"	3'-5 1/4"	2'-1 1/2"	14'-9 7/16"	10'-1"	10'-1"	10'-1 3/16"	25'-10 3/8"	2.90	3.25	6.15	261.26	141.70

Customer: **HOLIDAY INN EXPRESS & SUITES**

Date: **10-06-14**

Prepared By: **RS**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

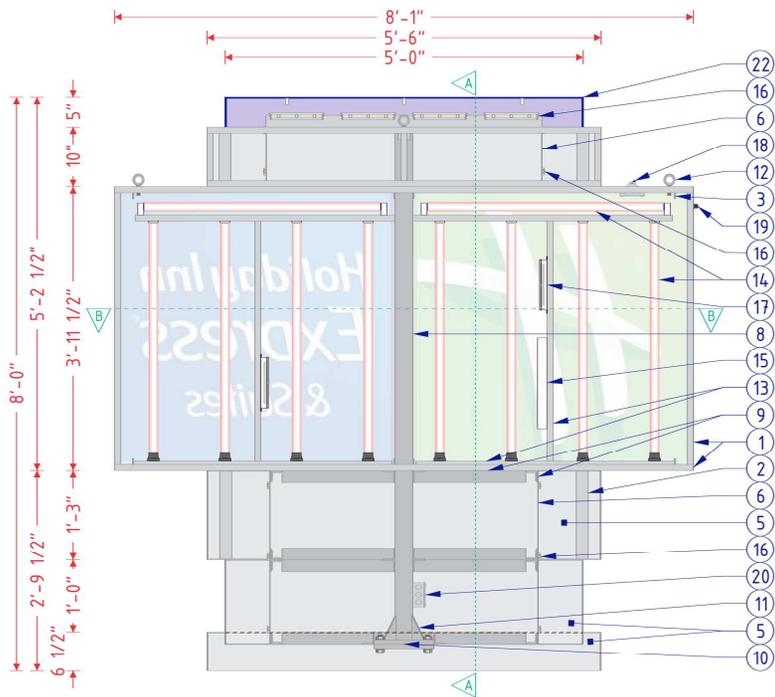
Item Number: ITEM NUMBER(S)

File Name: **HOLIES STACKED LINEAR CL W MONOGRAM-COLOR RT**

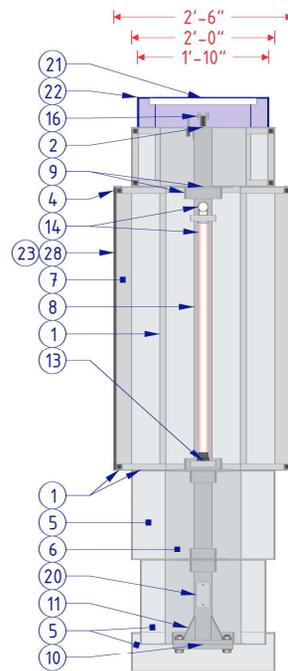
Revision: -

PERSONA
SIGN MAKERS / IMAGE BUILDERS

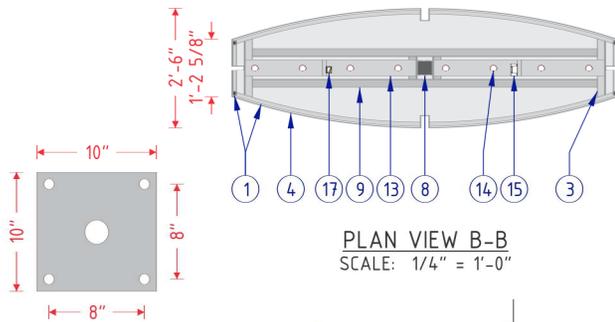
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FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"



CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

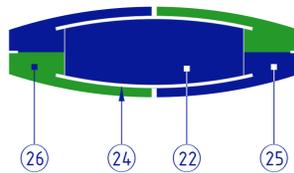


PLAN VIEW B-B
SCALE: 1/4" = 1'-0"

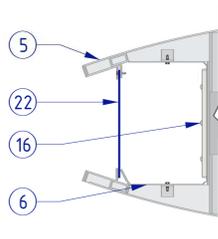
3/4" X 10" X 10" PLATES
7/8" HOLES
3/4" BOLTS

PLATE WILL ACCEPT:
8" PIPE
6" TUBE

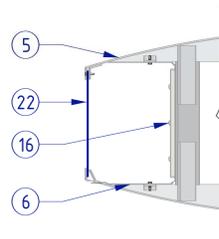
PLATE DETAIL
SCALE: 3/4" = 1'-0"



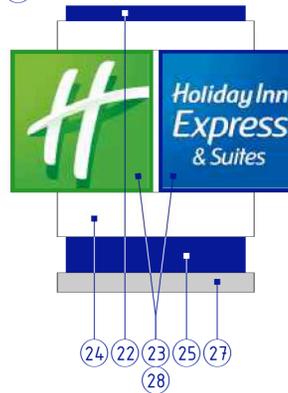
TOP VIEW
SCALE: 3/16" = 1'-0"



PEDESTAL SIDELITE DETAIL
NOT TO SCALE



BASE SIDELITE DETAIL
NOT TO SCALE



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

HOLIDAY INN EXPRESS & SUITES XPS-32 5X8 8' OAH SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	1" X 1" X 1/8" ALUMINUM TUBE
2	1" X 2" X 1/8" ALUMINUM TUBE
3	2" X 2" X 3/16" ALUMINUM ANGLE
4	1 1/4" ALUMINUM RETAINER
5	1/8" ALUMINUM SKIN
6	.063" ALUMINUM LIGHT CHANNEL
7	1" X 3" X 1/8" ALUMINUM C-CHANNEL
8	3" X 3" X 3/16" TUBE
9	2" X 2" X 3/16" ANGLE IRON
10	PLATE/MATCH PLATE (SEE PLATE DETAIL)
11	GUSSET
12	1/2" EYEBOLTS (QTY. 3)
13	ALUMINUM RACEWAYS & BALLAST CHANNEL
14	F42T12/D/HO FLUORESCENT LAMPS @ 12" CC (QTY. 10)
15	EESB 1048-26 ELECTRONIC BALLAST
16	WHITE LEDS AS REQUIRED
17	LED POWER SUPPLIES AS REQUIRED
18	DISCONNECT SWITCH
19	PHOTO CELL
20	ELECTRICAL OUT PROVISION: LEAVE IN ELECTRICAL BOX
21	.472" CLEAR ACRYLIC RIB
22	3/16" IMPACT MODIFIED BLUE ACRYLIC
23	3/16" 2447 WHITE IMPACT MODIFIED ACRYLIC FACE
24	PAINT TO MATCH MATTEWS MP57556 WHITE SATIN FINISH
25	PAINT TO MATCH MATTEWS MP57452 BLUE SATIN FINISH
26	PAINT TO MATCH MATTEWS M57451 GREEN SATIN FINISH
27	PAINT TO MATCH MATTEWS 41342SP BRUSHED ALUMINUM SATIN FINISH
28	OUTSOURCED GRAPHICS (1ST SURFACE)

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- ALUMINUM TUBE FRAME
- 1 1/4" ALUMINUM RETAINERS
- EXTERIOR FINISH: PAINT TO MATCH MATTEWS MP57556 WHITE, MATTEWS MP57452 BLUE, MATTEWS M57451 SATIN GREEN
- INTERIOR FINISH; PAINTED REFLECTIVE WHITE
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- U.L. APPROVED
- ELECTRICAL: 4.2 AMPS/120 VOLTS
- SQUARE FOOTAGE: BOXED = 64.67 ACTUAL = 53.52

Customer: **HOLIDAY INN EXPRESS & SUITES**

Date: **09-22-14**

Prepared By: **RS**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

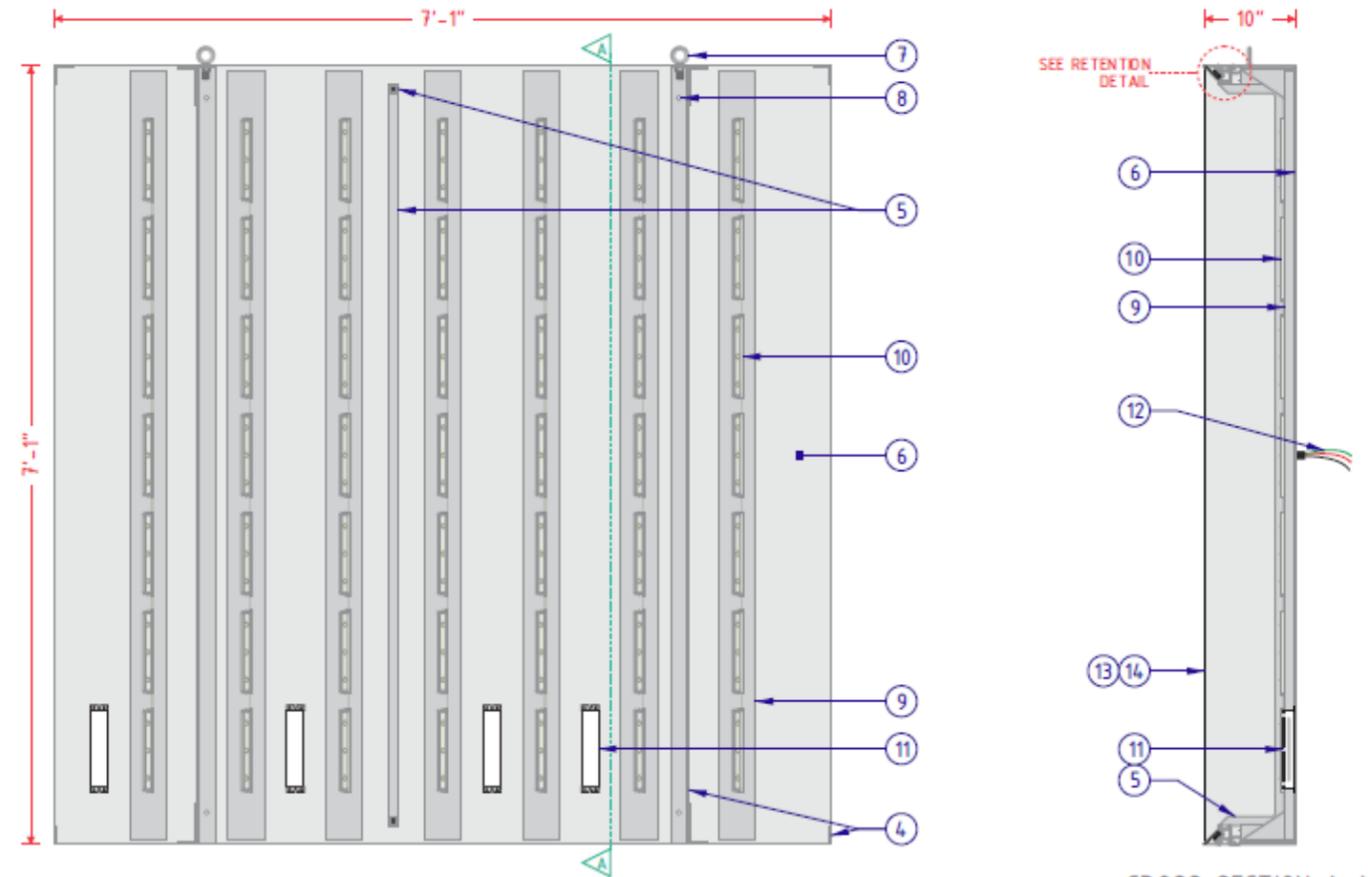
Item Number: HOLIES-5X8DFRLED890-S
HOLIES-3X3FARID13-S
HOLIES-3X3FARLOGO13-S

File Name: **HOLIES XPS-32 5X8 DF MONUMENT 8' OAH**

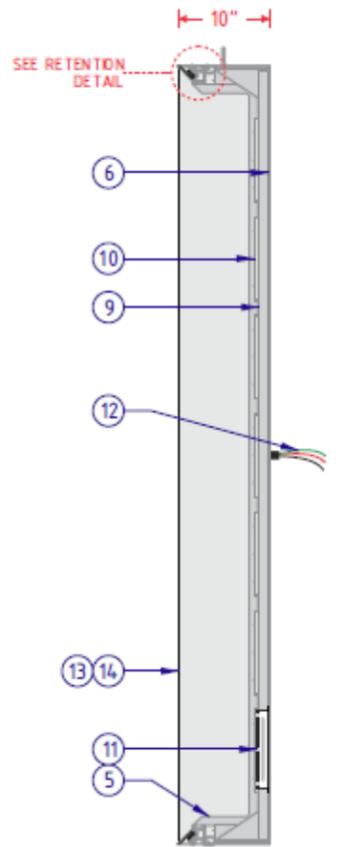
Revision: -

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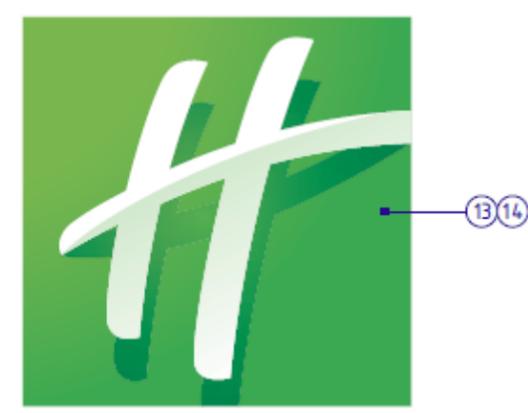
FRAME & LAMP DETAIL
SCALE: 1/2" = 1'-0"



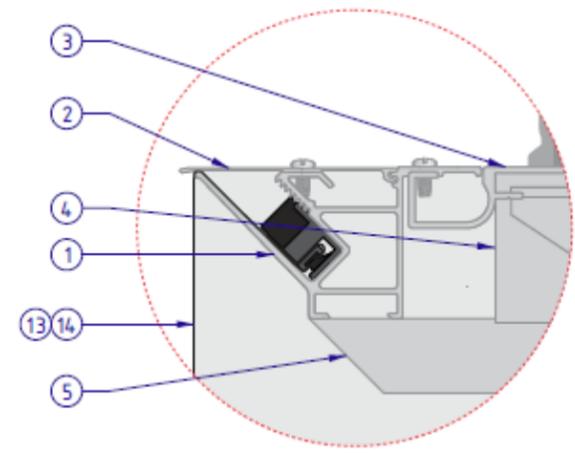
CROSS SECTION A-A
SCALE: 1/2" = 1'-0"

HOLIDAY INN EXPRESS & SUITES 7X7 CHANNEL LETTER MONOGRAM	
NO.	PART/DESCRIPTION
1	SIGN COMP 2104 FLAT BLEED RETRO EXTRUSION
2	SIGN COMP 2121 FLAT BLEED RETRO COVER
3	SIGNCOMP NS ALUMINUM FILLER
4	2" X 2" X 3/16" ALUMINUM ANGLE
5	1" X 1" X 1/8" ALUMINUM TUBE
6	.063" ALUMINUM BACK
7	1/2" EYEBOLTS (QTY. 2)
8	MOUNTING HOLES
9	ALUMINUM RACEWAY
10	WHITE LED'S AS REQUIRED
11	LED POWER SUPPLIES AS REQUIRED
12	ELECTRICAL OUT PROVISION: THRU BACK, CENTER
13	3M PANAGRAPHS III FLEXIBLE FACE
14	OUTSOURCED GRAPHICS (1ST SURFACE)

- NOTES:
- DESIGN FACTOR: TO BE DETERMINED
 - SIGNCOMP ALUMINUM EXTRUSION FRAME
 - EXTERIOR FINISH: PAINT TO MATCH MATTEWS MP57451 GREEN
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - FACE HINGED FOR SERVICE ACCESS
 - U.L. APPROVED
 - ELECTRICAL: 2.60 AMPS/120 VOLTS
 - SQUARE FOOTAGE: 50.17

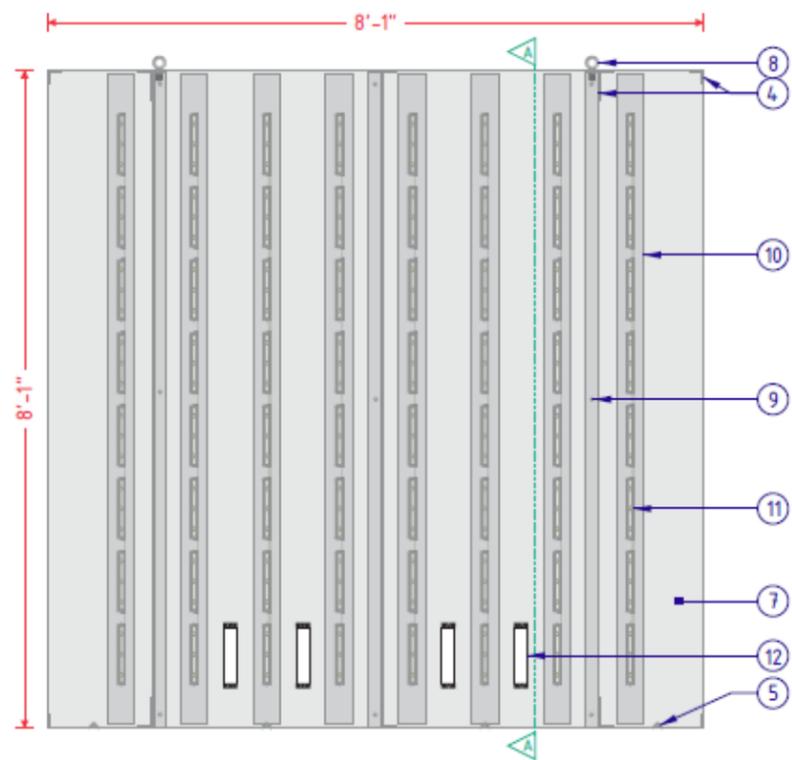


GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

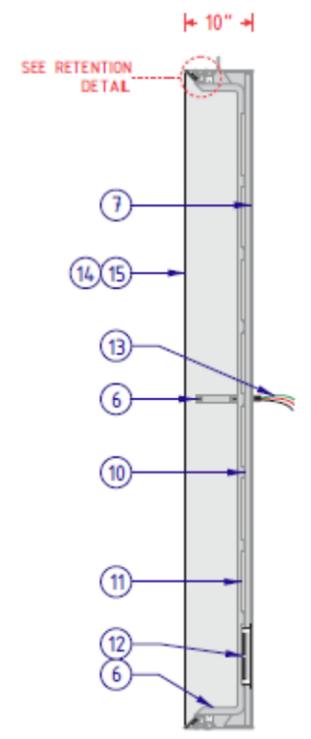


RETENTION DETAIL
NOT TO SCALE

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 10-01-14	Prepared By: RS	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: HOLIES-7X7SFLEDLGSIGN-5	File Name: HOLIES 7X7 SF MONOGRAM	Revision: -			



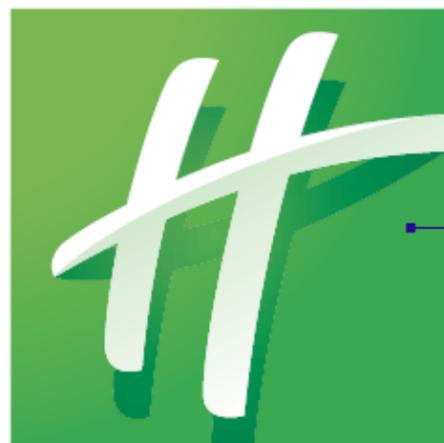
FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"



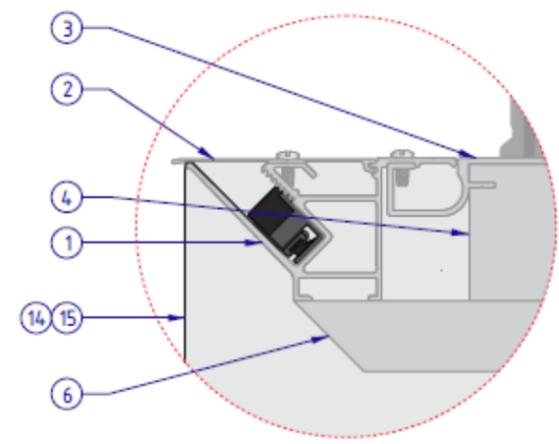
CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

HOLIDAY INN EXPRESS & SUITES 8X8 CHANNEL LETTER MONOGRAM	
NO.	PART/DESCRIPTION
1	SIGN COMP 2104 FLAT BLEED RETRO EXTRUSION
2	SIGN COMP 2121 FLAT BLEED RETRO COVER
3	SIGNCOMP NS ALUMINUM FILLER
4	2" X 2" X 3/16" ALUMINUM ANGLE
5	1" X 1" X 1/8" ALUMINUM ANGLE
6	1" X 1" X 1/8" ALUMINUM TUBE
7	.063" ALUMINUM BACK
8	1/2" EYEBOLTS (QTY. 2)
9	MOUNTING HOLES
10	ALUMINUM RACEWAY
11	WHITE LED'S AS REQUIRED
12	LED POWER SUPPLIES AS REQUIRED
13	ELECTRICAL OUT PROVISION: THRU BACK, CENTER
14	3M PANAGRAPHS III FLEXIBLE FACE
15	OUTSOURCED GRAPHICS (1ST SURFACE)

- NOTES:
- DESIGN FACTOR: TO BE DETERMINED
 - SIGNCOMP ALUMINUM EXTRUSION FRAME
 - EXTERIOR FINISH: PAINT TO MATCH MATTEWS MP57451 GREEN
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - FACE HINGED FOR SERVICE ACCESS
 - U.L. APPROVED
 - ELECTRICAL: 2.60 AMPS/120 VOLTS
 - SQUARE FOOTAGE: 65.34

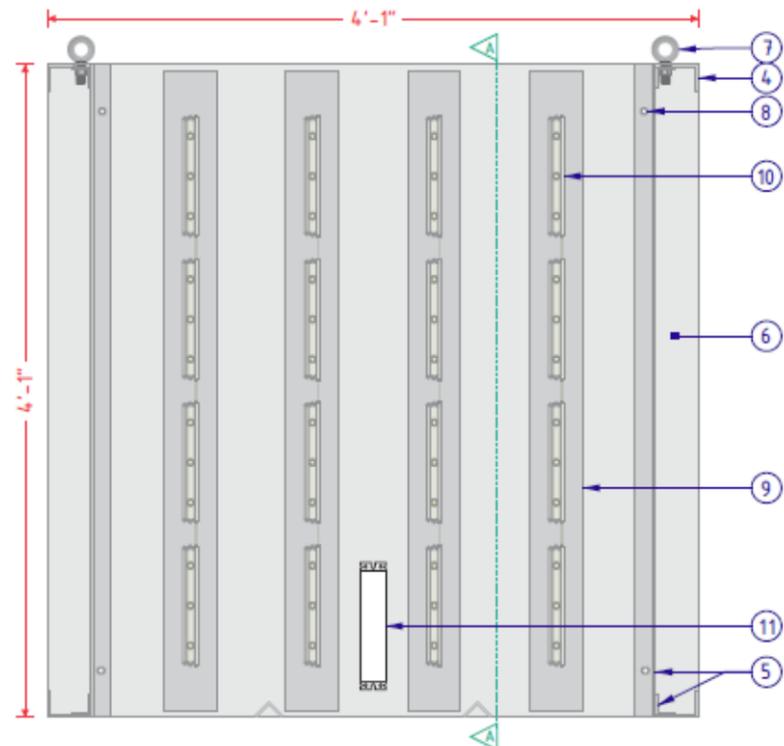


GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

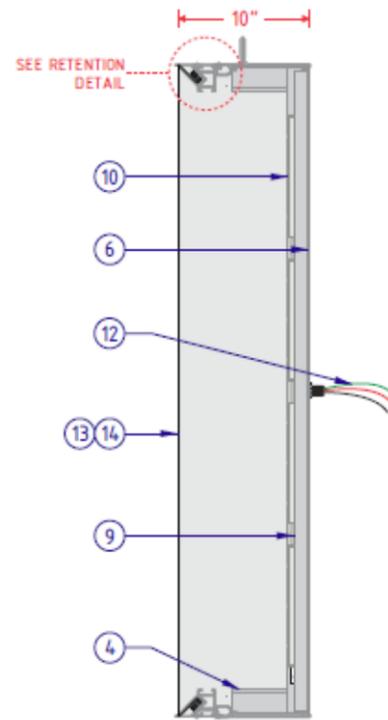


RETENTION DETAIL
NOT TO SCALE

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 10-02-14	Prepared By: RS	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: HOLIES-8X8SFLEDLGSIGN-5	File Name: HOLIES 8X8 SF MONOGRAM	Revision: -			



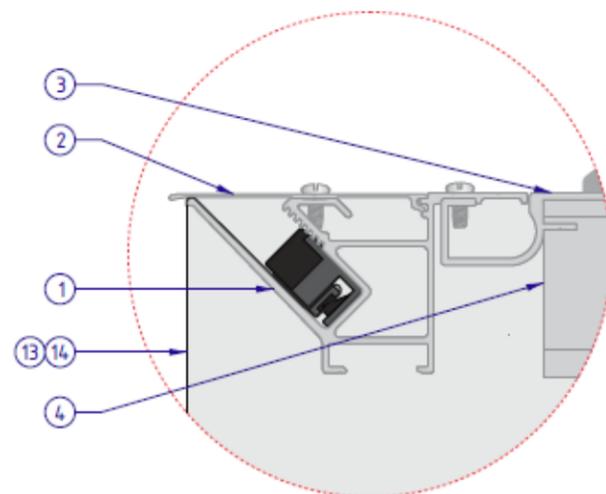
FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"



RETENTION DETAIL
NOT TO SCALE

HOLIDAY INN EXPRESS & SUITES 4X4 CHANNEL LETTER MONOGRAM	
NO.	PART/DESCRIPTION
1	SIGN COMP 2104 FLAT BLEED RETRO EXTRUSION
2	SIGN COMP 2121 FLAT BLEED RETRO COVER
3	SIGNCOMP NS ALUMINUM FILLER
4	2" X 2" X 3/16" ALUMINUM ANGLE
5	1 1/2" X 1 1/2" X 3/16" ALUMINUM ANGLE
6	.063" ALUMINUM BACK
7	1/2" EYEBOLTS (QTY. 2)
8	MOUNTING HOLES
9	ALUMINUM RACEWAY
10	WHITE LED'S AS REQUIRED
11	LED POWER SUPPLIES AS REQUIRED
12	ELECTRICAL OUT PROVISION: THRU BACK, CENTER
13	3M PANAGRAPHS III FLEXIBLE FACE
14	OUTSOURCED GRAPHICS (1ST SURFACE)

- NOTES:
- DESIGN FACTOR: TO BE DETERMINED
 - SIGNCOMP ALUMINUM EXTRUSION FRAME
 - EXTERIOR FINISH: PAINT TO MATCH MATTEWS MP57451 GREEN
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - FACE HINGED FOR SERVICE ACCESS
 - U.L. APPROVED
 - ELECTRICAL: .65 AMPS/120 VOLTS
 - SQUARE FOOTAGE: 16.67

Customer: HOLIDAY INN EXPRESS & SUITES	Date: 10-01-14	Prepared By: RS	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com
Item Number: HOLIES4X4SFLEDLGSIGN-S	File Name: HOLIES 4X4 SF MONOGRAM	Revision: -			

CONDITIONS OF APPROVAL

VARIANCE NO. 14-157

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 Variance 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:

Variance No. 14-157

EXPIRATION DATE:

January 7, 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 applicant shall submit a landscape plan which includes *annuals* and flowering plants at the base of the monument sign.
8. 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

Planning Commission

Regular Meeting of December 03, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, December 03, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
 Nikan Khatibi, Vice Chairman
 Ryan Gallant
 Jay Nelson
 Carolyn Palmierie

Commissioners Absent:

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.

Commissioner Palmieri arrived 7:03 PM

VARIANCE NO. VA 14-142

A variance request for relief from Section 17.18.030(36) - Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet in height. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed sign is for the existing Hyundai Dealership located at 25072 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

Planner Arreola presented the staff report into evidence, reviewing the site plan, existing setting, and requested change. The project is a request to construct an internally illuminated, 8-foot monument sign. The illuminated sign will be double faced and have a surface area of approximately 31 square feet. The sign will be placed near the southeast corner of the property adjacent to the main driveway entrance. The variance request is seeking relief from the sign code that limits the height of a monument sign to 6- feet. Due to limited visibility, the applicant is requesting approval of an 8-foot high monument sign within the front setback of the property. There will be no alterations to the existing structures on site. The proposed request will not affect any lot coverage, set back or building height requirements and construction of the sign will not impede any existing access points to the site nor will it take away parking for the existing use. The sign will be located within an existing landscape planter area and located outside of the required 25' feet corner cut-off area.

Chairman Nichols opened the Public Hearing.

Discussion ensued with Planning Commissioners, Staff and applicant, Robert May - on behalf of the Hyundai Dealership, regarding:

- Question from Planning Commission as possibly moving the sign to right closer to the street allowing it to be more visible. It was suggested that moving the sign closer to the street may provide greater visibility.
- Planner Arreola informed the Commission that the dealership currently has wall signage at the back of the building that is not visible along Redlands Blvd.

Motion by Khatibi seconded by Gallant and carried to approved VA No. 14-142 subject to the conditions of approval with modifications to include: work with staff to locate the sign in the most optimal location complying with corner cut-off requirement.

Chairman Nichols closed the Public Hearing.

PC 14-26 – APPROVAL OF MINUTES – October 15, 2014 and November 5, 2014

Motion by Gallant, seconded by Khatibi and carried unanimously to approve the minutes of October 15, 2014. Palmieri absent.

Motion by Gallant, seconded by Palmieri and carried unanimously to approve the minutes of November 5, 2014.

REPORTS BY STAFF

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

- VA Hospital is putting up steel and framing.
- Holiday Inn Express Hotel is framed to the top floor and sheeting is being installed.
- Shell Gas Station is opened for business and doing well.
- The Center Point Plaza is open, including Waba Grill and Starbucks. Fire House Subs is working with Staff to get going. Informed the Commission that the Plaza is in search of a dessert style shop.
- Pedestrian Bridge over Campus Street is now open and completed. This should help alleviate traffic.
- Annual State of the Community Speech will take place on Friday December 12, 2014 at noon.

The meeting adjourned at 7:26 p.m.

Nataly Alvizar
Administrative Specialist I