

**PLANNING COMMISSION  
REGULAR MEETING OF  
December 7, 2016  
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. PRECISE PLAN OF DESIGN (PPD) 16-104** – A request to construct a 4,176 square foot multi-family residential project that includes 3 units with 3 garages, and 3 uncovered parking spaces; Variance No. 16-105 to allow 6 parking spaces instead of the required 7 minimum spaces. Project is located at 10933 Evans Street within the Multi-family Residence (R-3) Zone.

Continued from the November 2, 2016 Planning Commission meeting,

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Precise Plan of Design (PPD) 16-104 and Variance (V) 16-105 based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and direct staff to; file the CEQA Notice of Exemption.

- 2. TENTATIVE PARCEL MAP APPLICATION (TPM No. 15354)** – A proposal to subdivide one 7.95 acre parcel into two parcels, creating a new 6.49 acre parcel and a 1.46 acre parcel. Parcel is located at 25980 Barton Road within the Commercial Land Use Designation and Commercial Manufacturing Zone. Site includes Loma Linda Universal Self Storage and existing vacant area that is adjacent to Barton Rd. APN 0292-141-

**RECOMMENDATION**

Staff recommends the following actions to the City Council: **APPROVE** Tentative Parcel Map Application No. 16-144 (TPM No. 15354) based on the Findings contained in this Staff Report and subject to the Conditions of Approval, and direct staff to; **FILE** the CEQA Notice of Exemption.

3. **DEVELOPMENT CODE AMENDMENT (DCA) 14-133** – A proposal by the City of Loma Linda to amend Title 17 “Zoning”, Chapter 17.18 “Signs” of the Loma Linda Municipal Code and to establish new provisions for signs placed throughout the city.

**RECOMMENDATION**

Staff recommends that the Planning Commission continue item to February 1, 2017.

**H. APPROVAL OF MINUTES** - November 2, 2016

**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.*



# City of Loma Linda Community Development Department

## Planning Commission Staff Report

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### PLANNING COMMISSION MEETING OF DECEMBER 7, 2016

Approved/Continued/Denied By Planning Commission Date: _____
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**TO:** Planning Commission

**FROM:** Konrad Bolowich, Assistant City Manager

**SUBJECT:** Precise Plan of Design No. 16-104 to construct a 4,176 square foot multi-family residential project that includes 3 units with 3 garages, and 3 uncovered parking spaces; Variance No. 16-105 to allow 6 parking spaces instead of the required 7 minimum spaces. Project is located at 10933 Evans Street within the Multi-family Residence Zone (R-3).

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### SUMMARY

The project was originally placed on the November public hearing agenda to be presented. However, it was continued to December 7, 2016 so the applicant could revise his site plan to reflect the state's disabled parking requirements.

The applicant is proposing to construct a 4,176 square foot, two-story, multi-family residential project that includes 3 units with 3 garages, and 3 uncovered parking spaces at 10933 Evans Street within the Multi-family Residence Zone. Along with the Precise Plan of Design application, a Variance request was submitted to allow 6 parking spaces instead of the required 7 minimum spaces. Approximately 25 feet of the original property was deeded to the adjacent property on the east, thus reducing the lot depth and available buildable space. The proposed multi-residential project is categorically exempt from the California Environmental Quality Act (CEQA). The Precise Plan of Design and Variance project applications are subject to review and approval by the Planning Commission.

### RECOMMENDATION

Staff recommends that the Planning Commission:

1. **APPROVE** the Precise Plan of Design (PPD) 16-104 and Variance (V) 16-105 based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and direct staff to;
2. **FILE** the CEQA Notice of Exemption.

## **PERTINENT DATA**

Property Owner/Applicant:	Scott Stockdale, Magdi Rezkalla
General Plan:	Institutional Land Use Designation
Zoning:	Multi-family Residence (R-3)
Site:	Vacant lot, 8,128 square foot parcel, .18 acres
Topography:	Relatively flat
Vegetation:	Sparse trees, grass, and weeds

## **BACKGROUND AND EXISTING SETTING**

### **Background**

The applicant recently purchased a vacant lot that was owned by the City of Loma Linda. The lot is 8,128 square feet and is located at 10933 Evans Street, within the Multi-family Residence Zone and surrounded by other residential uses.

On September 12, 2016, the applicant submitted an application to the Community Development Department, proposing to construct a 4,176 square foot, two-story, multi-family residential project. The project includes 3 units with 3 garages, and 3 uncovered parking spaces as well as open recreational space in the rear yard (bocce ball court), landscaping throughout the property, and associated site improvements. Along with the Precise Plan of Design application for the multi-residential project, the applicant submitted a Variance request to allow 6 parking spaces instead of the required 7 spaces.

Prior to submitting the official application, the applicant met with city staff numerous times to produce a design and residential use that is compatible with the existing neighborhood. The applicant determined a 3 unit residential project would be appropriate and further serves the needs of the community (employees, students, new residents). Upon submittal, the application packet was distributed to city department for review and comments. Planning and Fire requested more changes and corrections, which included changes to the architectural and design features such as better window treatment, more landscaping within the front setback, and removal of the planters on the south side for fire safety purposes. Furthermore, the applicant redesigned his parking area to include one disabled parking space. The applicant has worked closely with city staff to create a project that helps meet the housing goals and growth challenges of Loma Linda.

### **Existing Setting**

The .18 acre project site is located in the northwestern section of the city. It has a Land Use Designation of Institutional, as referenced in the General Plan. The Zoning for the site is Multi-family Residence (R-3) and it allows for up to 17 units per acre. As proposed, the project is a permitted use within the R-3 Zone. The use is also compatible with the existing neighborhood and surrounding uses. See Exhibit A – Vicinity Map.

The vacant property is addressed 10933 Evans Street. It is bounded by Alamitos Drive on the north, Campus Street on the east, and Stewart Street on the south. It is one block away from the Loma Linda University campus. Surrounding land uses include multi-family and single-family residences. The adjacent uses are as followed:

	<b>General Plan</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Institutional	Multi-family Residence (R-3)	Multi-family Residential
<b>South</b>	Institutional	Multi-family Residence (R-3)	Multi-family Residential
<b>West</b>	Medium Density Residential	Multi-family Residence (R-3)	Multi-family Residential
<b>East</b>	Institutional	Multi-family Residence (R-3)	Multi-family Residential
<b>Project Site</b>	Institutional	Multi-family Residence (R-3)	Vacant

**ANALYSIS**

The proposed multi-family project is within the Multi-family Residence (R-3) Zone. The project is a permitted use within the R-3 zone. The zone permits up to 17 units per acre. As proposed, the project is within the allowable density for the area.

The project includes 3 units with 3 garages, and 3 uncovered parking spaces as well as open recreational space in the rear yard (bocce ball court), landscaping throughout the property, and associated site improvements. The multi-family residential structure would be 4,176 square foot in size and two-stories high. The first floor would house a one-bedroom unit and a two-bedroom unit. The one bedroom unit would be 776 square feet in size with a 200 square foot garage. The two-bedroom unit would be 1,389 square feet with a 220 square foot garage. On the second floor, the applicant is proposing a 1,250 square foot two-bedroom unit with a 250 square foot garage and a 91 square foot covered patio. Each unit exceeds the minimum requirements for a dwelling unit, which the General Plan lists as 675 square feet for a one-bedroom unit and 850 square feet for a two-bedroom unit.

The exterior walls of the project would feature oatmeal colored stucco mixed with veneer window trims, shutters, a stone veneer wall cap, recessed open covered patios, and varied elevations. The project would also feature a bicycle storage area and an additional small porch. Landscaping features include Crape Myrtle trees and Hall’s Honeysuckle plants to be placed within the front setback area, Morning Glory plants to be planted by the chain link fences, and roses to be placed within the planters. See Exhibit B – Project Plans.

The property has an existing iron gate that is secured and located at the main entrance. In addition, the other sides of the property have an existing chain link fence to also remain.

Along with the Precise Plan of Design application for the multi-residential project, a Variance request was submitted to allow 6 parking spaces instead of the required 7 spaces. The Variance request is seeking relief from Section 17.24.060 Residential Parking Space Requirements. Currently, the Code requires 1.5 spaces for a one-bedroom unit and 2 spaces for a two-bedroom unit. In addition, guest parking is required; .25 spaces should be provided per bedroom. As proposed, the project requires 6.5 spaces. Per the Code, “in computation of the number of off-street parking spaces required, a fractional space of 0.5 space or more shall be counted as one space.” A Variance is necessary to allow the reduction of spaces because the lot does not have sufficient buildable space for another parking stall. Approximately 25 feet of the original lot was deeded to the adjacent property on the east, thus reducing the lot depth and buildable area. The lot adjustment and the 25 foot reduction of the parcel is an exceptional circumstance. The

reduction was completed before the applicant purchased the property. This circumstance has limited the available buildable area; it is not practical or possible to include one more guest parking space on the project site.

In addition, Section 17.24.340 of the Zoning Code contains provisions to allow the commission to waive parking regulations when a justifiable reduction is necessary. Such reductions or waiver shall be judged upon the effect on present and future traffic, the effect on neighborhoods, and the effect on the stability and adequacy of the site to accommodate the proposed use. The evidence and justifiable reduction is further explained in the Findings found on page 5 of this report.

Within the 2014 City of Loma Linda’s Housing Element chapter, the Plan identifies strategies and programs to encourage the development of a variety of housing opportunities while minimizing governmental constraints, such as parking constraints. The City recognizes the need for more housing options and has zoned the project site as Multi-family Residence to help facilitate housing construction within that dense area. A goal of the Housing Element is for the city to mitigate potential governmental constraints to housing production. One of the objectives is to evaluate and modify if necessary, the development standards in the R-3 Zone to facilitate high density housing and ensure parking standards do not constrain the development of housing. In an effort to ensure that the foregoing project is consistent with the General Plan’s goals and compatible with the surrounding area, staff supports the proposed project and Variance request.

**Measure V – Traffic Analysis**

Vehicular access will be provided from Evans Street via a 20 foot wide driveway, which accommodates both residential traffic and emergency vehicular traffic.

Staff consulted with Kunzman and Associates, Inc. and determined a traffic study is not required for the proposed project. The proposed residential project of 3 dwelling units would generate approximately 20 trips per day and would be considered nominal. Typically, any project that is estimated to generate 50 or less arterial trips per peak hour would not require further analysis. The project would continue to be consistent with the goals of Measure V.

**Site Analysis**

<b>R-3 Development Standards</b>	<b>Min. Required</b>	<b>Proposed</b>	<b>Complies</b>
Front Setback	20’	20’	Yes
Side Setback - Interior	5’	5’	Yes
Rear Setback	15’	15’	Yes
Minimum Lot Width	65’	65’	Yes
Maximum Building Height	35’	25’-4”	Yes
Minimum Lot Area	7,200 sq. ft.	8,125 sq. ft.; .18 ac	Yes
Maximum Lot Coverage	60%	51.3%	Yes
Open Space	2,000 sq.ft.	2,458 sq.ft.	Yes
Parking	6.5 (= 7 required)	6	Variance Requested

\*Applicant is applying for a Variance to allow the 6 parking spaces stead of the required 7 spaces.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT STATUS**

The Project is eligible for a Class 3 Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to the Section 15303(b), which applies to a proposed multi-family residential structure totaling no more than 6 dwelling units in an urbanized area. The project has been determined to not have a significant effect on the environment.

## **PUBLIC COMMENTS**

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site on October 19, 2016. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed project.

## **FINDINGS**

### **Variance Findings**

According to the Loma Linda Municipal Code (LLMC) Section 17.30.060, applicants requesting a Variance shall show a reasonable existence of grounds for consideration of the matter.

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

Section 17.24.340 of the Zoning Code contains provisions to allow the commission to waive the parking regulations when a justifiable reduction is necessary. Such reductions or waiver shall be judged upon the effect on present and future traffic (Finding 3), the effect on neighborhoods (Finding 2), and the effect on the stability and adequacy of the site to accommodate the proposed use. A Variance is necessary to allow the reduction of spaces because the lot does not have sufficient buildable space for another parking stall. Approximately 25 feet of the original lot was deeded to the adjacent property on the east, thus reducing the lot depth and buildable area. The reduction was completed before the applicant purchased the property. The practicality of adding one more parking space on the small lot would make it difficult for the applicant. The lot adjustment and the 25 foot reduction of buildable space is an exceptional circumstance.

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 zone is Multi-family Residence (R-3). Within the neighborhood are single and multi-family residential uses. The applicant would like to construct a project that is compatible with the neighborhood and is permitted and allowed within the R-3 Zone. As shown on the Vicinity Map, Exhibit A, it clearly shows the subject parcel is the smallest lot on Evans Street. The other properties on Evans Street have not been reduced in size. The Variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property owners in the same vicinity.

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 granting of the Variance will not be detrimental to the public welfare or injurious to the property and improvements in such vicinity and zone in which the property is located. Reducing parking by one space will not have an adverse impact. Evans Street is designated “permit parking only.” Currently, there is sufficient on-street parking for local residents to accommodate one or more additional vehicles if needed. The applicant will not gain an unfair advantage over other multi-residential properties.

4. *The granting of such variances will be consistent with the general plan for the city.*

Within the 2014 City of Loma Linda’s Housing Element chapter, the Plan identifies strategies and programs to encourage the development of a variety of housing opportunities while minimizing governmental constraints, such as parking constraints. The City recognizes the need for more housing options and has zoned the project site as Multi-family Residence to help facilitate housing construction in that area. A goal of the Housing Element is for the city to mitigate potential governmental constraints to housing production. One of the objectives is to evaluate and modify if necessary, the development standards in the R-3 zone to facilitate high density housing and ensure parking standards do not constrain the development of housing. The foregoing project and Variance is consistent with the General Plan’s goals and compatible with the surrounding area.

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 at the November 2, 2016 Planning Commission Meeting. The conditions to the project are included as Exhibit D to this report.

## **CONCLUSION**

Staff recommends approval of the Precise Plan of Design and Variance request because the project complies with the goals and policies of the General Plan and Multi-family Residence Zone Chapter of the Zoning Code. It has been found to be categorically exempt from CEQA. The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout, design and architecture for this project. The multi-residential development is compatible with the existing and future uses in the surrounding area and provides housing opportunities that are much needed by Loma Linda’s population. Finally, the Findings have been made to support approval of the proposed project.

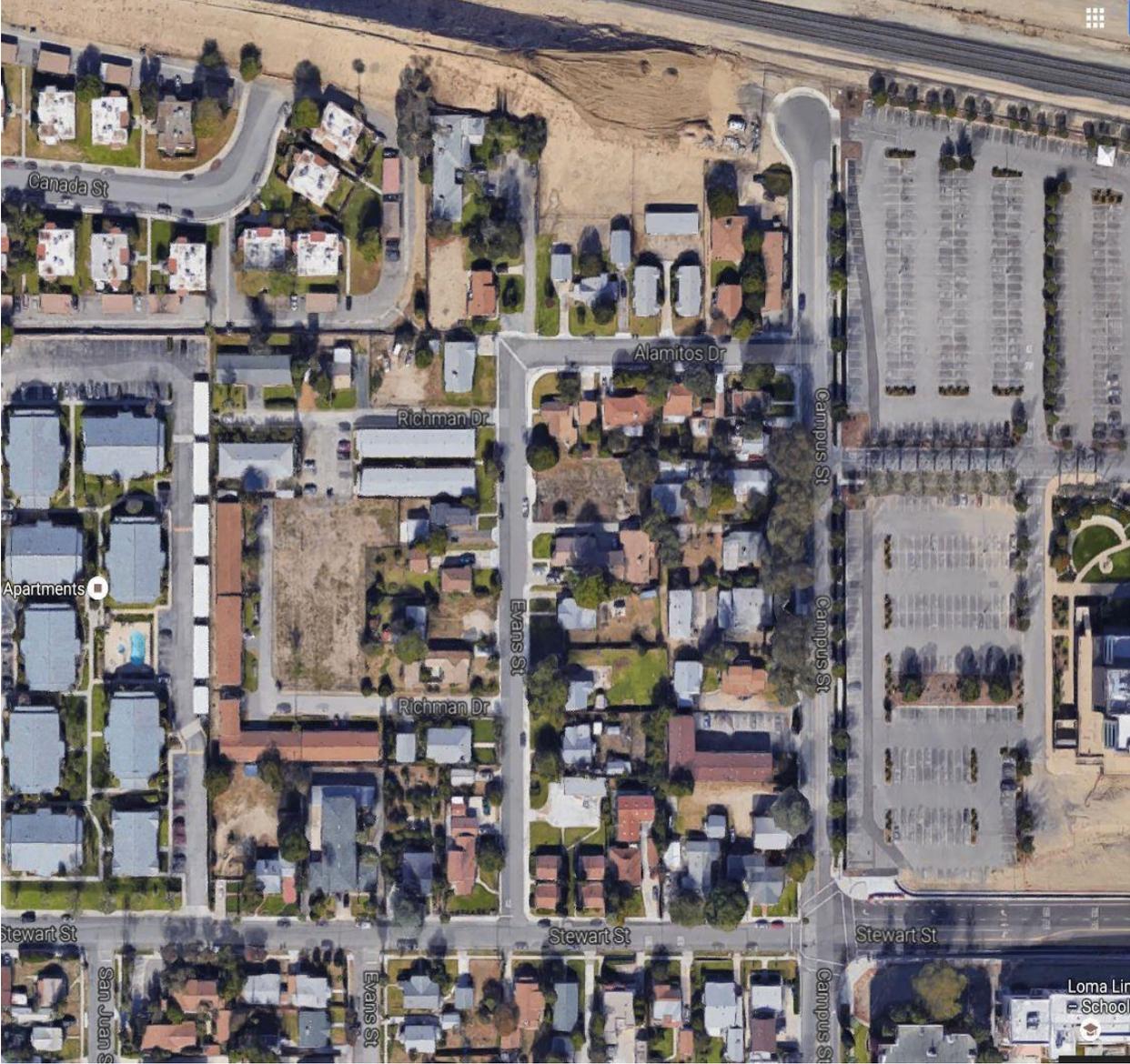
Report prepared by:

Lorena A. Matarrita, Associate Planner  
City of Loma Linda

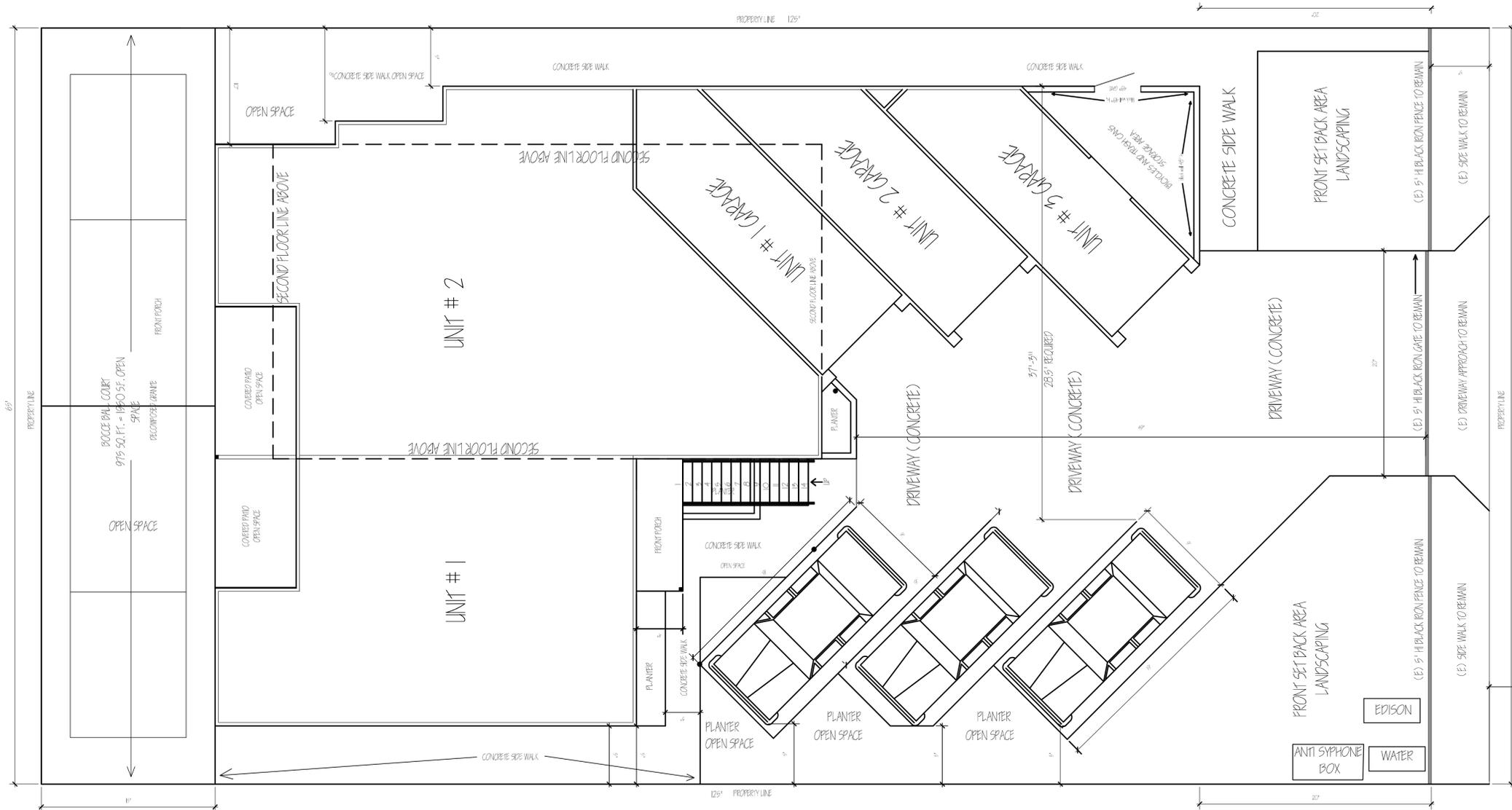
## **EXHIBITS**

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

# Vicinity Map



ADJACENT PROPERTY IS A MULTI-FAMILY RESIDENTIAL



MAP PREPARER:

MAGDI REZKALLA  
PO BOX 589  
REDLANDS, CA 92373  
PH: (909) 499-2236

LOT 12  
10933 EVANS STREET  
LOMA LINDA, CA. 92354

LEGAL DESCRIPTION

PARCEL 12, HUGHES TRACT, ACCORDING TO PLAT THEREOF RECORDED IN BOOK 21 OF MAPS,  
PAGE 27, RECORDS OF COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
APN # 0284-042-08

SUBJECT PROPERTY IS BEING SUBMITTED WITH THE FOLLOWING:  
PRECISE PLAN OF DESIGN (PPD) 16-104 FOR THE CONSTRUCTION OF  
A 4189 SQ. FT. MULTI-FAMILY RESIDENTIAL PROJECT THAT WILL INCLUDE  
3 UNITS, 3 ENCLOSED GARAGES, AND 3 UNCOVERED SPACES;  
VARIANCE (V) 16-105 TO ALLOW 6 PARKING SPACES INSTEAD OF THE  
REQUIRED 7 MINIMUM.

OWNER/APPLICANT:

MAGDI REZKALLA  
PO BOX 589  
REDLANDS, CA 92373  
PH: (909) 499-2236

SCOTT STOCKDALE  
11153 ANDERSON ST.  
Loma Linda Ca. 92354  
909-815-8123

SOILS ENGINEER  
SOILS SOUTHWEST, INC.  
897 VIA LATA, SUITE N  
COLTON, CA 92324  
PH: (909) 307-0474

ADJACENT PROPERTY IS A MULTI-FAMILY RESIDENTIAL

BUILDING SIZE:

FIRST FLOOR - 1 BEDROOM	840	SQ. FT.	
GARAGE	200	SQ. FT.	
PATIO	77	SQ. FT.	
FIRST FLOOR - 2 BEDROOM	1383	SQ. FT.	
GARAGE	220	SQ. FT.	
PATIO	91	SQ. FT.	
SECOND FLOOR 2 BEDROOM	1296	SQ. FT.	
GARAGE	250	SQ. FT.	
BALCONY	91	SQ. FT.	
TOTAL LIVING SPACE	3519	SQ. FT.	
GARAGE AREA TOTAL	670	SQ. FT.	
LOT AREA	8125	SQ. FT.	0.19 AC.
MAXIMUM LOT COVERAGE			51.5%
COVERED PORCH TOTAL	168	SQ. FT.	
BALCONY TOTAL	91	SQ. FT.	
LANDSCAPING	1520	SQ. FT.	19%
OPEN SPACE	2000	SQ. FT.	REQUIRED

6 PARKING SPACES PROVIDED, 7 REQUIRED, SEE VARIANCE  
BUILDING HEIGHT IS 25' 4"  
Landscaped ARE IS 19% OF TOTAL LOT  
ENTIRE Landscaped ARE IS DECOMPOSED GRANITE, EXCEPT FOR  
PLANTER AREAS  
NO NEW PROPOSED FENCING, LEAVE EXISTING  
NO NEW SIGNAGE PROPOSED  
LIGHTING WILL BE PROVIDED ON ALL ENCLOSED GARAGES AND  
FRONT ELEVATIONS  
BUILDING SHALL WITH THE LOMA LINDA CONNECTED COMMUNITY  
PROGRAM (LLCCP)  
FIRE SPRINKLERS IN THE BUILDING AND ENCLOSED GARAGES ARE REQUIRED  
AND THEY SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.  
PROPERTY WILL REQUIRE 3 SEPERATE WATER METERS  
2504 PROPOSED



VICINITY MAP

NOT TO SCALE

**REZKALLA DEVELOPMENT**  
LAND DEVELOPMENT • CUSTOM HOMES  
P.O. BOX 589 REDLANDS, CA 92373  
Cell: (909) 499-2236 Lic. 571756

# SITE PLAN

EXHIBIT - B

10933 EVANS STREET  
LOMA LINDA, CA 92354

DATE: 10/25/16  
SCALE: 3/16"=1'-0"

2

OWNER/APPLICANT/ DESIGNER:

MAGDI REZKALLA  
 PO BOX 589  
 REDLANDS, CA 92373  
 PH: (909) 499-2236

HARDSCAPE CAN NOT EXCEED 50% OF THE LANDSCAPING AREA

DETAILED LANDSCAPING PLANS SHALL BE SUBMITTED PRIOR TO PERMITS

FOR VACINITY MAP, PLEASE SEE COVER SHEET

LOT AREA IS 8125 SQ. FT LANDSCAPED AREAS 1520 SQ. FT 19% OF TOTAL LOT AREA

LOT SOILS CONDITIONS ARE OPTIMAL, PREVIOUSLY CITY GARDEN AREA FOR RESIDENTS

PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL / COMMON NAMES	NOTES	HABIT
	3	24" BOX	CRAPE MYRTLE "PINK"		EVERGREEN
	40	5 GAL.	MORNING GLORY ON A STICK	PLANT EVERY 4" on chain link fence	EVERGREEN
	5	5 GAL.	PHOTINIA FRASERI	PLANT 1' ABOVE Finished grade	EVERGREEN
	35	5 GAL.	AGAPANTHUS A. "QUEEN ANN"	EVERY 5'	EVERGREEN
	100	1 GAL.	HALL'S HONEYSUCKLE	PLANT EVERY 24"	EVERGREEN
	15	5 GAL.	ROSES	MULTI-COLOR PLANT EVERY 5'	



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**REZKALLA DEVELOPMENT**  
 LAND DEVELOPMENT • CUSTOM HOMES  
 P.O. BOX 589 REDLANDS, CA 92373  
 Cell: (909) 499-2236 Lic. 571756

# LANDSCAPING

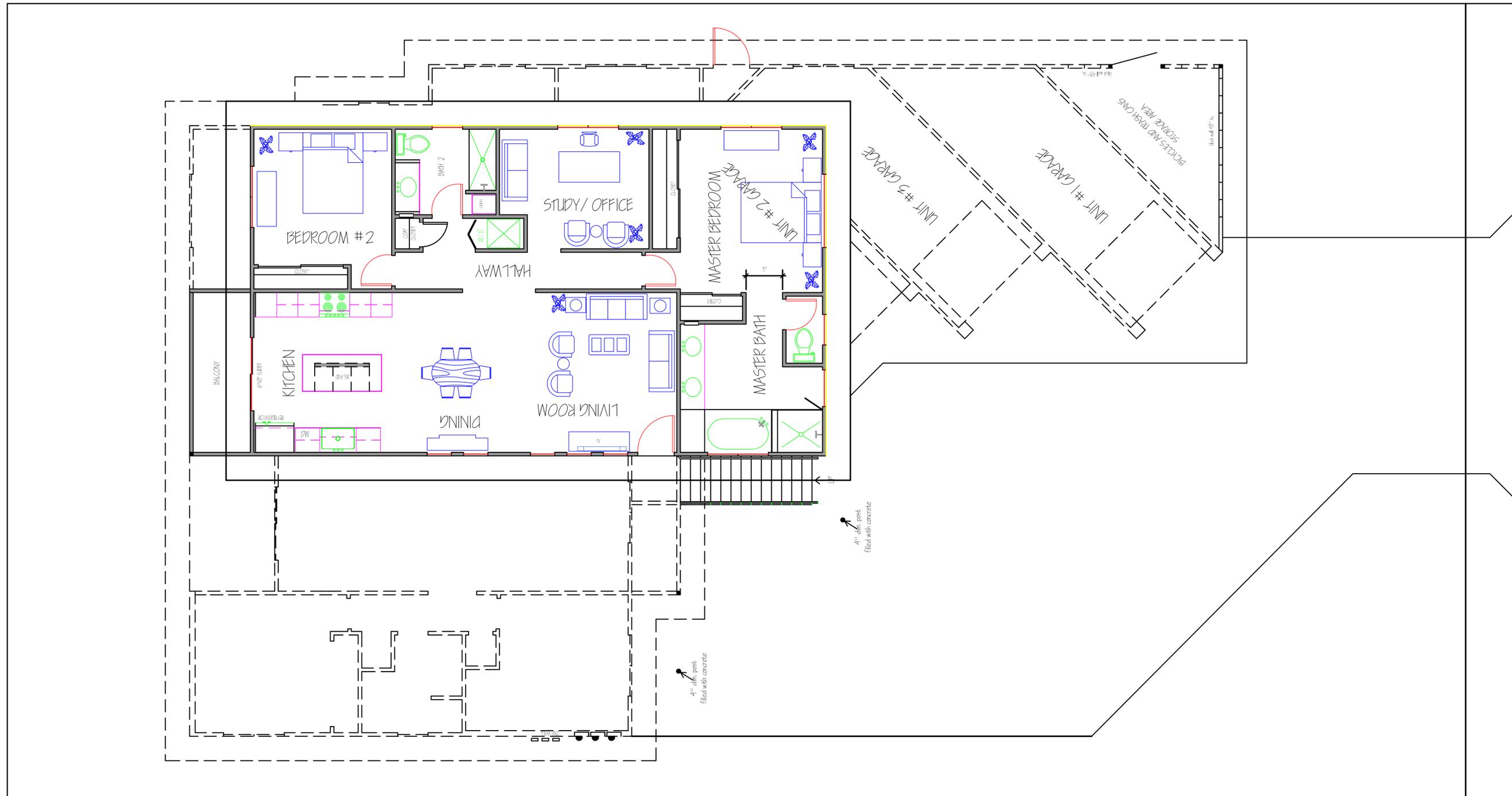
EXHIBIT - B

10933 EVANS STREET  
 LOMA LINDA, CA 92354

DATE:	RJW
DATE:	10/25/16
SCALE:	1/4"=1'-0"

**3**





# SECOND FLOOR

EXHIBIT - B

**REZKALLA DEVELOPMENT**  
 LAND DEVELOPMENT - CUSTOM HOMES  
 P.O. BOX 589 REDLANDS, CA 92373  
 Cell: (909) 499-2236 Lic. 571756

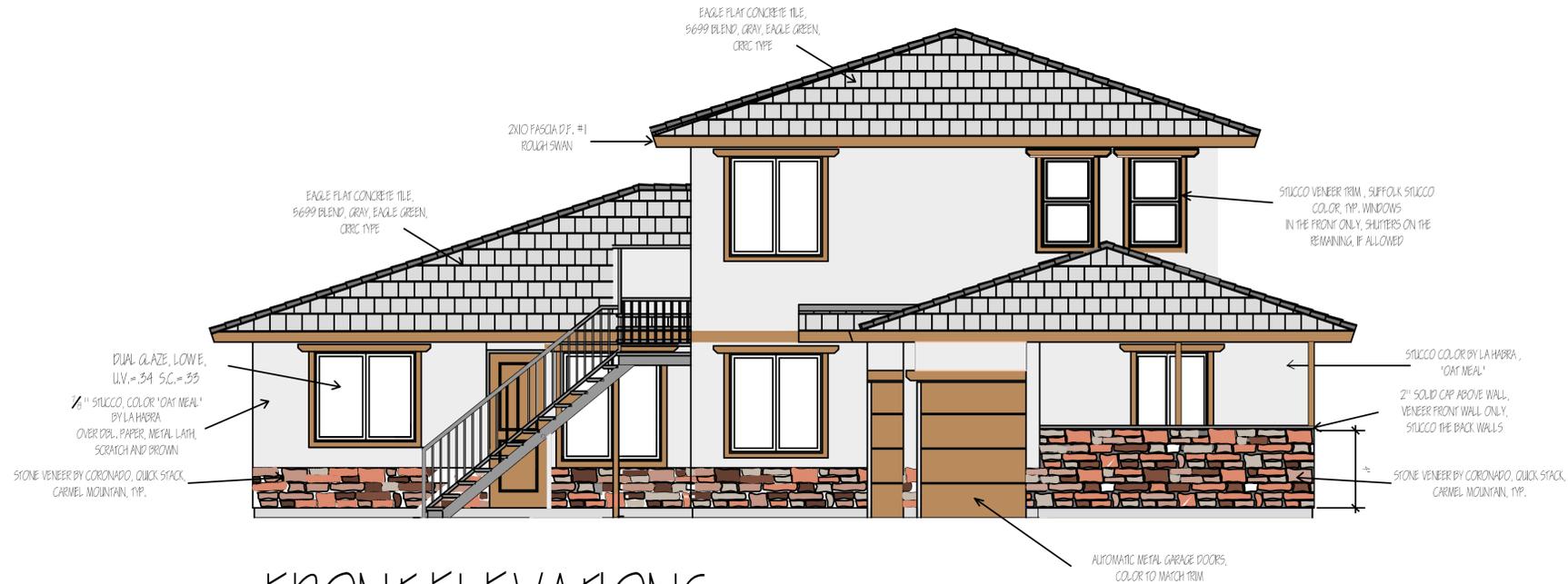
10933 EVANS STREET  
 LOMA LINDA, CA 92354

DESIGNER	RJW
DATE	10/25/16
SCALE	1/4"=1'-0"

# 5



### REAR ELEVATIONS

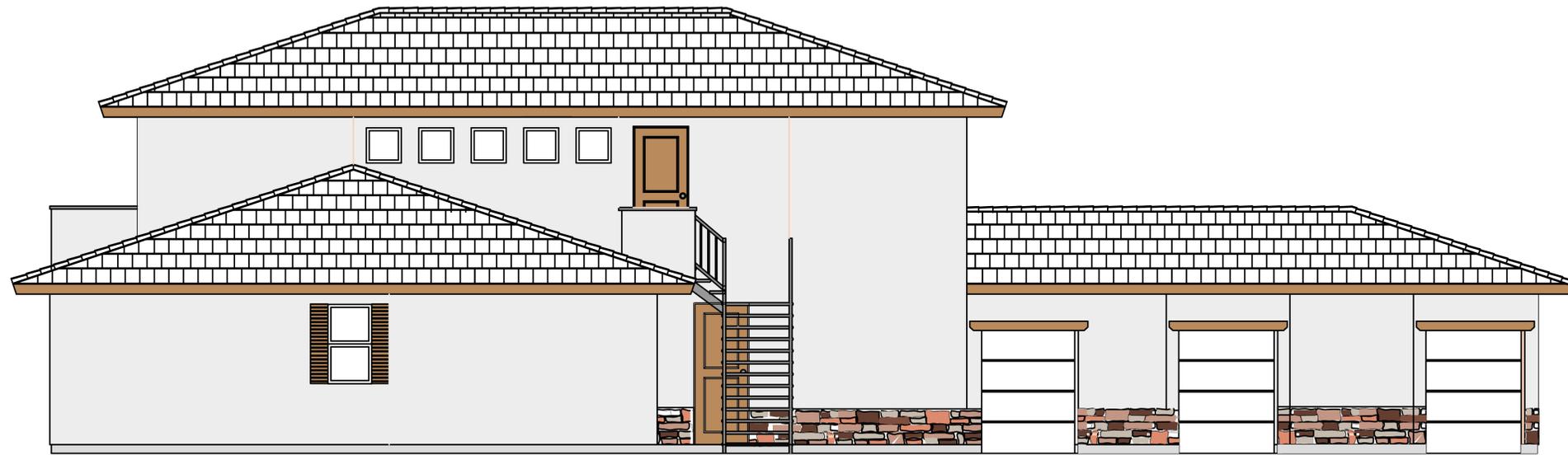


### FRONT ELEVATIONS

FOR SPECIFIC MATERIALS, PLEASE SEE PAGE 7

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NORTH ELEVATIONS



SOUTH ELEVATIONS

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# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

## Community Development Department

### CONDITIONS OF APPROVAL

#### PRECISE PLAN OF DESIGN NO. 16-104

#### VARIANCE NO. 16-105

### PROJECT DESCRIPTION

Precise Plan of Design No. 16-104 to construct a 4,176 square foot multi-family residential project that includes 3 units with 3 garages, and 3 uncovered parking spaces; Variance No. 16-105 to allow 6 parking spaces instead of the required 7 minimum spaces. Project is located at 10933 Evans Street within the Multi-family Residence (R-3) Zone; APN 0284-042-08.

#### PROJECT NO.

**Precise Plan of Design No. 16-104  
Variance No. 16-105**

#### EXPIRATION DATE

**December 7, 2018**

### COMMUNITY DEVELOPMENT DEPARTMENT – (909) 799-2830

1. Within 48 hours of the approval of the subject project, the applicant shall deliver a payment of \$50 (made out to the *Clerk of the Board of Supervisors*) 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 could be significantly lengthened.
2. Within two years of this approval, the project shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.
3. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be

responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentally thereof, or any of its officers, officials, employees, or agents.

4. The review authority may grant a one-time extension not to exceed 12 months if a time extension request is filed 30 days prior to the expiration date and for good cause. The review authority shall ensure that the project complies with all current Development Code provisions. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications.
5. In the event this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their affiliates, officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City 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.
6. The project and future development and/or improvements shall conform to the approved set of plans depicting site design, layout and aesthetics of the housing product.
7. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission and/or City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a development project.
8. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.
9. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or “developer” to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use,

provided adequate notice, time and opportunity is provided to the property owner, “developer” or other interested party to correct the non-complying situation.

10. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development (including custom single-family residences). Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits. Contact Information Systems Supervisor at (909) 799-2897 for further information.
11. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met.
12. 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.
13. Signs are not approved as a part of this permit. Prior to establishing any new 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 Division, as applicable.
14. Project design features shall be incorporated to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare for residential development located south of the Project Site.
15. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 10:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus.
16. The following shall be implemented to help reduce the noise impacts to meet the City’s interior (45dB) noise level.
  - a. The construction of the exterior wall shall incorporate the use of 7/8” stucco or siding, 2”x 4” studs, R-13 fiberglass insulation, and drywall.
  - b. Dual pane windows and entry doors with solid core wood and weather stripping construction shall be utilized.

- c. Roof material shall consist of shingles or tile over sheathing construction, in addition to R-19 fiberglass insulation, drywall, and venting.
17. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
- a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure all disturbed areas are treated to prevent erosion.
  - c. Ensure landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
  - d. Suspend grading activities when wind gusts exceed 25 mph;
  - e. Sweep public paved roads if visible soil material is carried off-site;
  - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
  - g. Discontinue construction activities during Stage 1 smog episodes.
18. The applicant shall implement the following construction practices during all construction activities to reduce VOC emission:
- a. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coating applications such as paint brush, hand roller, trowel, dauber, rag, or sponge.
  - b. The contractor shall utilize water-based or low VOC coating of 100 g/l of VOC (allowing approximately 31,500 square feet painted per day) to 250 g/l of VOC (allowing approximately 12,950 square feet painted per day). The following measures shall also be implemented:
    - c. Use Super-Compliant VOC paints whenever possible.
    - d. If feasible, avoid painting during peak smog season: July, August, and September.
    - e. Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
    - f. Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
    - g. For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center ([www.cleanup.org](http://www.cleanup.org)).
    - h. Recycle the empty paint can.
    - i. Look for non-solvent containing stripping products.
    - j. Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
    - k. Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
    - l. The developer/contractor shall use building materials that do not require painting, where feasible.
    - m. The developer/contractor shall use pre-painted construction materials where feasible.

19. The applicant shall comply with City adopted policies regarding the reduction of construction and demolition materials.
20. The applicant shall work with the City's franchised solid waste hauler to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
21. Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. The Applicant will be required to implement the following conditions as required by SCAQMD:
  - a. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
  - b. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
  - c. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
22. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
23. The applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
24. The project shall comply with the City Art in Public Places Ordinance (LLMC Chapter 17.26), which establishes grounds for compliance for new enterprises to facilitate public art. The establishment of artistic assets will be financed and/or constructed by the development community as part of the development requirements.
25. Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contracted to perform a field survey to determine and record any nonrenewable paleontological resources found on-site. The paleontologist will determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
26. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.
27. If applicable, the project shall comply with all non-exempt provisions of Measure V and shall pay the full amount of any recalculated development impact fees, including traffic impact fees, prior to occupancy.

### **Landscaping**

28. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to the approval of the Community Development Department, and Public Works Department for landscaping in the public right-of-way. If applicable, landscape plans for the Landscape Maintenance District shall be on separate plans.
29. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
30. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
31. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
32. Should the relocation or removal of any tree be required, the applicant shall submit an Arborist Report prior to site disturbance. Any removal or replacement of trees shall be in accordance with the City's Tree Preservation Ordinance.
33. The applicant shall perform a Phase I Environmental Site Assessment to determine if the project site includes any contamination prior to the issuance of building permits.
34. Should future project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.
35. If it is determined that hazardous wastes are, or will be generated by the proposed operation of the facility, the wastes shall be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations. If it is determined that hazardous wastes will be generated, the facility shall obtain a United States Environmental Protection Agency Identification Number. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA).
36. If clean up oversight is required of the project, the applicant shall be required to obtain an Environmental Oversight Agreement with the DTSC.

### **BUILDING AND SAFETY DIVISION - (909) 799-2836**

37. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

38. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits. The applicant shall pay all required fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
39. Professionally prepared plans based the most current California Building Code are to be submitted, reviewed and stamped approved by the Division.

**FIRE DEPARTMENT – (909) 799-2852**

40. All construction shall meet the requirements of the California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
41. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last months. Request flow test data from Loma Linda Fire Prevention.
42. The applicant shall submit a complete set of plans to the Loma Linda Fire Department for review and approval prior to the issuance of building permits. Plans shall show the proposed locations for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.
43. Site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project and submittal of a working copy of the final approved site plan.
44. Follow all appropriate sections of Chapter 5 of the 2013 CFC – fire department access, premise identification, security gate access and all other sections that may apply.
45. Follow all appropriate sections of Chapter 33 of the 2013 CFC - fire safety during construction and all other sections that may apply.
46. Due to limited access and distance from the street, it is recommended that a dry hydrant system is installed to the back of the property. In the event of a fire, this would allow faster deployment of hose lines to the rear of the structure which would get water on a fire to the rear of the complex quicker.

**SHERIFF'S DEPARTMENT – (909) 387-3545**

47. The developer shall provide sufficient exterior lighting to the site that illuminates otherwise dark corridors which may compromise public safety.

48. The developer shall register with the Crime Free Multi-Housing Program which closely works with San Bernardino County Sheriff's Department personnel to address crime prevention.
49. The developer shall be required to prevent loitering on site.

**PUBLIC WORKS DEPARTMENT (909) 799-4400**

50. The developer shall submit an engineered grading plan for the proposed project to the Public Works Department.
51. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.
52. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
53. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.
54. All public improvement plans shall be submitted to the Public Works Department for review and approval.
55. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
56. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
57. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
58. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
59. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.

60. The Applicant is required to comply with all applicable SCAQMD rules and regulations as the South Coast Air Basin is in non-attainment status for ozone and suspended particulates (PM10). The project shall comply with Rules 402 nuisance and 403 fugitive dust which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:
- a. Ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
  - b. Ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
61. Soils left bare or inactive for longer than thirty days shall be planted with ground cover or covered by approved means to assure no loss of topsoil.

End of Conditions

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Applicant/Owner Signature

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Date

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Applicant/Owner Signature

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Date

\* \* \*



# City of Loma Linda Community Development Department

## Planning Commission Staff Report

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### PLANNING COMMISSION MEETING OF DECEMBER 7, 2016

Approved/Continued/Denied

By Planning Commission

Date: \_\_\_\_\_

**TO:** Planning Commission

**FROM:** Konrad Bolowich, Assistant City Manager

**SUBJECT:** Tentative Parcel Map Application No. 16-144 (TPM No. 15354) to subdivide one 7.95 acre parcel into two parcels, creating a new 6.49 acre parcel and a 1.46 acre parcel. Parcel is located at 25980 Barton Road within the Commercial Land Use Designation and Commercial Manufacturing Zone. Site includes Loma Linda Universal Self Storage and existing vacant area that is adjacent to Barton Rd. APN 0292-141-30.

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### SUMMARY

On October 31, 2016, the applicant submitted a Tentative Parcel Map (TPM) Application to subdivide a 7.95-acre parcel into two parcels. The subdivision will create a new 6.49-acre parcel (Parcel One) and a 1.46-acre parcel (Parcel Two). Currently, a majority of the existing parcel is developed with 11 self-storage buildings, an RV parking lot, and a two-story office known as Loma Linda Universal Self Storage. The original development was approved by City Council in 1999 (CUP 99-6) along with a parcel map to split the lot. However, the TPM was never processed or recorded. Hence, the applicant has submitted a new application to subdivide his property so the 1.46 acre area south of the developed site can be used for future commercial purposes.

The proposed project is consistent with the General Plan and complies with the development standards of the Commercial Manufacturing Zone. As required by the Loma Linda Municipal Code, the TPM is subject to the review and approval of the Planning Commission.

### RECOMMENDATION

Staff recommends the following actions to the City Council:

1. **APPROVE** Tentative Parcel Map Application No. 16-144 (TPM No. 15354) based on the Findings contained in this Staff Report and subject to the Conditions of Approval, and direct staff to;
2. **FILE** the CEQA Notice of Exemption.

## **PERTINENT DATA**

Property Owner/Applicant:	Loma Linda Universal Self Storage, L.P.
General Plan/Zoning:	Commercial/Commercial Manufacturing
Site:	Currently a 7.95-acre parcel, upon completion of the subdivision, the new parcels will be 6.49 acres and 1.46 acres, respectively
Topography:	Generally flat; slight slope on south side of parcel
Vegetation:	Urban landscaping including open grass areas, trees, flowers and shrubs visible from street; vacant area has weeds and limited vegetation
Special Features:	Project Site is developed with self-storage units, RV parking, and a two-story office; it is divided with development on the northern portion and vacant area in the southern portion of parcel; vacant area is adjacent to Barton Road

## **BACKGROUND**

The 7.95-acre parcel was developed in 1999 with 11 self-storage buildings, an RV parking lot, and a two-story office. When the project application (CUP 99-6) was approved, City Council also reviewed and approved a General Plan Amendment, Zone Change, and a Tentative Parcel Map to split the vacant area located south of the developed site. The split portion was to be used for a future commercial establishment. However, the TPM was never completed and the area has since stayed vacant.

On October 31, 2016, the applicant submitted a new Tentative Parcel Map (TPM) Application to subdivide the subject parcel into two. The two parcels would be 6.49 acres (Parcel One) and 1.46 acres (Parcel Two), respectively. The applicant has worked closely with staff to ensure he is in compliance with the Loma Linda Municipal Code and Subdivision Map Act requirements.

## **EXISTING SETTING**

The project site is located at 25980 Barton Road. It is 7.95 acres in size. As stated, a majority of the parcel is developed with self-storage units, an RV parking lot, and an office. The developed area is designated as Parcel One on the submitted TPM (Exhibit C). The rest of the parcel, 1.46 acres of it, is located south of the developed portion. The vacant area is designated as Parcel Two. This vacant area will be parcelized and used for future commercial purposes. Currently it is void of development and with limited vegetation. At this time, there is not an application on file for the area known as Parcel Two.

The subject site is immediately adjacent to the City Corp Yard, which is located east of the site. There is a 40-foot-wide open space area to the west. The open space area is used as an SCE easement for utilities. To the south is Barton Road and to the north are the rail road tracks. The general area can be described as a commercial corridor and urbanized. All public utilities are available to the existing site and can be provided for future site occupants within Parcel Two. In addition, the 1.46-acre proposed parcel has physical and legal access from Barton Road. Road and public improvements have already been completed. Upon the future submittal of a project

application for Parcel Two, the applicant will be required to comply with the Loma Linda Municipal Code and any additional public right-of-way requirements set by Public Works.

### Existing Land Use and General Plan/Zoning Designations

Direction	General Plan Designation	Zoning	Existing Land Use
Project Site	Commercial	Commercial Manufacturing	Self-storage, Vacant Portion of Lot
North	Medium Density Residential	Single Residential	Rail Road, Residences
South	Office	Institutional	Barton Road (State Hwy), Vacant Lot
East	Commercial	City Hall/Corp Yard	City Corp Yard
West	Public Open Space	General Business	Open Space, Utility Towers

### ANALYSIS

The Applicant submitted a Tentative Parcel Map Application (TPM No. 16-144) along with Tentative Parcel Map No. 15354. The request is to split the 7.95-acre parcel and create two new parcels, a 6.49-acre parcel (Parcel One) and 1.46-acre parcel (Parcel Two). Parcel One will be 6.49 acres. It is currently developed with 11 self-storage buildings, an RV parking lot, and a two-story office. Parcel Two is 1.46 acres and is located on the southern portion of the subject site. It is currently vacant. The applicant requests to parcelize the subject site to eventually have Parcel Two available for future commercial use.

As proposed, the project is consistent with the Commercial Land Use Designation. The General Plan includes policies that encourage “future commercial and office development that have a strong relationship with the street, such as by sitting the buildings so that they are close to the street.” Permitting the parcelization of the subject site will create a new parcel that will help attract a future commercial developer and maintain an attractive street edge on Barton Road.

In addition, the two proposed parcels comply with the Commercial Manufacturing Zone and its development standards. The proposed acreage of the two parcels after the split will meet the lot size requirements of the zone. The zone requires a minimum of a 7,200 square foot lot area. The subject site and the proposed parcels exceed the minimum requirement.

### AGENCY COMMENTS

Upon the completion of the Administrative Review Committee’s review period, planning staff received comments from the Public Works Department (Engineering) and the City Manager’s Office. All comments were standard requirements and included into the Conditions of Approval (Exhibit B). Once the TPM is approved by Commission, the applicant will be required to submit the Final Map to Public Works for final review and recordation. City Council will review the Final Map.

## **PUBLIC COMMENTS**

Public notice for this project was posted in three different public locations, published in a local county-wide newspaper, and mailed to parcel owners within 300 feet of the project site. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposed project.

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

The original project and site was reviewed and approved by City Council in 1999 and a Mitigated Negative Declaration was adopted (CUP 99-6). Environmental concerns have been addressed through the previously approved CUP. Moreover, because the TPM constitutes a “minor land division” for property within an urbanized area that was previously approved and consistent with the General Plan and zoning, it is Categorical Exempt under CEQA Guidelines Section 15315 (Minor Land Divisions), and therefore exempt from further environmental review.

## **FINDINGS**

### **Tentative Parcel Map Finding**

Pursuant to the Subdivision Map Act, Section 66474, a parcel map shall be approved if the following applicable Findings can be made:

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

The proposed map is consistent with the goals and policies of the General Plan Commercial Land Use Designation and it complies with the Commercial Manufacturing Zone. The General Plan includes policies that encourage “future commercial and office development that have a strong relationship with the street, such as by siting the buildings so that they are close to the street.” Permitting the parcelization of the subject site will create a new parcel that will help attract a future commercial developer and maintain an attractive street edge on Barton Road.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The proposed parcel subdivision complies with the existing General Plan Commercial Land Use Designation and the Commercial Manufacturing zone. The project has been designed to meet the Loma Linda Municipal Code (LLMC) requirements, more specially, the Public Works (Engineering) Department’s requirements.

3. *The site is physically suitable for the type of development proposed.*

The proposed parcels are physically suitable for the proposed subdivision and future development. The parcel is currently developed with a self-storage business. After the lot is split, the proposed 1.46-acre lot, or Parcel Two, will be physically suitable and large enough for future commercial development. Its topography is generally flat, vacant with limited vegetation and has an existing access driveway. The 6.49-acre lot, Parcel One, will continue to exist with the self-storage business.

4. *The site is physically suitable for the proposed density of development.*

The subject site associated with this parcel map is suitable in density and intensity since the self-storage units and the vacant area were reviewed by City Council in 1999. The proposed

acreage of the two parcels after the split will meet the lot size requirements of the Commercial Manufacturing Zone which requires a minimum lot area of 7,200 square feet. The subject site and the proposed parcels exceed the minimum requirement.

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

The subject parcel is mostly developed and was reviewed for potential environmental impacts during the Initial Study for the self-storage project. At that time, a Mitigated Negative Declaration was approved and adopted. Therefore, the design of the proposed map would not cause any substantial environmental damage or unavoidably injure fish and wildlife or their habitat. In addition, the submitted TPM indicates that the site is not subject to liquefaction or other geological hazards.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The design of the subdivision will not cause any serious public health problems. The existing development and site was reviewed and approved in 1999 by the City Council, subject to environmental mitigation measures and conditions of approval. Any future proposed project in Parcel Two will be reviewed by the City staff and must comply with all applicable regulations and laws.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the parcel is provided by three driveways. Two ingress/egress driveways lead directly into the self-storage units on proposed Parcel One. The other driveway, that is adjacent to Barton Road, leads directly into Parcel Two, the vacant area. The existing access points are adequate for emergency vehicles. The easements (existing, proposed, and those to be removed) are noted in the TPM. All utilities such as water, sewer, and storm drain lines will not conflict with any easements such as those created for irrigation or the conveyance of public utilities.

## **CONCLUSION**

The project is consistent with the goals and policies of the General Plan and Commercial Manufacturing Zone. The applicant has worked closely with city staff and to provide the most appropriate layout and design for this Project. The Parcel Map will record the division of the lot. It has been found to be categorically exempt from CEQA. Finally, the Findings have been made to support approval of the project.

Report prepared by:

Lorena A. Matarrita  
Associate Planner

## **EXHIBITS**

- A. Vicinity Map
- B. Conditions of Approval
- C. Tentative Parcel Map

# Vicinity Map





# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894  
Community Development Department

## CONDITIONS OF APPROVAL

Tentative Parcel Map Application No. 16-144 for TPM No. 15354

### PROJECT DESCRIPTION

Tentative Parcel Map Application 16-144 (TPM No. 15354) to subdivide one 7.95 acre parcel into two parcels, creating a new 6.49 acre parcel and a 1.46 acre parcel. Parcel is located at 25980 Barton Road within the Commercial Land Use Designation and Commercial Manufacturing Zone. Project Site includes the Loma Linda Universal Storage and an existing vacant area that is adjacent to Barton Rd. APN 0292-141-30.

### COMMUNITY DEVELOPMENT DEPARTMENT - (909) 799-2830

1. Within forty-eight (48) hours of this approval of the subject project, the applicant shall deliver a payment of \$50.00 (check made out to the **Clerk of the Board of Supervisors**) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period the 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 could be significantly lengthened.
2. Within two years of this approval, the Tentative Parcel Map shall be approved for Final Map by City Council and recorded with the San Bernardino County Recorder's Office pursuant to the provisions of the State Subdivision Map Act, or the permit/approval shall become null and void. The subdivision may be granted a maximum of three, one-year extension of time (as allowed by the California Subdivision Map Act).

### PROJECT

**No. 16-144**

### EXPIRATION DATE

**December 7, 2018**

3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their affiliates, officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorney's 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.
4. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

5. Any future 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 permits.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to the Commercial Manufacturing (CM) Zone.
7. All applicable fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.
8. If applicable, any City Attorney's office review costs and fees shall be borne by the applicant/developer.
9. A copy of the final documents shall be submitted to the Community Development Department after their recordation.
10. The Final Parcel Map shall be in substantial conformance to the approved tentative parcel map.

**PUBLIC WORKS DEPARTMENT – (909) 799-4400**

11. Any damage to existing public right-of-way improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
12. Easements of record not shown on the Tentative Parcel Map shall be relinquished or relocated. Lots affected by proposed easements or easement of records, which cannot be relinquished or relocated, shall be redesigned.
13. A Final Map is required in compliance with the Loma Linda Municipal Code and the Subdivision Map Act.
14. A Final Map shall be submitted to the Public Works Department (Engineering) for review.

**END OF CONDITIONS**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date



## Planning Commission

Regular Meeting of November 2, 2016

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, November 2, 2016 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:        John Nichols (Chairman)  
   Ryan Gallant (Vice-Chairman)  
   Jay Nelson  
   Doree Morgan  
   Larry Karpenko

Staff Present:                    Konrad Bolowich, Assistant City Manager  
   Richard Holdaway, City Attorney  
   Lorena Matarrita, Associate Planner  
   Nataly Alvizar, Administrative Specialist  
   Joe Holasek – NOAA Group Architects

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

Chairman Nichols introduced new Commissioner Karpenko and welcomed him to the commission. Went on to ask Commissioner Karpenko speak about his background.

ACM Bolowich asked the commission to move agenda item G (3) to the end of the meeting.

**MINOR MODIFICATION APPLICATION (MM. 16-140)** – a request to modify the exterior design, material and color of a previously approved drive-through carwash (CUP 14-153) located on a 0.74 acre vacant lot at 24965 Redlands Blvd within the East Valley Corridor Specific Plan and zoned General Commercial;

Planner Matarrita presented the staff report into evidence.

Chairman Nichols opened the public hearing and invited public comment.

Commissioner Morgan praised the exterior design; Shared her concern with the dome design, and went on to state that in her opinion the dome did not represent the Spanish Revival design.

Architect Holasek explained that the dome was identifying feature of this business and a method to keep consistency in his businesses. He stated that the projection is not necessarily in proportion and clarified that the dome would be built to fit the building and discreet.

Commissioner Nelson complemented the applicant on his design. He went on to say that based on the presentation he did not recall the vacuums and awnings on the original Conditional Use Permit.

ACM Bolowich explained that if approved the current design would be built as presented.

Architect Holasek stated that the vacuum aisles were part of the original design.

Discussion ensued with staff and the Commission regarding:

- Type and amount of vacuum awnings

- Type of equipment
- Dimension from pole to pole (12 feet wide)
- ADA requirements
- Materials to be used
- Clarification of type of car wash - Self Service drive- thru car wash
- Size of awnings and purpose
- Equipment manufacture – (Sunnies)?

ACM Bolowich assured the commission that the applicant had been very flexible with the city's requirements.

Commissioner Gallant praised the applicant with the design.

Commissioner Karpenko asked the applicant to explain the need for a lounge.

Applicant replied that the intention of the lounge is primarily for staff use and would not be opened to the public.

Chairman Nichols closed the public hearing.

**Motion by Morgan, seconded by Gallant and unanimously carried to recommend that City Council approve the Minor Modification (MM16-140) with the conditions that applicant works with staff building the dome to fit with the building in size along with the original project Findings and Conditions of Approval.**

**TIME EXTENSION (TE 16-138)** – A time extension request for Conditional Use Permit (CUP 15-016 and Variance (V 15-017)

Planner Matarrita presented the staff report into evidence.

Chairman Nichols opened the public hearing and invited public comment.

Chairman Nichols requested clarification as to the need for an extension.

ACM Bolowich explained that time extensions are usually done in one to two year frames, went on to explain that the lease agreement between the applicant and the city is now complete, which was the reason for the delay.

ACM Bolowich explained that the VA Clinic was under construction at the time this project was proposed. The height and distance were taken into consideration. There is a significance distance from property line to property line to affect. The City Attorney's input would be required to see if changing the Conditions of Approval of the original project could be done on a time extension application.

City Attorney clarified that changing the conditions of approval on a time extension is not recommended.

Chairman Nichols closed the public hearing.

**Motion by Nelson, seconded by Karpenko and unanimously carried to recommend that City Council approve the Time Extension (TE 16-138) for CUP No. 15-016 and Variance No. 15-017 based on the original staff report and project findings, and subject to the conditions of approval as revised October 2, 2016 and direct staff to file the Notice of Exemption.**

**PRECISE PLAN OF DESIGN (PPD) 16-104** – A request to construct a 4,189 square foot multi-family residential project that includes 3 units with 3 garages, and 3 uncovered parking spaces; Variance No. 16-105

to allow 6 parking spaces instead of the required 7 minimum spaces. Project is located at 10933 Evans Street within the Multi-family Residence (R-3) Zone.

ACM Bolowich requested the Commission to continue PPD 16-104 to the meeting of December 7, 2016, to address some parking issues before the project is presented to the Commission.

**Motion by Nelson, seconded by Gallant and unanimously carried to continue PPD 16-104 to the December 7, 2016 Planning Commission meeting.**

**DEVELOPMENT CODE AMENDMENT (DCA) 16-136** - A City of Loma Linda initiated ordinance to update and amend Title 17 "Zoning", Chapter 17.02 "Introduction and Definitions" of the Loma Linda Municipal Code, adding and providing more clarification to the land use definitions.

ACM Bolowich presented staff report into evidence.

Chairman Nichols opened the public hearing and invited public comment.

Discussion ensued with staff and the Commission regarding:

- Decision making body for day to day operations
- Business/Commercial definition approvals
- Allowed commercial uses

Commissioner Gallant suggested adding "including but not limited to" where there is list of uses in the code in order to broaden the allowed uses.

Chairman Nichols closed the public hearing.

Motion by Karpenko, seconded by Morgan to change the language to change the decision making body from Director to City Council. More discussion was requested. 1 in favor 4 not in favor.

Discussion ensued:

- Pros and cons to changing such language
- Streamlining the process
- Delay in response from City Council
- Appeal process
- Project List

**Motion by Gallant, seconded by Nelson and carried to recommend approval to City Council for Development Code Amendment (DCA 16-136) to amend chapter 17.02 and establish new land use definitions. Commissioner Karpenko abstained.**

**DEVELOPMENT CODE AMENDMENT (DCA) 16-137** - City of Loma Linda initiated ordinance to amend Title 17 "Zoning", Chapter 17.30 "Administration" of the Loma Linda Municipal Code and to establish provisions for a Conditional Use Permit and Minor Use Permit.

ACM Bolowich presented staff report into evidence.

Chairman Nichols opened the public hearing and invited public comment.

Commissioner Karpenko requested clarification if this amendment would supersede a Variance application or its approval process.

Discussion ensued with staff and the Commission regarding:

- Variance application VS. Conditional Use Application
- City Council ability to amend
- Minor Use VS. Minor Deviation

ACM Bolowich reiterated that a Variance Application will stay as its own unique application.

**Motion by Morgan, seconded by Nelson and unanimously carried to recommend that City Council approve the Development Code Amendment (DCA 16-138) with condition to modify the numbering to be in order, and establish new provisions for a Conditional Use Permit and Minor Use Permit applications.**

**APPROVAL OF MINUTES**

**Motion by Morgan seconded by Gallant and carried unanimously to approve the minutes of July 6, 2016 as presented.**

**Motion by Morgan seconded by Gallant and carried unanimously to approve the minutes of August 3, 2016 as presented.**

**REPORTS OF COMMUNITY DEVELOPMENT DIRECTOR** - No reports.

The meeting was adjourned at 8:34 p.m.

Approved at the meeting of

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Nataly Alvizar  
Administrative Specialist I