

**PLANNING COMMISSION
REGULAR MEETING OF
June 1, 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) NO. 14-154** – A PROPOSAL TO CONSTRUCT A NEW TWO-STORY 15,880 SQUARE FOOT MEDICAL OFFICE BUILDING ON A VACANT LOT LOCATED AT 25925 BARTON ROAD WITHIN THE INSTITUTIONAL ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF NEWPORT AVE AND BARTON ROAD.

- Continued from the May 18, 2016 Planning Commission meeting.

RECOMMENDATION

Staff recommends that the Planning Commission approve Precise Plan of Design No.14-154 based on the required Findings, Conditions of Approval, and requirements as identified in the City of Loma Linda Municipal Code.

2. **TIME EXTENSION FOR PRECISE PLAN OF DESIGN (PPD) NO. 10-78** – THE APPLICANT REQUEST A ONE-YEAR TIME EXTENSION (FROM SEPTEMBER 14, 2016 TO SEPTEMBER 14, 2017) FOR PREVIOUSLY APPROVED PPD NO. 10-78. THIS PROJECT PROPOSES TO CONSTRUCT 152 AFFORDABLE SENIOR APARTMENT UNITS IN TWO, THREE-STORY BUILDINGS ON 5.46 ACRES LOCATED ON THE WEST SIDE OF POPLAR STREET IN A MULTI-FAMILY RESIDENTIAL (R-3) ZONE (EXHIBIT A, VICINITY MAP)

RECOMMENDATION

Staff recommends that the Planning Commission approve the Time Extension for PPD No. 10-78 based on the analysis and the original project Findings (Exhibit B - Original Planning Commission Staff Report 2010) and subject to the Conditions of Approval (Exhibit C).

3. **DEVELOPMENT CODE AMENDMENT (DCA) 14-133 – DEVELOPMENT CODE UPDATE** – THE PROJECT IS A REQUEST TO APPROVE AN UPDATE TO THE DEVELOPMENT CODE, SPECIFICALLY AFFECTING TITLE 17, ARTICLE 2 – ZONES, ALLOWABLE USES AND DEVELOPMENT STANDARDS (EXHIBIT A).

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for the Development Code Update based on the Analysis contained herein.

4. **PRECISE PLAN OF DESIGN NO. 16-019 – CITRUS LANE** – THE PROJECT IS A REQUEST TO REVIEW AND APPROVE THE PROPOSED SITE PLANS AND DESIGNS FOR THE CITRUS LANE PROJECT, ON A PREVIOUSLY SUBDIVIDED 9.5 ACRE PARCEL OF LAND. THE SUBJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF CITRUS AVENUE AND CALIFORNIA STREET (EXHIBIT A).

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of Precise Plan of Design No. 16-019 (Exhibit B) based on the Findings, and subject to the attached Conditions of Approval (Exhibit C).

5. **APPROVAL OF MINUTES**

- March 2, 2016 - April 4, 2016 - May 4, 2016 - May 18, 2016

H. REPORTS BY THE PLANNING COMMISSIONERS

I. COMMUNITY DEVELOPMENT DIRECTOR REPORT

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

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

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 1, 2016

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 14-154 – A PROPOSAL TO CONSTRUCT A 15,880 SQUARE FOOT MEDICAL OFFICE BUILDING ON A VACANT LOT LOCATED AT 25925 BARTON ROAD WITHIN THE INSTITUTIONAL ZONE DISTRICT

SUMMARY

The Applicant is requesting Precise Plan of Design approval to construct a new two-story medical office building on a vacant lot with 36,590 square feet of land. The project site is located on the southwest corner of Newport Avenue and Barton Road (see Exhibit A).

RECOMMENDATION

Staff recommends that the Planning Commission approve Precise Plan of Design No.14-154 based on the required Findings, Conditions of Approval, and requirements as identified in the City of Loma Linda Municipal Code.

PERTINENT DATA

| | |
|------------------|--|
| Owner/Applicant: | Nancy Chen, Link World Investment, and LLC |
| General Plan: | Office |
| Zoning: | Institutional |
| Site: | .84 acres |
| Topography: | Generally Flat |
| Vegetation: | Existing Trees |

EXISTING SETTING

The Project Site is presently vacant with a commercial use to the north, and to the south a post office, and to the east medium density residential and to the west a Southern California Edison Easement.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The construction of the 15,880 square-foot medical office building is subject to the California Environmental Quality Act and a Mitigated Negative Declaration of Environmental Impact has been prepared. The Initial Study Checklist determined that the proposed Project would result in potentially significant impacts to the following issue areas:

- Biological Resources
- Cultural Resources
- Noise
- Transportation/Traffic

PUBLIC COMMENTS

Public hearing notices for this project were mailed to property owners within 300 feet of the project site on February 8, 2016. As of the date of this Staff Report, the City has not received any written comments on the project.

PROJECT ANALYSIS

The applicant proposal is to construct a new two-story, medical office building, totaling 15,880 square feet. The new medical building will be located on an existing .84 acre of vacant land with frontage along Barton Road. In addition, 62 off-street parking spaces will be provided to support the new medical office building. Finally, landscaping will be provided throughout the project site totaling 8,415 square feet. The project is proposing primary access to the site from Barton Road, located directly north of the project site. An emergency access only is proposed off United State Postal Service facility access road. The Applicant is proposing access to the Project site as follows:

- 1) A driveway on Barton Road to the west within the adjacent Southern California Edison easement will provide right-in/right-out ingress/egress access from the project site.
- 2) A second driveway providing right-in only access from Newport Avenue; and
- 3) A third driveway will provide right-in only access from the existing Post Office driveway.

General Plan, Zoning and Existing Land Use

| | General Plan | Zoning | Existing Use |
|---------------------|---|--------------------------|-------------------------------------|
| Subject Site | Office | Institutional | Vacant Land |
| North | Commercial | Commercial Manufacturing | Self-Storage Facility |
| South | Low Density Residential 0-4 dwelling units/acre | Single Residence R-1 | Residential |
| East | Medium Density Residential 0-9 dwelling units/acre | Planned Community PC | Residential |
| West | Public Open Space | Neighborhood Business C1 | Southern California Edison Easement |

Development Standards

Institutional Zone Development Standards

| | Required | Proposed | Complies |
|-----------------------------------|---|--|----------|
| Front | 25 Feet | 25 Feet | Yes |
| Side | | | |
| - East P.L. | 10 Feet | 10 Feet | |
| - West P.L. | 10 Feet | 41.5 Feet | Yes |
| Rear | 10 Feet | 52 Feet | Yes |
| Lot Size – Minimum | 10,000 square feet | 36, 590 Square Feet | Yes |
| Lot Width – Minimum | 100 feet | 236 Feet Approximately | Yes |
| Building Coverage – Maximum | Fifty Percent | 8,034 Sq. Ft. 22 % | Yes |
| Maximum – Building Height | No Height Maximum in the Institutional (I) Zone | 40 Feet | Yes |
| Parking | Medical Office: 1 parking stall per 300sq.ft. Required: 53 stalls | 63 stalls | Yes |
| Open Area Landscaping | 23% 8,416 sq. ft. | 23% 8,416 sq. ft. | Yes |
| Trash Enclosure | Required | Proposed | Yes |
| Block Wall | 6’ high block wall along residentially zoned districts | 6’ high block wall proposed along south and west property lines | Yes |

Architecture and Design

The proposed medical building will include a modern architectural style that extends around the four sides of the building. The proposed medical office building will have smooth finished painted walls, including dark bronze store front framing with solar bronze low E glass and with a decorative parapet that will screen the roofing area.

Landscaping

The applicant has provided 8,416 square feet of landscaping throughout the site. The conceptual landscape plans submitted for the project calls for the use of trees, shrubs and ground cover. The plants selected appear to be a combination of moderate and low water usage types.

Noise and Vibration Impact Analysis

LSA Associates, Incorporated prepared the noise and vibration impact analysis for the proposed medical office building. The study was an evaluation of noise and vibration impacts associated with the proposed project that included the following:

- Determination of the short-term construction noise and vibration levels at off-site, noise sensitive uses and then comparison of the City Noise Ordinance requirements and the construction vibration damage criteria identified by the Federal Transit Administration and the California Department of Transportation.
- Determination of long-term noise levels from vehicular traffic using the Federal Highway Administration approved method and off-site stationary sources using empirical noise data obtained by the Federal Highway Administration surveys and at on-site noise sensitive uses and then comparison of the levels to the City's pertinent noise standards.
- Determination of required mitigation measures (for example, mechanical ventilation or building façade enhancements) to reduce long-term, on-site noise impacts from all sources.

Short-term noise impacts would be associated with excavation, grading, paving and interior improvements inside the building during construction of the proposed project. Construction related short-term levels would be higher than existing ambient noise levels in the project area today, but would no longer occur once construction of the project is completed.

Construction of the proposed project is expected to require the use of heavy-duty construction equipment such as earthmovers, bulldozers, and water and pickup trucks. This equipment would be used on the project site. The nearest residential uses are approximately 160 feet to the east of the project site would be exposed to construction noise up to 77 dBA Lmax. This range of construction noise levels would be similar to or lower than vehicles pass-by noise along Barton Road. Although this range of construction noise would be higher than the ambient noise, it would cease to occur once the project construction is completed.

Vibration levels from standard construction equipment are shown below for various pieces of construction equipment that are expected to be used on the project site:

- Rollers, scrapers, excavators (94 VdB at 25 ft.)
- Large dozers, front end loaders, grader, backhoe (87 VdB at 25 ft.)
- Loaded trucks (86VdB at 25 ft)
- Jackhammers, forklift (79 VdB at 25 ft.)

The Noise and Vibration Impact Analysis Identified the following:

Traffic Noise Impacts. Provide mechanical ventilation, such as an air-conditioning system, to all frontline medical offices along Barton Road.

Stationary Noise Impacts. No mitigation measures are required.

Level of Significance after Mitigation: Construction activities associated with the proposed project would elevate daytime noise levels in the vicinity of noise-sensitive receptors within the project area. Consequently, impacts associated with the proposed project would not differ significantly from the analysis contained in the General Plan Environmental Impact Report

(EIR). The project would prepare a construction noise mitigation plan prior to the issuance of grading permits that identifies ways to mitigate construction, including vibration, noise. Construction noise impacts would be less than significance with compliance of the City's noise ordinance.

Traffic

The Project is proposing access to the site as follows: 1) A driveway to provide right-in/right-out ingress/egress access from Barton Road to the west within the adjacent Southern California Edison easement; 2) A second driveway providing right-in only access from Newport Avenue; and; 3) A third driveway to provide right-in only access from the existing Post Office driveway.

The traffic impact study prepared by LSA Associates, Inc. indicates the proposed project would generate 38 a.m. peak hours trips, 57 p.m. peak hour trips, and 574 daily trips. Under existing conditions, opening year, cumulative and year 2035 with Project Traffic conditions, all intersections are project to operate at satisfactory levels of service.

A weaving distance analysis was conducted for the proposed driveway at Barton Road to Newport Avenue at Barton Road to determine if a potential safety and operational issue exists on Barton Road. The analysis shows that the minimum weaving distance for three lanes changes is 260 feet for passenger cars. Since the actual distance of 50 feet is significantly less than the minimum 260 feet, the available weaving distance is not sufficient.

The unsignalized intersection of Driveway 1/Barton Road operates at unsatisfactory LOS under year 2035 with project conditions. Although, the project creates this deficiency, the deficiency occurs at the driveway approach which is private property and therefore, Measure V standards are not applicable to this driveway impact. Additionally, due to the close proximity of Driveway 1/Barton Road and Newport Avenue/Barton Road and non-availability of any additional right-of-way, in order to mitigate this deficiency the applicant will be required to provide access through the adjacent Southern California Edison easement. This access will be required as a Condition of Approval. A driveway within the SCE easement would allow for safe ingress and egress and allow vehicles exiting the site and heading east on Barton Road to have sufficient distance to access the northbound left-turn lane on Barton Road.

Project proposed driveways on Newport Road and the Post Office driveway will provide safe access to the controlled intersection of Barton Road and Newport Avenue. Requiring a driveway within the SCE easement would ensure potential traffic impacts associated with the Project are reduced to a less than significant level.

FINDINGS

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

“If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.”

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:

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

The project is consistent with the Office land use designation and is in compliance with the Institutional Zone, which permits medical facilities such as the one proposed. The proposed medical office building is a permitted use generally found in the Institutional Zone.

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

Project access proposed from Barton Road would operate at an unsatisfactory LOS under year 2035 with project conditions. Although, the project creates this deficiency, the deficiency occurs at the driveway approach which is private property and therefore, Measure V standards are not applicable to this driveway impact. Additionally, due to the close proximity of the proposed driveway on Barton Road and Newport Avenue/Barton Road and non-availability of any additional right-of-way, in order to mitigate this deficiency the applicant will be required to provide access through the adjacent SCE easement. This access will be required as a COA (Exhibit D). A driveway within the SCE easement would allow for safe ingress and egress and allow vehicles exiting the site and heading east on Barton Road to have sufficient distance to access the northbound left-turn lane on Barton Road.

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

The subject parcel is adequate in size and shape to accommodate the proposed development of the site. The project will be developed on an approximate .84-acre site (36,590 square feet). The lot coverage of the site (approximately 8,034 square feet) will be approximately 22 percent of the overall site, which conforms to the requirements of the Institutional Zone Chapter 17.60. Therefore, the project site can accommodate the proposed development, which will be compatible with the existing, and future land uses.

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

As previously discussed, the project proponent will be required through COA to provide a driveway within the SCE easement. A driveway at this location would ensure

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

Implementation of proposed Conditions of Approval would require construction of a driveway within the SCE easement, and ensure development of the Project would protect the public health, safety and general welfare.

CONCLUSION

Staff recommends approval of the project with implementation of Conditions of Approval to ensure the access driveway at Barton Road is constructed within the SCE easement. Implementation of this condition would ensure that the Project meets the City of Loma Linda's Level of Service standards in Year 2035 and that safety hazard concerns are met.

EXHIBITS

- A. Vicinity Map
- B. Drive-way details
- C. Mitigation Monitoring and Reporting Program
- D. Conditions of Approval

Vicinity Map



Address: 25915 Barton Road
Loma Linda, CA

**PRECISE PLAN OF DESIGN # 14-154, MEDICAL OFFICE BUILDING, 25915
BARTON ROAD**

MITIGATION MONITORING AND REPORTING PROGRAM

Table 1, Mitigation Monitoring Reporting Program, will be used by the City of Loma Linda to enforce mitigation measures during each phase of the project pursuant to Section 15097 of the State CEQA Statutes and Guidelines and Section 21081.6 of the Public Resources Code Section. The City of Loma Linda will be responsible for the implementation for all the mitigation measures listed in Table 1 and shall maintain monitoring documentation on each measure within the Loma Linda files at the address listed below.

The entity responsible for monitoring will change based on the specific requirements identified in each mitigation measure. The phase of the project and monitoring period are also listed. Lastly, while monitoring of a specific measure is being conducted for several project phases, the Notes/Initial column is used to record compliance for each phase. When compliance with a mitigation measure for each project phase has been demonstrated, documentation on the Notes/Initial column is provided and monitoring of the measure will be deemed to be satisfied. No further monitoring will be required for the completed mitigation measure. For measures that require monitoring during operation of the project, annual documentation on the notes/initial column or a separate letter/memorandum shall be provided in the monitoring file that is kept at the City of Loma Linda.

The Mitigation Monitoring and Reporting Program will be kept on file at the following address:

City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA 92354
909.799.2895
Konrad Bolowich, Assistant City Manager

Table1. Mitigation Monitoring Reporting Program

| Mitigation Measure | Implementation | Monitoring | Notes/Initials |
|--|---|---|----------------|
| Biological Resources | | | |
| <p>MM BIO-1a Because of the presence of suitable nesting habitat on the project site, all construction activities shall occur outside the general nesting season from February through August. If construction activities must occur within the nesting season, the Applicant shall retain the services of a qualified biologist to survey the project site no more than 30 days prior to start of any construction activities. The biologist shall survey the project site for nesting birds. In the event that the biologist determines that such species occur on the project site, MM BIO-1b shall also be required.</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division</p> <p>Implementation Phase Prior to issuance of grading permit; 30 days prior to site disturbance; during site construction</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division</p> <p>Monitoring Period Verify inclusion in project specifications; site inspections</p> | |
| <p>MM BIO-1b In the event that nesting birds protected under the Migratory Bird Treaty Act of 1918 (MBTA); candidate, sensitive, or special status species; or any other species of note are determined to occur on the project site, no construction activities shall occur within the vicinity of the nest until all fledglings have left the nest and the biologist has evidence that the nest is no longer active. If construction activities must occur within 200-feet of an active nest, the Applicant shall procure the services of a biological monitor to ensure that no direct take of the active nest occurs.</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division;</p> <p>Implementation Phase Prior to issuance of grading permit; and after previous surveys are conducted</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division;</p> <p>Monitoring Period Verify inclusion in project specifications; site inspections</p> | |
| Cultural Resources | | | |
| <p>MM- CR-1: Archaeological Monitoring. If archaeological resources are encountered during implementation of the project, ground-disturbing activities will be temporarily redirected from the vicinity of the find and the Applicant and/or the Applicants representative shall immediately contact the City. The City shall then contact a qualified archaeologist to determine whether the find requires further study. The City shall include a note on the grading plan to inform contractors of this requirement. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division</p> <p>Implementation Phase During earthmoving activities</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division</p> <p>Monitoring Period Verify inclusion in grading plan notes; site inspection</p> | |

| Mitigation Measure | Implementation | Monitoring | Notes/Initials |
|--|--|---|----------------|
| <p>the resource is significant, Mitigation Measure CR-2 shall apply.</p> | | | |
| <p>MM- CR-2: Archeological Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Loma Linda. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Loma Linda Planning Department and the San Bernardino County Museum.</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division, Planning Division</p> <p>Implementation Phase During earthmoving activities</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division, Planning Division</p> <p>Monitoring Period Verify inclusion in grading plan notes; site inspection</p> | |

| Mitigation Measure | Implementation | Monitoring | Notes/Initials |
|---|--|---|----------------|
| <p>MM-CR-3: Paleontological Monitoring. If paleontological resources are encountered during implementation of the project, ground-disturbing activities will be temporarily redirected from the vicinity of the find and the Applicant and/or the Applicants representative shall immediately contact the City. The City shall then contact a qualified paleontologist to determine whether the find requires further study... The City shall include a note on the grading plan to inform contractors of this requirement. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division, Planning Division</p> <p>Implementation Phase During earthmoving activities</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Building Division, Planning Division</p> <p>Monitoring Period During earthmoving activities</p> | |
| <p>MM-CR-4: Paleontological Treatment Plan.</p> <p>If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Planning Division</p> <p>Implementation Phase During earthmoving activities</p> | <p>Responsible Party(s) City of Loma Linda Community Development Department, Planning Division</p> <p>Monitoring Period During earthmoving activities, final occupancy clearance</p> | |
| Noise | | | |
| <p>NOI-1 Prior to the issuance of a grading permit and building permit, the following notes shall be included on grading plans and building plans:</p> <p>“a) All construction activities shall comply with Chapter 9.0 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that must be limited to the hours of 7 a.m. to 8 p.m., Monday through Friday. Major construction may not take place during weekends or holidays. Minor activities may be</p> | <p>Responsible Party(s) City of Loma Linda Public Works Department, Engineering Division, City of Loma Linda Community Development Department, Building Division</p> <p>Implementation Phase Verify inclusion on</p> | <p>Responsible Party(s) City of Loma Linda Public Works Department, Engineering Division, City of Loma Linda Community Development Department, Building Division</p> <p>Monitoring Period Prior to the issuance of a grading permit and</p> | |

| Mitigation Measure | Implementation | Monitoring | Notes/Initials |
|--|-----------------------|------------------------|-----------------------|
| <p>permitted on weekends and holidays.</p> <p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p>c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.</p> <p>d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors. "</p> | <p>grading plan</p> | <p>building permit</p> | |

**CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 14 - 154**

COMMUNITY DEVELOPMENT DEPARTMENT

General

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

PROJECT:

EXPIRATION DATE:

PRECISE PLAN OF DESIGN (PPD) NO. 14- 154

June 1, 2017

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. 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, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
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 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.
5. 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.

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: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. 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.
8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
9. Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto the existing home to the east.
10. 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. Adhering to the City's noise ordinance and implementation of the above mitigation measure would ensure impacts from construction noise would be less than significant.
11. The following shall also be implemented to help reduce the noise impacts to meet the City's interior (45dB) noise level.
 - a. Dual pane windows and entry doors with solid core wood and weather stripping construction shall be utilized.
12. 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. The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. The project proponent shall ensure that 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.
13. The applicant shall implement the following construction practices during all construction activities to reduce VOC emission as stipulated in the project Initial Study and identified as mitigation measures:
- 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:
 - Use Super-Compliant VOC paints whenever possible.
 - If feasible, avoid painting during peak smog season: July, August, and September.
 - Recycle leftover paint. Take any left-over paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
 - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
 - 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).
 - Recycle the empty paint can.
 - Look for non-solvent containing stripping products.
 - Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
 - Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
 - The developer/contractor shall use building materials that do not require

painting, where feasible.

- The developer/contractor shall use pre-painted construction materials where feasible.
14. 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.
 15. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 16. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
 17. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
 18. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
 19. 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.
 20. The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee schedule, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed the Traffic Impact Analysis.
 21. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.
 22. 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.
 23. The applicant shall pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
 24. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each

unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

25. 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.
26. 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.
27. 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.
28. 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.
29. The applicant shall provide elevation details of the proposed trash enclosure. Trash enclosure design should incorporate matching colors and finishes to those found on the proposed hotel building.

Landscaping

30. 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. Landscape plans for the Landscape Maintenance District shall be on separate plans.
31. 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.
32. 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.
33. 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.

34. 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.
35. 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.
36. The applicant shall prepare a study for the presence of hazardous chemicals, mercury, and asbestos containing materials (ACM) as a result of the demolition of the existing on-site structures. If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
37. 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.
38. 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).
39. If clean up oversight is required of the project, the applicant shall be required to obtain an Environmental Oversight Agreement with the DTSC.

FIRE DEPARTMENT

40. 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.
41. All construction shall meet the requirements of the editions 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.
42. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.
43. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction. Plans shall show the proposed

locations for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.

44. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.
45. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

PUBLIC WORKS DEPARTMENT

46. The developer shall submit an engineered grading plan for the proposed project.
47. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.
48. All public improvement plans shall be submitted to the Public Works Department for review and approval.
49. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
50. 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.
51. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
52. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
53. 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.
54. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
55. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

56. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.

SHERIFFS DEPARTMENT

57. The developer shall provide sufficient exterior lighting to the site that illuminates otherwise dark corridors which may compromise public safety.
58. The developer shall register with the Crime Free Hotel/Motel Program which closely works with San Bernardino County Sheriffs Department personnel to address crime prevention.
59. The developer shall be required to prevent loitering on site.
60. The developer shall be required to provide clear windows at the lobby area.

COMMUNITY DEPARTMENT

61. The applicant shall comply all items listed in the Letter Dated December 10, 2014.
62. Within forty-eight (48) hours of this approval of the subject project, the applicant shall deliver a payment of two thousand, two hundred and ten dollars and twenty-five cents (\$2,210.25), please make check out to the Clerk of the Board of Supervisors. This will enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above noted check, the statue of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.
63. The applicant shall revise the landscape plan to correspond to the approved site plan.
64. The applicant shall construct access on Barton Road within the Southern California Easement to the west. Access shall be in constructed in accordance with appropriate widths and improvements as set forth in the City's Municipal Code.
65. The development shall maintain 10 feet of clearance from the existing 66kV pole at Barton Road. This clearance requirement shall be a construction note on all plans.
66. A consent agreement shall be developed with Southern California Edison to ensure their ability to request closure of the access road at Barton Road for any future planned projects that affect the use of this entry. Southern California Edison's easement rights shall remain in full effect and in the event of an emergency Edison may close the access without notice.
67. The applicant shall ensure a secondary access is available at all times in the event Southern California Edison closes the access driveway at Barton Road for planned improvements or emergency services. Secondary access shall be provided from Newport Avenue near the southeast corner of the site (proposed Fire access).

68. Due to planned projects within the Edison corridor, the applicant shall not use the Southern California Edison easement for overflow parking at this time. The applicant shall revise site plans to indicate removal of overflow parking and shall illustrate existing Edison poles on all applicable plans.
69. The applicant shall remove the existing driveway along Barton road and replace it with appropriate curb and gutter in accordance with City standards.

MITIGATION MEASURES

70. Because of the presence of suitable nesting habitat on the project site, all construction activities shall occur outside the general nesting season from February through August. If construction activities must occur within the nesting season, the Applicant shall retain the services of a qualified biologist to survey the project site no more than 30 days prior to start of any construction activities. The biologist shall survey the project site for nesting birds. In the event that the biologist determines that such species occur on the project site, MM BIO- 1b shall also be required.
71. In the event that nesting birds protected under the Migratory Bird Treaty Act of 1918 (MBTA); candidate, sensitive, or special status species; or any other species of note are determined to occur on the project site, no construction activities shall occur within the vicinity of the nest until all fledglings have left the nest and the biologist has evidence that the nest is no longer active. If construction activities must occur within 200- feet of an active nest, the Applicant shall procure the services of a biological monitor to ensure that no direct take of the active nest occurs.
72. Prior to site disturbance, the applicant shall provide to the City a detailed construction schedule that shall include a 44-day (at a minimum) building coating schedule.
73. If archaeological resources are encountered during implementation of the project, ground-disturbing activities will be temporarily redirected from the vicinity of the find and the Applicant and/or the Applicants representative shall immediately contact the City. The City shall then contact a qualified archaeologist to determine whether the find requires further study. The City shall include a note on the grading plan to inform contractors of this requirement. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR- 2 shall apply.
74. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall

contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Loma Linda. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Loma Linda Planning Department and the San Bernardino County Museum.

75. If paleontological resources are encountered during implementation of the project, ground-disturbing activities will be temporarily redirected from the vicinity of the find and the Applicant and/or the Applicants representative shall immediately contact the City. The City shall then contact a qualified paleontologist to determine whether the find requires further study... The City shall include a note on the grading plan to inform contractors of this requirement. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR- 2 shall apply.
76. If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.
77. Prior to the issuance of a grading permit and building permit, the following notes shall be included on grading plans and building plans:
 - a) All construction activities shall comply with Chapter 9.0 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that must be limited to the hours of 7 a.m. to 8 p.m., Monday through Friday. Major construction may not take place during weekends or holidays. Minor activities may be permitted on weekends and holidays.
 - b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

- c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.
- d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors. “

78. The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Applicant signature

Date

Owner signature

End of Conditions

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 1, 2016

TO: PLANNING COMMISSION
FROM: KONRAD BOLOWICH, DIRECTOR
SUBJECT: TIME EXTENSION FOR PRECISE PLAN OF DESIGN (PPD) NO. 10-78

SUMMARY

The applicant requests a one-year time extension (from September 14, 2016 to September 14, 2017) for the previously approved PPD No. 10-78. This is a project that proposes to construct 152 affordable senior apartment units in two, three-story buildings on 5.46 acres located on the west side of Poplar Street in a Multi-family Residential (R-3) Zone (Exhibit A, Vicinity Map).

RECOMMENDATION

Staff recommends that the Planning Commission approve the Time Extension for PPD No. 10-78 based on the analysis and the original project Findings (Exhibit B - Original Planning Commission Staff Report 2010) and subject to the Conditions of Approval (Exhibit C).

PERTINENT DATA

Property Owner/Applicant: Loma Linda Redevelopment Agency/CBH
General Plan/Zoning: Very High Density Residential/R-3
Site: Part of an existing 5.46 - acre site
Topography: Overall site is generally flat
Vegetation: Sparsely landscaped with trees and turf

BACKGROUND AND EXISTING SETTING

Background

On September 14, 2010, the City Council reviewed and approved the proposed 152-unit senior housing project by Corporation for Better Housing [Precise Plan of Design (PPD) No. 10-78]. The application for PPD No. 10-78 is set to expire on September 14, 2015. The applicant submitted a letter of request for a time extension on May 3, 2016 (Exhibit D).

Existing Setting

The 5.46-acre project site is comprised of 17 residential lots of varying sizes and shapes and one lot contains an existing single-family residence that is proposed for demolition. Existing vegetation on the site includes pepper and palm trees and some native grasses and weeds. As indicated, the site is relatively flat.

To the north and south of the site are older, existing single- and multi-family residential developments. To the east, and across Poplar Street, are the recently completed Poplar Street Apartments (44 units) and under construction is the Loma Linda Commons Apartments (120 units). To the west is land owned by Loma Linda University that currently is being farmed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

A Mitigated Negative Declaration was included as part of the original project approval by City Council on September 14, 2010. The request for an extension of time for the PPD falls within the scope of the adopted Mitigated Negative Declaration.

ANALYSIS

A time extension is sought to enable the applicant to keep an active entitlement with the proposed project. The applicant is interested in continuing the development of the project as funding presents itself. The applicant is not proposing to change or modify the project in any way with this time extension request.

CONCLUSION

The granting of this one-year time extension does not involve any additional changes or modifications to the project. The project would not be detrimental to the public welfare or injurious to the properties in the vicinity. The requested one-year time extension complies with the General Plan (May 26, 2009) Very High Density land use designation and Multi-family residential (R-3) zoning requirements. The extension of time request falls within the scope of the Mitigated Negative Declaration and the Conditions of Approval that were adopted for the project by the City Council in 2010.

Respectfully submitted,

Konrad Bolowich
Community Development Director
Assistant City Manager

EXHIBITS

- Exhibit A - Vicinity Map
- Exhibit B - Original Planning Commission Staff Report 2010
- Exhibit C - Conditions of Approval
- Exhibit D – Letter Request for Time Extension

Vicinity Map



Exhibit A

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF JUNE 2, 2010

TO: PLANNING COMMISSION
FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR
SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 10-78

SUMMARY

The Corporation for Better Housing (CBH) is requesting approval to construct 152 affordable senior apartment units in two, three-story buildings on 5.46 acres located on the west side of Poplar Street (see Attachment 1, Site Vicinity Map). The project plans (revised) are available in Attachment 2.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council the approval of PPD No. 10-78 based on the Findings, and subject to the Conditions of Approval (Attachment 3).

PERTINENT DATA

Owner/Applicant: Loma Linda Redevelopment Agency/CBH
General Plan/Zoning: High Density Residential (0-20 du/acre)/
Multiple Residence (R-3)
(also, Loma Linda Redevelopment Project Area)
Site/Special Features: 5.46-acre site/17 lots/existing residential structure/
Topography: Relatively flat
Vegetation: Sparse trees and grasses

Exhibit B

BACKGROUND AND EXISTING SETTING

Background

On May 3, 2010, the applicant submitted an application for a Preliminary Development Review (PDR). The Administrative Review Committee (ARC) reviewed and commented on the project at their meeting on May 6, 2010 [see Attachment 4-D, Planning Commission Staff Report (May 19, 2010)].

The applicant submitted the PPD application (PPD No. 10-78) to the City on May 17, 2010 and staff determined that the application was complete and ready for processing on May 25, 2010. PPD No. 10-78 was reviewed by the ARC on May 27, 2010 and forwarded to the Planning Commission with staff's recommendation for approval.

On May 19, 2010, the Planning Commission reviewed PDR No. 10-70 and provided detailed comments and suggestions (see Attachment 5, PDR No. 10-70, Summary of Planning Commission Comments).

Existing Setting

The 5.46-acre project site is comprised of 17 residential lots of varying sizes and shapes and one lot contains an existing single-family residence that is proposed for demolition. Existing vegetation on the site includes pepper and palm trees and some native grasses and weeds. As indicated the site is relatively flat.

To the north and south of the site are older, existing single- and multi-family residential developments. To the east and across Poplar Street are the recently completed Poplar Street Apartments (44 units) and under construction is the Loma Linda Commons Apartments (120 units). To the west is land owned by Loma Linda University that currently is being farmed.

The project site is located in an area of Loma Linda that is commonly referred to as the North Central Neighborhood (NCN), roughly located south of Redlands Boulevard, north of the San Timoteo Creek, east of Anderson Street, and west of Mountain View Avenue. The North Central Neighborhood contains a mix of single-family and multi-family residential developments and neighborhoods that to a large extent predate the City's incorporation in the early 1970s. Many of the neighborhoods are economically challenged and for this reason, the NCN is a focus of the Loma Linda Redevelopment Agency's (RDA) programs and housing efforts.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The Precise Plan of Design for the project is not subject to the provisions of CEQA as per state law. The California Government Code § 65583.2(i) defines "use by right" in relation to affordable housing, and states "the phrase 'use by right' shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary

local government review or approval that would constitute a 'project' for purposes of Division 13 (commencing with § 21000, CEQA) of the Public Resources Code. Any subdivision of the site shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. California Government Code § 65583.2(i) goes on to state that a local ordinance may provide that 'use by right' does not exempt the use from design review. However, that design review shall not constitute a 'project' for purposes of Division 13 (commencing with § 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of § 65589.5.

PUBLIC COMMENTS

During the Planning Commission's review of PDR No. 10-70, Mr. Robert Stewart provided public comments regarding his concerns about additional traffic on Poplar Street, the need to widen the street from Van Leuven Street to Redlands Boulevard (including the bridge over San Timoteo Creek Channel). He was also concerned that the project appears to be under-parked and that future tenants would need a safe route to local bus services on Redlands Boulevard. On Friday, May 21, 2010, Mr. Stewart followed up with an email to staff reiterating his concerns. His comments are addressed in the Analysis section of this Report.

ANALYSIS

Project Description

The project proposes to construct 152 affordable senior housing units on a 5.46-acre site located on the west side of Poplar Street. A detailed description is available in Attachment 6. As noted, copies of the project plans are available in Attachment 2.

Site Analysis

The Loma Linda Municipal Code (LLMC) requires a minimum 20 foot front-yard setback, five foot side-yard setback with an additional five feet for each story above the first floor and 15 foot rear-yard setback for the R-3 zone. The site plan for the proposed development shows a front yard building setback at just over 112 feet along Poplar Street. The side-yard setbacks are shown at just over 70 feet from the north property line and at just over 93 feet and 51 feet (further west near the rear property line) from the south property line. The rear yard setback is just over 75 feet at the closest point. Based on the preceding, the project meets the minimum setback requirements.

The site plan indicates two points of ingress and egress from Poplar Street. The access points will direct vehicular traffic to the parking area located around the development along the north, west and south perimeters of the site.

Open space is provided at the center of the property. As noted on the site plan, the project will provide approximately 127,201 square feet of common usable open space to

meet the minimum open space requirement of 700 square feet for two-bedroom units and 800 square feet for three or more-bedroom units for a total of 109,400 square feet. In addition, the open space will provide walking paths (with Gym Stations), six community garden raised planters and a covered work area and tool maintenance shed, barbeque area with picnic tables, outdoor pavilion, and a site entrance water feature. Based on the preceding, the project meets and exceeds the minimum common open space and amenities requirements.

The project site is comprised of 16 lots of record and the applicant is required to process a Parcel Map to consolidate the lots into one parcel. To address this issue, staff has included the requirement for a Parcel Map as Condition of Approval No. 44 (see Attachment 3).

Traffic

The concerns about traffic generated by the project combined with the two affordable projects located on the east side of Poplar Street were addressed in the General Plan (May 26, 2009) and General Plan Final Program Environmental Impact Report (FEIR). Concerns regarding roadway widening and related improvements (i.e., sidewalk, curb, and gutter; bridge widening) from the northern edge of the project to Redlands Boulevard will be addressed in the form of improvements that will be provided by the City at a later date. The applicant is not required to complete off-site improvements beyond the frontage of the project site. However, the RDA and City are partners with the applicant in that the RDA is providing the land and other incentives. As such, the improvements to Poplar Street and the Poplar Street Bridge will be added to the City's Capital Improvements Plan.

The intersection at Redlands Boulevard and Poplar Street is scheduled for signalization in FY 2010/2011 Capital Improvement Program (CIP). Once installed, the intersection will operate at a LOS of C or better. The roadway currently is able to handle the capacity of the existing traffic and traffic volumes added by the three affordable projects.

On-Site Parking

On-site parking totals 152 open and uncovered parking spaces with 6 accessible spaces of which, one is a van accessible space. The LLMC requires 1.5 parking spaces per one-bedroom unit plus 0.5 parking spaces per each additional bedroom, and 0.25 parking spaces per bedroom for guest parking for a total of 289 parking spaces. However, the applicant is working with the RDA to provide senior affordable housing and the number of parking spaces can be reduced based on California Government Code Section 65915(p)(1-3) requirements. Therefore, the proposed project meets the City's minimum parking requirements pending approval of the PPD by the City Council and a Disposition and Development Agreement (DDA) by the RDA Commission.

Architecture Analysis

The proposed architecture for the project is very similar to that of the CBH projects on the east side of Poplar Street as indicated by the color elevations included in

Attachment 2, Project Plans (revised). A color board will be available at the Commission meeting on June 2, 2010.

The architectural style of the surrounding neighborhood is a mix of traditional residential architecture with some structures dating back to the early 1930's and 1940's. The project proposes 152 units divided into two, three-story Mediterranean style buildings.

The following is a breakdown of the project units.

| No. of Units | Bedrooms | Bathrooms | SQ FT |
|--------------|----------|-----------|-------|
| 122 | 1 | 1 | 600 |
| 30 | 2 | 1 | 802 |

Apartment units will range from 600 to 802 square feet in size. Stucco and pop-out features will be utilized to break up the vertical walls and provide some wall plane variation. Awnings on some of the upper story windows provide an additional decorative feature on the front and rear elevations. Warm earth tones and a darker colored clay concrete tile roof will compliment the style of the structure.

Landscape Plan

The landscape plan indicates the use of limited turf, drought tolerant ground covers and trees throughout the project (i.e., liquid amber, African Sumac, Fern Pine, and London Plane Tree. All of the tree species are proposed throughout the development and particularly along the interior site perimeters. No shrubs are indicated and the landscaping proposed along the front entry along with a large water feature and drop off point does provide an attractive entry statement. Staff will work with the applicant to beef up the final landscape plan to include more trees on the south sides of buildings, as indicated in Condition of Approval No. 10 (Attachment 3).

The site and landscape plans show that the site will have a six foot perimeter fence of black wrought iron. In addition, the tenant parking areas will have controlled entries with black wrought iron gates and key code pads. The Fire Department requires that the site provide them with 24-hour access to the site by means approved by the Fire Marshal (see Condition of Approval No. 38).

Affordable Housing Project Incentives

California Government Code contains provisions for the granting of density bonuses and incentives and concessions for affordable housing projects. The project applicant is seeking a density bonus and is requesting certain incentives and/or concessions, inherent in the design of the project that will assist in keeping down project costs.

Specifically, California Government Code §§ 65915(d)(3), (l), and (p)(1 -3) identify the types of incentives and concessions that may be granted in an effort to keep affordable housing projects affordable. Incentives and concessions identified include a reduction in site development standards, zoning code requirements, or architectural design requirements that exceed the minimum building standards approved by the California

Building Standards Commission (as per Part 2.5, commencing with Section 18901 of Division 13 of the Health and Safety Code). Reductions in standards and requirements include, but are not limited to a reduction in setback and square footage requirements, and the ratio and type of vehicular parking spaces (tandem or uncovered parking).

The incentives and concessions proposed for this project are listed below and will be included in the Disposition and Development Agreement that will be considered by the RDA Commission.

1. *A reduction of the side and rear landscape setbacks to allow the placement of required parking eight feet from property lines. LLMC § 17.38.080 Interior Side Yards and § 17.38.090 Rear Yards require a minimum five foot setback from interior side and rear property lines and an additional five feet for each story above the first floor. For this project, the setback requirement would be 15 feet maintained free and clear of parking and drive aisles.*

The placement of the tenant and guest parking along the perimeter of the site does allow for much more open space than would normally be provided. The eight foot planter area will be landscaped with drought tolerant materials and plenty of trees along the fence line. However, staff has included a Condition of Approval for heavier landscape screening with bushes and shrubs along the property lines to eliminate potential glare from vehicle headlights onto adjacent properties. The parking layout will provide something of a buffer for the project.

2. *A reduction of the minimum unit size requirement. LLMC § 17.38.160 Minimum Unit Floor Space requires that bachelor and one bedroom units maintain a minimum floor area of 675 square feet and two bedroom units maintain a minimum floor area of 850 square feet. The project proposes a floor area of 600 square feet for one bedroom units and a floor area of 802 square feet.*

The smaller sized units are typical of affordable senior housing units and the reduction for each type of unit is minimal and less than 100 square feet.

3. *A reduction of the ratio and type of parking spaces required for the project. LLMC § 17.24.060(B)(1 - 3) requires 289 parking spaces of which some would be covered and enclosed (garage) spaces and others covered and uncovered. The project proposes 152 spaces of which six spaces are accessible including one van accessible space.*

Affordable senior housing developments generally have reduced parking requirements because few of the tenants can afford to own, operate, or maintain personal vehicles. The applicant has found that the ratio of one parking space per unit works well for their other affordable senior housing developments.

Disposition and Development Agreement (DDA)

The proposed project is located in the City's Redevelopment Project Area. As a result, the developer is required to provide a minimum fifteen percent of the units (23 units) as

affordable. However, the entire project is designated as a low-income project and a DDA between the applicant and RDA is required prior to issuance of any building or construction permits (see Condition of Approval No. 5). Therefore, the proposed project more than meets the requirements for affordable housing.

Administrative Review Committee (ARC) Comments

The ARC reviewed the PPD project at their meeting on May 27, 2010 and their comments are reflected in the Conditions of Approval (Attachment 3). A copy of the May 19, 2010 ARC comments is available in Attachment 4-D.

Planning Commission Review of PDR No. 10-70

The Planning Commission reviewed the PDR on May 19, 2010 and provided the following comments to the applicant:

- Sidewalks to be utilized as walking trails that incorporate exercise activities
- Landscaping to be more attractive
- Entryway to be more appealing
- Outdoor seating and rest areas
- More trees on the South end of the units
- Use a different color flooring in the entry ways

Planning staff and the ARC reviewed the revised Project Plans and found that Gym Stations had been added to the walking trails and the landscaping and entry way have been revised to include a water feature, drop off and pick up point, and more drought tolerant landscaping materials. A quick survey of the site plan did not reveal any additional outdoor seating and rest areas, or more trees on the south end of the units. However, the landscape plan has been revised significantly in other ways. The use of different color flooring in the building entry ways was taken under advisement by the applicant for future consideration.

FINDINGS

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

“If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be

rejected or shall be so modified or conditioned before adoption as to remove the said objections.”

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:”

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

The proposed use is a permitted use within the Multi-Family Residence (R-3) zone and in fact, the R-3 zone is intended for multi-family residential development. Additionally, the property east and across Poplar Street is developed with a 44-unit affordable apartment project and a 122-unit affordable apartment project is under construction by the same developer on the south end of that property. There are single and multi-family residential structures developed adjacent and around the project site. The proposed use also meets Goal No. 2 in the General Plan Housing Element to provide housing that is affordable to all economic segments of the community. Therefore, the proposed use is a proper one for the area.

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

The project meets General Plan Goal 1 (to provide a diversity of housing opportunities to enhance the City’s living environment and to satisfy the housing and shelter needs of Loma Linda residents) and Goal 2 (to assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop affordable housing). The proposed project is designed as a senior affordable housing development and intended to provide affordable housing to the extremely low, very low, and low income levels of the senior population and to improve the blighted and vacant areas with housing opportunities to enhance the City’s living environment. Additionally, the surrounding area is a mixture of single and multi-family residential developments, none of which would appear to conflict with the proposed use.

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

The project site is adequate in size and shape to accommodate the proposed use. The maximum lot coverage is 50 percent; however, the applicant is proposing approximately 22.5 percent. The buildings comply with the minimum setbacks required of the R-3 zone. The project site will accommodate the proposed use and be compatible with the existing land uses on Poplar Street and in the surrounding area.

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

The project site has access from Poplar Street, which can accommodate the type and quantity of traffic generated by the use. The City has plans to widen and improve Poplar Street (and the bridge) from the north edge of the project site all the way north to Redlands Boulevard. The FY 2010/2011 Capital Improvement Plan includes the installation of a traffic signal at the intersection of Redlands Boulevard and Poplar Street. Currently the roadway can accommodate the existing volume of traffic and the future traffic from the proposed senior affordable housing development.

Off-site improvements in the vicinity of the project site will include roadway widening, installation of sidewalk, curb, and gutter, and two driveway approaches. A total of 152 parking spaces are provided to accommodate the parking requirements of a 152-unit senior apartment development. Additionally, the perimeter drive aisle provides emergency vehicle access all around the development. The proposed project and related on- and off-site improvements will not conflict with other uses immediately adjacent to the project site.

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

The public health, safety and general welfare will be protected through the implementation of the Conditions of Approval for PPD No. 10-78 to insure compatibility with the neighborhood.

LLMC Chapter 19.16 requires that traffic levels of service (LOS) be maintained at level C or better. The intersection at Redlands Boulevard and Poplar Street is scheduled for signalization in FY 2010/2011 Capital Improvement Program (CIP). Once installed, the intersection will operate at a LOS of C or better. The roadway currently is able to handle the capacity of the existing traffic and traffic volumes added by the three affordable projects. Therefore, the project is in compliance with the LOS requirement.

The building and site meet the requirements of §19.16.020 *Substantive General Plan Amendment*, Section I (A) Principal One and Section 1(C) Principal Three, which require that new developments be planned and constructed in a manner that preserves natural scenic vistas and protects against intrusion on view shed areas. Please refer to the Architectural Analysis section of this report, which provides a description of the proposed apartment complex and the Project Plans found in Attachment 2. The architectural design of the buildings is compatible with other residential structures near the project site. The height of the building does not exceed 35 feet and the massing is appropriate to the site and surrounding area. The buildings will preserve the scenic vistas and will not result in intrusions into the view shed of the South Hills.

As outlined in §19.16.020 *Substantive General Plan Amendment*, Section I (A)(3), the project includes a condition that requires the applicant to pay all required development

impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.

CONCLUSION

All elements of the project are consistent with the General Plan (May 26, 2009). The project is also in compliance with the LLMC Chapter 19.16, Title 17 Zoning Code and the proposed incentives and concessions are consistent with state law. The required Findings have been made to support staff's recommendation for approval. 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 senior affordable housing use is compatible with the existing and future uses in the surrounding area and provides housing opportunities that are much needed by the senior segment of Loma Linda's population. The "use by right" project is not subject to the California Environmental Quality Act pursuant to California Government Code § 65583.2(i).

ATTACHMENTS

1. Site Location Map
2. Project Plans (revised)
3. Conditions of Approval
4. PDR No. 10-70: Planning Commission Staff Report (May 19, 2010)
Attachments:
 - A. Site Location Map (Not included – See Attachment 1 above)
 - B. Detailed Project Description (Not included – See Attachment 5 below)
 - C. Project Plans (Not included – See Attachment 2 above)
 - D. ARC Comments (May 6, 2010)
5. PDR No. 10-70: Summary of Planning Commission Comments
6. Detailed Project Description (revised)

CONDITIONS OF APPROVAL
Time Extension for PRECISE PLAN OF DESIGN (PPD) NO. 10-78
(Planning Commission – June 1, 2016)

COMMUNITY DEVELOPMENT DEPARTMENT

1. Within one year of this approval, the Precise Plan of Design shall be exercised or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

Time Extension for Precise Plan of Design No. 10-78

EXPIRATION DATE:

September 14, 2017

2. 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.
3. Construction shall be in substantial conformance with the plan(s) approved by the 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, fence 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 developmental project.
4. 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

Exhibit C

- 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.
5. 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.
 6. **Mitigation Measure.** The applicant shall pay a fair share contribution in the amount of \$8,000 to off set signalization of Poplar Street and Redlands Boulevard (based on traffic signal costs of \$250,000.
 7. **Mitigation Measure.** All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of building permits. Any increase in fees shall be paid prior to issuance of Certificate of Occupancy.
 8. **Mitigation Measure.** Prior to issuance of building permits, the developer shall pay school impact fees as required by the Redlands Unified School District.
 9. 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.
 10. Approval of PPD No. 10-78 is contingent upon the applicant and property owners signing and returning the Revised Conditions of Approval.
 11. 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. Please contact Information Systems Supervisor at (909) 799-2897 for further information.
 12. The project applicant shall revise the landscape plan to include more trees on the south side of the buildings. In addition, the plan shall be revised to include bushes and shrubs along the interior property lines to a height of 36-inches for purposes of screening and protecting adjacent properties from the glare of vehicle headlights.
 13. The project proponent shall work with staff to meet the minimum LEED criteria to achieve Silver LEED certification to the extent feasible for this project.
 14. 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 noise control; odor control; screening; signs, off-street parking and off-street 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.

15. **Mitigation Measure.** 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.
16. **Mitigation Measure.** The contractor shall utilize water-based or low VOC coating as well as the following conditions as required by SCAQMD:
 - a. Use Super-Compliant VOC paints whenever possible.
 - b. If feasible, avoid painting during peak smog season: July, August, and September.
 - c. Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
 - d. Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
 - e. 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).
 - f. Recycle the empty paint can.
 - g. Look for non-solvent containing stripping products.
 - h. Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
 - i. Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
17. **Mitigation Measure.** The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities:
 - a. The project proponent shall 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.
 - b. The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. The project proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - d. The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.
18. **Mitigation Measure.** To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
19. **Mitigation Measure.** The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
20. **Mitigation Measure.** The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

21. **Mitigation Measure.** All buildings on the project site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
22. **Mitigation Measure.** The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
23. **Mitigation Measure.** 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.
24. **Mitigation Measure.** 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.
25. **Mitigation Measure.** 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.
26. **Mitigation Measure.** 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 spray bars on all processing equipment are in good operating condition;
 - c. Apply water or soil stabilizers to form curst on inactive construction areas and unpaved work areas;
 - 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.
 - h. The contractor shall use lean – NOx catalyst for all on and off road diesel vehicles.
 - i. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
 - j. The developer/contractor shall use building materials that do not require painting.
 - k. The developer/contractor shall use pre-painted construction materials where feasible.
27. **Mitigation Measure.** 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.

28. **Mitigation Measure.** 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.
29. The applicant/developer shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
30. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modification to the placement of a street tree, as specified, in front of each house shall be reviewed and approved by the Community Development Department prior to issuance of permits.
31. Root guards shall be placed around the roots of all trees to be planted in the front, exterior side yards, and in the common areas.
32. The applicant shall, if possible, preserve and reuse the existing trees on site. The applicant shall also provide an arborist report and obtain a tree removal permit from the city prior to any tree removals.
33. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
34. All windows shall be double-paned and shall should be rated Low E or comparable to those in the Poplar Street Apartments and Loma Linda Commons projects.
35. The interior noise standard of 45 dBA shall be met in all units with windows closed. Therefore, ventilation is needed per the Uniform Building Code standards in order to provide a habitable environment with windows closed.

REDEVELOPMENT AGENCY - AFFORDABLE HOUSING REQUIREMENTS

36. Applicant shall maintain project as an affordable rental housing project. The ongoing operation of the project as affordable rental housing is a condition of development approval and shall run with the land. As an affordable housing project there will be approximately one hundred and fifty-two (152) dwelling units, which will be developed in two (2) separate phases. Each Phase shall be maintained as rental units available at "Affordable Rents" (as provided under Health and Safety Code Sections 50052.5 and 50053) Phase 1 will comprise of 83 dwelling units approximately nine (9) dwelling units shall be maintained as rental units available at Affordable Rents to Extremely Low Income Households (as defined by Health and Safety Code Section 50106)(the "Extremely Low Income Units"), approximately fifty-four (54) dwelling units shall be maintained as rental units available at Affordable Rents (as defined per above) to Very Low Income Households (as defined by Health and Safety Code Section 50105) and approximately eighteen (18) dwelling units shall be maintained as rental units available at Affordable Rents (as defined per above) to Lower Income Households (as defined by

Health and Safety Code Section 50079.5) (the "Very Low Income Units" and, together with the Extremely Low Income Units and the Lower Income Units, the "Required Affordable Units"). The remaining two (2) units will not be income restricted and will serve as on-site staff units. The exact breakdown of affordable units shall be as set forth in a City regulatory agreement (see condition [36]) and an agreement with the Loma Linda Redevelopment Agency (see condition [37]). The Required Affordable Units shall be so restricted for a minimum of 55 years, or, if greater, that period provided under an agreement with the Loma Linda Redevelopment Agency (see condition [37]). The foregoing constitutes a condition of development approval and shall run with the land. Phase 2 will comprise of 69 dwelling units and the affordability of the units will be determined by the type of financing (9% or 4% CTCAC) available for the development at a later date. However, it is anticipated and CBH agrees that sixty-eight (68) dwelling units will be maintained as rental units available at "Affordable Rents" (as provided under Health and Safety Code Sections 50052.5 and 50053) and maintained as rental units available at Affordable Rents (as defined per above) to Lower Income Households (as defined by Health and Safety Code Section 50079.5). There will be one (1) non-income restricted on-site staff unit.

37. The density awarded for the project includes density bonuses and other incentives made available, pursuant to the California Government Code, Title 7, Chapter 4.3 ("Density Bonuses and Other Incentives"). Applicant agrees and acknowledges that Applicant has agreed to control rents for the Required Affordable Units in exchange for the incentives granted by the City.
38. Applicant shall enter into an agreement with City, in form prepared by the City Attorney, to be recorded, which sets forth with greater particularity the requirements of conditions [34] and [35] hereof; provided that such conditions shall be effective without regard to whether any such agreement is entered into or recorded. The covenants provided under such an agreement, and as set forth in [34] and [35] hereof, are not to be subordinated.
39. Applicant shall enter into a disposition and development agreement or similar transactional agreement (DDA) with the Loma Linda Redevelopment Agency (Agency) prior to issuance of building or construction permits and, if earlier, prior to disposition of the subject property to Applicant. The DDA will provide for the ground lease of property by the Agency. The DDA will provide that the project be maintained as an affordable rental housing project. As an affordable housing project, Phase 1 will have approximately nine (9) dwelling units which shall be maintained as rental units available at "Affordable Rents" (as provided under Health and Safety Code Sections 50052.5 and 50053) to Extremely Low Income Households (as defined by Health and Safety Code Section 50106)(the "Extremely Low Income Units"), approximately fifty-four (54) dwelling units shall be maintained as rental units available at Affordable Rents to Very Low Income Households (as defined by Health and Safety Code Section 50105)(the "Very Low Income Units"), and approximately eighteen (18) dwelling units shall be maintained as rental units available at Affordable Rents (as defined per above) to Lower Income Households (as defined by Health and Safety Code Section 50079.5)(the "Lower Income Units" and, together with the Extremely Low Income Units and the Very Low Income Units, the "Required Affordable Units"). The exact breakdown of affordable units shall be as set forth in the DDA. The Required Affordable Units shall be so restricted for a minimum of 55 years, or, if greater, that period provided under the DDA. Phase 2 will comprise of 69 dwelling units and the affordability of the units will be determined by the

type of financing (9% or 4% CTCAC) available for the development at a later date. However, it is anticipated and CBH agrees that sixty-eight (68) dwelling units will be maintained as rental units available at "Affordable Rents" (as provided under Health and Safety Code Sections 50052.5 and 50053) and maintained as rental units available at Affordable Rents (as defined per above) to Lower Income Households (as defined by Health and Safety Code Section 50079.5. There will be one (1) non-income restricted on-site staff unit. The foregoing constitutes a condition of development approval and shall run with the land.

41. The project will be a senior housing project, occupied by senior households. "Senior Household" means a household where at least one (1) person in each residence is 55 years of age or older and who intends to reside in the unit as his or her primary residence on a permanent basis, and any other person residing in the unit as a "qualified permanent resident" or a "permitted health care resident" as provided in California Civil Code Section 51, et seq., or in the Federal Fair Housing Act, 42 U.S.C. Section 3607, and any other applicable federal, state or local laws and regulations governing the use and occupancy of the project ("Senior Housing Project").

NOTE: Conditions Nos. 36 through 39 may be adjusted for four (4%) percent financing if the Loma Linda Redevelopment Agency and applicant agree on a final phasing plan as part of the approved DDA.

FIRE DEPARTMENT

42. All construction shall meet the requirements of the editions of California Building Code (CBC) and 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.
43. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention at (909) 799-2858.
44. The project shall obtain Fire Department approval for the location of PIVs and FDC during the Fire and Building Plan Check process.
45. The applicant shall submit deferred fire alarm plans to the Fire Marshal for review and approval during the project construction phase.
46. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction. Plans shall show the proposed locations for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.
47. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.

48. The applicant shall provide the Fire Department with 24 hour access to the site via Knox Boxes or other means as approved by the Fire Marshal.
49. The project site plan shall be revised to include an unobstructed fire lane of 26 feet to allow aerial apparatus operations (CFC Section D105.1, D105.2, and D105.3).
50. The project shall meet all fire flow requirements (currently under investigation).
51. The project shall meet all required access radii with clearance notes into and around the entire project.

PUBLIC WORKS

52. The applicant shall provide for recycling and trash removal as approved by the franchise hauler. As necessary, the applicant shall provide additional trash enclosures throughout the site for the convenience of the tenants and the franchise hauler.
53. **Mitigation Measure.** The project proponent shall comply with City adopted policies and ordinances regarding construction and demolition (C&D) materials.
54. A Final Parcel Map shall be required for parcel consolidation and recordation shall be accomplished prior to issuance of any building or construction permits.
55. All waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
56. The applicant/developer shall submit grading plans, preliminary soils report SWPPP, WQMP and hydrology/hydraulic study to the Public Works Department for review and approval.
57. The applicant/developer shall comply with the requirements of the National Pollution Discharge Elimination System (NPDES) permit program.
58. Dust control shall be by watering or other mitigation as approved by city engineer.
59. The precise grading plan for the project shall be approved by the City of Loma Linda prior to issuance of any building permits.
60. The applicant/developer shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
61. Any streets damaged as a result of new services shall be repaired as required by the Public Works Department prior to occupancy.
62. The applicant/developer shall submit off-site improvement plans to the Public Works Department for approval. This includes water sewer, storm drain, streets and street lights, landscape and irrigation and LMD plans, if any.
63. The applicant shall dedicate the ultimate right-of-way street width to the City.

64. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
65. City of Loma Linda shall be the water purveyor and sewer.
66. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
67. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development.
68. No commencement of public street work shall be permitted, except rough grading, until dedication for that street has been recorded. The applicant/developer shall obtain a permit prior to any construction within the City's right-of-way.
69. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
70. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver a payment to enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (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.
71. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of building permits. Any increase in fees shall be paid prior to issuance of Certificate of Occupancy.

The applicant has read and understands the project Conditions of Approval and agrees to implement as stated herein.

Applicant signature

Date

Owner signature

Date

End of Conditions

**Corporation for Better Housing
21031 Ventura Blvd., Suite 200
Woodland Hills, CA 91364
(o) 818-905-2430 ~ (f) 818-905-2440**

May 3, 2016

Mr. Konrad Bolowich
25541 Barton Road
Loma Linda, CA 92354

**Re: Precise Plan of Design No. 10-78
 10846 Poplar Street
 Request for Extension of Approvals**

Mr. Bolowich:

Please consider this letter as our formal request for a one-year Extension of Time (EOT) for the approvals regarding the remaining 102 units which are a part of the abovementioned project.

Loma Linda Terrace (Phase 1 – 50 units) has been a tremendous success. Its extensive waitlist is a testament to the on-going demand for senior affordable housing in the City of Loma Linda.

The EOT will allow Corporation for Better Housing to act quickly on the release of future affordable housing funds.

If you have any questions, please contact us at 818-905-2430.

Regards,



Lori Koester
Executive Director

Exhibit D

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 1, 2016

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DEVELOPMENT CODE AMENDMENT (DCA) 14-133 – DEVELOPMENT CODE UPDATE

SUMMARY

The project is a request to approve an update to the Development Code, specifically affecting Title 17, Article 2 – Zones, Allowable Uses and Development Standards (Exhibit A).

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for the Development Code Update based on the Analysis contained herein.

BACKGROUND

The preliminary work on updates to the Development Code began in 2014. City staff, and consultants worked for several months to construct a draft that would achieve the vision of the General Plan, meet local market conditions, and be far easier to use than the existing Development Code.

The City of Loma Linda adopted a Municipal Code in 1981. Since that time, numerous supplements (13) have been made as needed, eventually making it clear that a thorough review of the code would be required to ensure compliance with state law, current best practices, and changes in the community. The city has a census population of over 23,850 although it is part of a drawing area conceivably twice that, given that the city houses both the University of Loma Linda Medical Center and the Veterans Hospital, with all the structures, homes, and concerns that such an area encompasses. Keeping the Development Code relevant and functional for the citizens of Loma Linda is of prime importance.

The goals of the update process as a whole included:

- Eliminating outmoded provisions, inconsistencies, and redundancies;
- Better integrating and referencing other development standards;
- Ensuring consistency with state and federal law;

- Adding clarity, transparency, and efficiency to the City development review process;
and
- Making the code as easy to use, administer, and enforce as possible

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The Development Code Update is categorically exempt from environmental review pursuant to Sections 15060 and 15061(b) (3) of the California Environmental Quality Act (“CEQA”) because adding and amending sections to the existing Development Code to establish further clarification cannot result in direct or reasonably foreseeable indirect adverse physical changes in the environment.

ANALYSIS

Updates to the Development Code were required to clarify intended uses, development standards within Residential Zones (HR-1, R-1, R-2, R-3 and R-4), Commercial and Industrial Zones, and Special Purpose Zones, and assist staff by providing clear and updated information that can be provided to citizens. Language in the existing Development Code lacked detailed information and tools necessary for providing information regarding intended and allowable uses, and an update on new uses not included in the existing Code.

Like most cities, Loma Linda has a Development Code, also known as the Municipal Code. The code provides rules for development which ensure that Loma Linda’s growth will take place in an attractive, orderly manner. What parts of the city should have housing, and where should retail businesses be permitted? The Development Code establishes these rules. The Development Code Update reflects contemporary planning and business practices and sets clear, but fair, criteria for development. Proposals that conform to the vision will have a streamlined approval process, which will boost economic development. In addition, infill will be more feasible in the city under the proposed updates to the Development Code, ensuring that we have balanced growth in the coming years.

CONCLUSION

Updates to the Development Code would allow staff to assist the community with updated and viable information necessary in interpreting the code and implementing the Goals and Policies within the General Plan.

Report prepared by:

Konrad Bolowich
Community Development Director

EXHIBITS

- A Loma Linda Development Code, Article 2 – Zones, Allowable Uses, and Development Standards

Loma Linda Development Code

**Article 2 – Zones, Allowable Uses, and
Development Standards**

Title 17

Table of Contents

Chapter 17.xx – Residential Zones (HR-1, R-1, R-2, R-3, and R-4)----- 2-1
 17.xx.010 – Purpose and Intent----- 2-1
 17.xx.020 – Land Use Regulations and Allowable Uses----- 2-2
 17.xx.030 – Development Standards----- 2-4

Chapter 17.xx – Commercial and Industrial Zones (BP, C1, C2, CM, and CO) ---2-13
 17.xx.010 – Purpose and Intent-----2-13
 17.xx.020 – Land Use Regulations and Allowable Uses-----2-14
 17.xx.030 – Development Standards-----2-19

Chapter 17.xx – Special Purpose Zones (I-HC, OS, PC, and PF) -----2-21
 17.xx.010 – Purpose and Intent-----2-21
 17.xx.020 – Land Use Regulations and Allowable Uses-----2-22
 17.xx.030 – Development Standards-----2-25
 17.xx.040 – Public Facilities Zone-----2-29

Chapter 17.xx – Combining/Overlay Zones (FP, GH, HM, and PD) -----2-34
 17.xx.010 – Applicability-----2-34
 17.xx.020 – Purpose and Intent-----2-34

TABLES

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones----- 2-3
Table 2-2 Residential Development Standards----- 2-5
Table 2-3 Hillside Residential Development Standards ----- 2-9
Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones -2-15
Table 2-5 Commercial and Industrial Development Standards-----2-19
Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones -----2-23
Table 2-7 Development Standards for Special Purpose -----2-25
Table 2-8 Allowed Uses and Permit Requirements for Public Facilities Zone -----2-29
Table 2-9 Development Standards for PF Zone-----2-32

Chapter 17.xx – Residential Zones (HR-1, R-1, R-2, R-3, and R-4)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards

17.xx.010 – Purpose and Intent

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. HR-1 Single-Family Hillside Residential Zone (0 to 4 dwelling units/acre).** The intent of the Single-Family Hillside Residential zone is to provide opportunities for hillside residential development approaches, including clustering of development consistent with General Plan policy directives, that balance preservation of hillside environments with the City's desire to accommodate single-family neighborhoods on large parcels, including rural-type development. The allowable density ranges from 0 to 4 dwelling units per acre. This zone implements the Hillside Conservation, Low Density Hillside Preservation, Medium Density Hillside Preservation, Rural Estates, and South Hills land use designations in the General Plan.
- B. R-1 Single-Family Residential Zone (0 to 4 dwelling units/acre).** The intent of the Single-Family Residential zone is to accommodate traditional single-family houses and subdivisions on relatively flat areas of the City and to support accessory dwelling units consistent with State law. The allowable density ranges from 0 to 4 dwelling units per acre. This zone implements the General Plan Low Density Residential land use designation.
- C. R-2 Two-Family Residential Zone (4.1 to 9 dwelling units/acre).** The intent of the Two-Family Residential zone is to accommodate single-family and duplex types of residential development, with appropriate amenities for the residents. The allowable density ranges from 4.1 to 9 dwelling units per acre. This zone implements the General Plan Medium Density Residential land use designation.
- D. R-3 Medium Density Multifamily Residential Zone (9.1 to 13 dwelling units/acre).** The intent of the Medium Density Multifamily zone is to accommodate and encourage multifamily residential uses consisting of low-rise (one to three stories in height) apartment, condominium, and townhouse style development, with appropriate amenities for the residents and common and private open spaces. The allowable density ranges from 9.1 to 13 dwelling units per acre. This zone implements the General Plan High Density Residential land use designation.
- E. R-4 High Density Multifamily Residential Zone (13.1 to 20 dwelling units/acre).** The intent of the High Density Multifamily zone is to accommodate and encourage multifamily residential uses consisting of low-rise (one to three stories in height) apartment, condominium, and townhouse style development, with appropriate amenities for the residents and common and private open spaces. The allowable density ranges from 13.1 to 20 dwelling units per acre. This zone implements the General Plan Very High Density Residential land use designation.

17.xx.020 – Land Use Regulations and Allowable Uses

- A. Table 2-1.** Table 2-1 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
- B. Primary and Accessory Uses.** Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses. Accessory uses deemed appropriate may only be allowed when provided as a secondary use on property for which a legally allowed residential unit exists or is proposed in conjunction with establishment of the accessory use, except as may be otherwise allowed in Article X (Nonconformities).
- C. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
- D. Land uses not listed in Table 2-1.** Land uses that are not listed in Table 2-1 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
- E. Additional Regulations.** Where the last column in the Table 2-1 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
- F. Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
- G. Definitions.** See Article X (Definitions) for land use definitions and explanations.

| Table 2-1 Allowed Uses and Permit Requirements for Residential Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | | | |
|---|--|-----|-----|-----|-----|----------------------------------|
| | HR-1 | R-1 | R-2 | R-3 | R-4 | Specific Use Regulations |
| Residential Uses | | | | | | |
| Boarding and Lodging Houses | -- | -- | -- | CUP | CUP | |
| Dormitories | -- | -- | -- | CUP | CUP | |
| Dwellings | | | | | | |
| Second Dwelling Unit | P | P | -- | -- | -- | |
| Single-Family Dwelling | P | P | P | -- | -- | |
| Manufactured Housing | P | P | P | -- | -- | Section 17.68.030 |
| Mobile Home Park | CUP | CUP | CUP | CUP | CUP | Section 17.30.140 |
| Multifamily Dwellings | -- | -- | -- | P | P | |
| Two-Family Dwellings (duplex) | -- | -- | P | P? | -- | |
| Group Home (six or fewer residents plus one employee) | P | P | P | P | P | |
| Group Home (seven or more residents plus employees) | -- | -- | -- | MUP | MUP | |
| Planned Residential Developments | CUP | CUP | CUP | CUP | CUP | |
| Senior Housing | CUP | CUP | CUP | CUP | CUP | Section 17.41.030 |
| Care Uses | | | | | | |
| Child Day Care – Large (8 or more children) | MUP | MUP | MUP | MUP | MUP | |
| Child Day Care – Small (7 or fewer children) | P | P | P | P | P | |
| Residential Care Facility | -- | -- | -- | CUP | CUP | |
| Other Uses | | | | | | |
| Airports, Heliports, and Other Landing Fields | -- | -- | -- | -- | -- | |
| Assembly Uses | | | | | | |
| Places of Public Assembly | -- | -- | CUP | CUP | CUP | |
| Places of Religious Assembly | CUP | CUP | CUP | CUP | CUP | |
| Cemeteries, Columbariums, Mausoleums, and Mortuaries | -- | -- | -- | -- | -- | |
| Enclosed Storage Structures | -- | -- | -- | CUP | CUP | Sections 17.38.080 and 17.38.130 |
| Golf Course and Related Facilities | CUP | CUP | CUP | CUP | CUP | |
| Home Occupations | P | P | P | P | P | Chapter 17.12 (Home Occupations) |
| Parolee Homes | -- | -- | -- | CUP | CUP | |
| Public Utility Structures and Service Facilities | CUP | CUP | CUP | CUP | CUP | |
| Schools - Private | CUP | CUP | CUP | CUP | CUP | |

17.xx.030 – Development Standards

- A. General.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-2 and 2-3, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).
- B. Prohibition on Structures in Front Setback Area.** Portions of any habitable structure and/or accessory structure shall not occupy any portion of a required front setback area, except as provided in Section 17.xx.0x0 (Allowed Projections).

| Table 2-2 Residential Development Standards | Residential Zones | | | |
|---|--|------------|--|--|
| Development Feature | R-1 | R-2 | R-3 | R-4 |
| Parcel Dimensions | Minimum requirements for each NEWLY CREATED parcel. | | | |
| Density – Maximum units per acre | 0 to 4.0 | 4.1 to 9.0 | 9.1 to 13.0 | 13.1 to 20.0 |
| Density – Minimum | | | | |
| Parcel Size – Minimum (Square Feet) | 7,200 | | | |
| Parcel Width – Minimum (Feet) | | | | |
| Standard Parcels | 65 | 65 | 65 | 65 |
| Corner Parcels | | | 70 | 70 |
| Minimum Frontage | | | 45 | 45 |
| Parcel Depth – Minimum (Feet) | 100 | | | |
| Parcel Coverage – Maximum roof coverage (%) | | | | |
| Standard parcel | 40 | 50 | 60 | 70 |
| Nonconforming parcel | 60 | 60 | 70 | 80 |
| Floor Area Ratio (FAR) – Maximum | ?? | ?? | ?? | ?? |
| Parcel Area Per Dwelling Unit – Minimum (Feet) ⁽⁶⁾ | 7,200 | ?? | 2,200 | ?? |
| Floor Area Per Dwelling Unit – Minimum (Square Feet) ⁽¹⁴⁾ | | | | |
| Stand-alone unit | 1,000 | | | |
| Two-unit dwelling | | | | |
| Multi-Unit Building: | | | | |
| Bachelor and One Bedroom | | 675 | 675 | 675 |
| Two Bedrooms | | 850 | 850 | 850 |
| Three Bedrooms | | 1,025 | 1,025 | 1,025 |
| For Each Additional Bedroom | | 175 | 175 | 175 |
| Distance Between Structures – Minimum (Feet) | ?? | ?? | 10 + additional 5 for each story above the first | 10 + additional 5 for each story above the first |

| Table 2-2 Residential Development Standards | Residential Zones | | | |
|--|--|---|---|---|
| Development Feature | R-1 | R-2 | R-3 | R-4 |
| Setbacks – Minimum (Feet) | | | | |
| Front Setback Standard ⁽¹⁾ Averaging with 5 or more parcels ⁽²⁾ | 25 25 with none less than 20 | 25 | 20 | 20 |
| Side Setback Standard Interior ^{(3),(4),(5),(10), (11), (12)} | 15 on one side and 5 on the other | 15 on one side and 5 on the other | 5 + additional 5 for each story above the first | 5 + additional 5 for each story above the first |
| Standard Corner Exterior Parcels | 15 | | | |
| Reverse Corner Parcel: Side Adjoining Another Parcel | 15 | | | |
| Corner Parcel where Front Door Fronts Side Yard | 15 | | | |
| Reverse Corner Parcel: Side Adjoining a Street | 15 | | | |
| Rear Setback | 15 | 15 | 15+ additional 5 for each story above the first | 15+ additional 5 for each story above the first |
| Height Limit – Maximum (Feet) | 35 | 35 ⁽⁷⁾ | 35 | ?? |
| Open Space – Minimum (Square Feet)^{(8),(9), (13)} | 1,200 with a minimum dimension of 15, exclusive of minimum front and side setbacks | A minimum dimension of 15, exclusive of minimum front and side setbacks, and the following: | A minimum dimension of 15, exclusive of minimum front and side setbacks, and the following: | A minimum dimension of 15, exclusive of minimum front and side setbacks, and the following: |
| Multi-Unit Building: (Square feet per dwelling unit) | | | | |
| Bachelor and One Bedroom | | 600 | 600 | 600 |
| Two Bedrooms | | 700 | 700 | 700 |
| Three Bedrooms | | 800 | 800 | 800 |

Notes:

- Garage entrances shall face side parcel lines on all parcels having front setbacks of less than 25 feet. The minimum garage setbacks shall be 20 feet measured from the face of the garage door to the front property line.
- All front setbacks in a subdivision shall average a minimum of not less than 25 feet.

3. No portion of a second story wall shall be closer than 10 feet to the property line; however, if the greater side setback has an unobstructed graded area on that side intended for garage use suitable for vehicle parking, a side setback may be allowed having a minimum dimension from the structure to the property line of 10 feet open from ground to sky, however, in no case less than 12 feet from the structure's exterior wall to the property line.
4. Carport structures may be allowed on side property lines to not less than five feet from the rear property lines. The structures shall be fire rated in compliance with the Uniform Building Code and may be required to be screened for aesthetic purposes. No structure shall be allowed within the front setback or exterior side setback on corner parcels or within 15 feet of an exterior side (street side) property line within the rear setback of corner parcels. All carport structures shall be subject to the review of the Director.
5. Accessory structures. Accessory structures both attached and detached shall be allowed under the same standards as the main structures, except that detached one-story accessory structures may have a rear setback of five feet. Attached patios which are completely unenclosed, except for fully ventilated screening, may come to within not less than five feet of the rear property line.
6. Density Designation: The ordinance establishing any residential zone may contain a number suffixed with the zone symbol. The number shall be the number of square feet of total parcel area allocated to each dwelling unit. The designation may be indicated on the Zoning Map (e.g., R-2-3000, R-2-36000). The designation shall not exceed the density specified in the General Plan.
7. R-2: Height. When abutting an R-1 zone, no structure shall exceed one story in height within 50 feet of the subject boundary and shall not exceed two stories within 100 feet of the subject boundary.
8. R-2, R-3, and R-4: Open Space Requirements. The open space areas shall not include any type of roofed or enclosed structure (except a specifically designated recreation structure), driveway, driveway easement, open parking, or required front or exterior side setbacks. Equipped outdoor recreation areas containing swimming pools, children's playgrounds with equipment, tennis, volleyball, shuffleboard, or handball courts, and similar facilities may be counted as one square foot of area fulfilling two square feet of the required open space area as may be determined by the Director. The Director's determinations may be appealed directly to the Council.
9. R-2, R-3, and R-4: Private Balconies and Patios. Private balcony and patio areas may be utilized to fulfill not more than 50 percent of the open space requirement, provided the areas have direct access from the dwelling unit it is designed to serve, a minimum dimension of seven feet, and a minimum area of 70 square feet.
10. R-3 and R-4: Accessory Structures.
 - a. Accessory structures except carport structures and enclosed storage structures as specified in Section 17.38.130(B) shall observe the same front, side, and rear setbacks as the main structures.
 - b. Enclosed storage structures are allowed on the property line as specified in Section 17.38.080 provided that all of the following conditions are met:
 - (1) The minimum acreage of the related development project shall be 3.5 acres;
 - (2) The enclosed storage structure shall not exceed 1,000 square feet in area and one story in height;

- (3) A Conditional Use Permit and Precise Plan Of Design application in compliance with provisions of this Development Code shall be required;
 - (4) The enclosed storage structure shall be allowed on property lines that are adjacent to zoning designations that allow development equal to or more intense than the R-3 zone; and
 - (5) Subject to a finding by the Council that there is no other reasonable location for the enclosed storage structure on the subject property.
 - c. The minimum distance between accessory and main structures and accessory structures shall be 10 feet exclusive of any vehicular accessway or parking area with an additional 10 feet for each story over one on the accessory structure.
 - d. Garages or carports opening onto an alley shall supply a minimum turning radius of 25 feet to the opposite side of the alley.
11. R-3 and R-4: Garages and Parking Areas. When a parcel abuts an arterial highway, as depicted on the Master Plan of Arterial Highways, and an alley or local street, access to all garages and parking spaces shall be from the alleys or local streets and not from the arterial highway. No more than two garage spaces shall take access directly from a local street for each 65 feet of parcel frontage on a local street. No open parking shall take access directly from a local street. Any garage entered directly from the street shall have a minimum setback of 20 feet from the ultimate right-of-way, measured from the face of the garage door to the front property line.
12. R-3 and R-4: Side and Rear Setbacks. The interior side setback shall be maintained free and unencumbered from the ground to the sky and shall not be used for any driveway, parking space, or access. If a dwelling unit faces an interior side setback, the minimum required setback shall be the same as that required for a front setback (20 feet) with an additional five feet supplied for each additional story above a one-story structure.
13. Landscaping. Any part of a developed parcel that is visible from the street, including turf on separated parkways, shall be landscaped in compliance with Section 17.02.215 (Landscaping). On a natural slope, the slope may be left in its natural condition or as otherwise required; however, a manufactured slope shall be landscaped. All lawns, yards, and gardens visible from the street shall be maintained in a manner which creates a neat, clean, and orderly appearance and which prevents visual blight and property deterioration. Pruning, mowing and edging of lawns, weeding, removal of litter, fertilizing, and regular watering of all plantings are examples of proper maintenance. All dead plants shall be replaced. Landscaping shall be maintained by the property owner or any occupant or person in charge or control of the subject property.
14. Minimum Floor Area. For purposes of this Section, any separately enclosed, habitable room shown on a submitted floor plan shall be considered a bedroom regardless of designation as a “den,” “family room,” “study,” or similar room. No balcony, patio, porch, or similar feature shall be considered in determining unit floor area.

(NOTE TO STAFF: Fourteen footnotes are an extensive number of footnotes for a development standards table. Hopefully, the number may be reduced when additional portions of the overall Development Code are finally updated.)

| Table 2-3 Hillside Residential Development Standards | Hillside Residential Zones | | | |
|--|--|---------------|--------------|-------------------------------|
| | HR-C | HR-LD | HR-MD | HR-SH |
| Development Feature | | | | |
| Parcel Dimensions | Minimum requirements for each NEWLY CREATED parcel. | | | |
| Density – Maximum dwelling units/acre Standard Development Clustered Development | 1 du/10 acres | 1 du/10 acres | 1 du/5 acres | 1 du/10 acres 1 du/2 acres |
| Density – Minimum dwelling units/acre | | | | |
| Parcel Size – Minimum (Square Feet) | 7,200 | | | |
| Parcel Width – Minimum (Feet) | 150 | | | |
| Parcel Depth – Minimum (Feet) | 200 | | | |
| Parcel Coverage – Maximum roof coverage (%) | (1) | | | |
| Floor Area Ratio (FAR) - Maximum | ?? | | | |
| Parcel Area Per Dwelling Unit – Minimum (Square Feet) | 7,200 | | | |
| Floor Area Per Dwelling Unit – Minimum (Square Feet) ⁽¹⁾⁽³⁾ Stand-alone unit Two-unit dwelling Multi-Unit Building: Bachelor One Bedroom Two Bedrooms Three+ Bedrooms | 1,000 | | | |
| Distance Between Structures – Minimum (Feet) ⁽²⁾ | 10 + additional 5 for each story above the first | | | |
| Setbacks – Minimum (Feet) ⁽⁴⁾ | | | | |
| Front Setback | 50 | | | |
| Side Setback – Interior and Standard Corner Parcels | 50 | | | |
| Side Setback – Reverse Corner Parcel: Side Adjoining Another Parcel | 50 | | | |
| Side Setback – Corner Parcel where Front Door Fronts Side Yard | 50 | | | |
| Side Setback – Reverse Corner Parcel: Side Adjoining a Street | 50 | | | |
| Rear Setback | 50 | | | |
| Height Limit - Maximum (Feet) | 35 | | | |
| Open Space – Minimum (Square Feet) | | | | |

Notes:**1. Average Slope and Parcel Coverage Standards.****A. Average Slope.**

- (1) For the purposes of this Subsection, the average slope of any parcel shall be determined by the following formula:

$$S = \frac{.00231L}{A}$$

Where: S is the average slope expressed as a percent; I is contour interval in feet; L is the combined length of contour lines in scale feet; and A is the gross area in acres of the parcel.

- (2) The calculation of the average slope, S, shall be prepared by a registered civil engineer or land surveyor using the following criteria:
- (a) The contour map shall have a maximum interval of 10 feet;
 - (b) An interval of two feet shall be used for calculation of the average slope and shall be interpolated if necessary;
 - (c) The scale of development plans and topographic maps shall be no smaller than:
 - (i) For a parcel smaller than two acres, one inch equals 20 feet,
 - (ii) For a parcel from two to 20 acres, one inch equals 50 feet,
 - (iii) For a parcel larger than 20 acres, one inch equals 100 feet,
 - (d) The plans and maps shall be in compliance with the requirements for tentative maps established by the Subdivision Code.

- B. The maximum parcel coverage on a parcel located within the Hillside Residential Zones shall be as specified in the following table:

Maximum Parcel Coverage

| Average Slope (%) | Maximum Parcel Coverage (Calculated as maximum % of roof coverage) |
|--------------------------|--|
| 10-15 | 45 |
| 15-20 | 40 |
| 20-25 | 35 |
| 25-30 | 30 |
| 30-35 | 25 |
| 35-40 | 20 |
| 40-45 | 15 |
| Over 45 | 5 |

-This page intentionally left blank-

Chapter 17.xx – Commercial and Industrial Zones (BP, C1, C2, CM, and CO)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards

17.xx.010 – Purpose and Intent

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. B-P Business Park Zone.** The intent of the Business Park zone is to provide locations for professional offices, research and development activities, and light industrial uses that contribute both revenues and jobs to the local economy. Limited retail or service uses designed to meet the business needs of offices or the personal needs of office workers are also allowed. Development profiles may consist of low- to high-rise developments (one to five stories in height) constructed either as stand-alone structures or a coordinated project in terms of site layout, architectural design, and landscaping to form a campus-like setting. The community seeks to expand these types of uses by attracting firms that are related to the medical technology field, or that would benefit from the medical advances associated with businesses and institutions in the City. This zone implements the General Plan Business Park land use designation.
- B. C-1 Neighborhood Business Zone.** The intent of the Neighborhood Business zone is to provide locations for shopping and commercial service businesses that cater to the daily needs of the residential community and local workers. Examples of intended development include neighborhood shopping centers, specialty shops, and stand-alone commercial uses. This zone also allows limited office and religious assembly uses that are incorporated into commercial development (e.g., offices in small storefronts, or religious assembly uses in structures originally designed for commercial uses) if the dominant character of the overall development remains commercial. The overall character of uses in this zone is one of low impact in terms of traffic generation, noise, and other features that might adversely affect adjacent residential neighborhoods. This zone implements the General Plan Commercial land use designation.
- C. C-2 General Business Zone.** The intent of the General Business zone is to accommodate the shopping and commercial service needs of the residential community, local workers, and visitors to the City. Examples of intended development include larger shopping centers and in-line shops, hotels/motels, specialty shops, and stand-alone commercial uses. This zone also allows a limited number of office uses and religious assembly uses incorporated into commercial development if the dominant character of the overall development remains commercial. This zone implements the General Plan Commercial land use designation.
- D. C-M Commercial Manufacturing Zone.** The intent of the Commercial Manufacturing zone is to accommodate light industrial uses (e.g., manufacturing, assembly, warehousing, and distribution businesses) that have limited or no impact related to air quality, electrical or electronic

interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality. Warehousing and distribution uses are limited to those uses that generate a relatively low number of vehicle trips. Office uses that are ancillary to the principal commercial or manufacturing uses are allowed. This zone implements the General Plan Industrial land use designation.

- E. C-O Commercial Office Zone (Administrative and Professional Office Zone).** The intent of the Commercial Office zone is to accommodate professional and medical office uses. However, commercial uses that support the office uses or office workers (e.g., office supply stores, copy services, pharmacies, day care, restaurants, dry cleaners, and sundry stores) are also allowed. Development intensity may vary from one to five stories in height depending on adjacent uses, with lower-rise structures required adjacent to residential development. This zone implements the General Plan Office land use designation.

17.xx.020 – Land Use Regulations and Allowable Uses

- A. Table 2-4.** Table 2-4 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
- B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
- C. Land uses not listed in Table 2-4.** Land uses that are not listed in Table 2-4 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
- D. Additional Regulations.** Where the last column in the Table 2-4 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
- E. Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
- F. Definitions.** See Article X (Definitions) for land use definitions and explanations.
- G. C-O Zone Regulations:** Supporting ground floor retail is allowed at no more than 15 percent of the total development’s square footage.

| Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | | | |
|---|--|-----|-----|-----|-----|--|
| | C-O | B-P | C-1 | C-2 | C-M | Specific Use Regulations |
| Retail Trade Uses | | | | | | |
| Alcohol Beverage Sales | | | | | | |
| Alcohol Sales (off-sale) – Beer and Wine | -- | P | P | P | -- | See Subsections 17.44.02 A, 17.46.020 A |
| Alcohol Sales (on-sale) – Beer and Wine | CUP | CUP | CUP | -- | -- | Subsections 17.42.130 B, 17.44.030.9 A |
| Alcohol Sales (off-sale) – Liquor | -- | | P | P | -- | Only permitted provided that the structure containing this use has a minimum floor area of 30,000 square feet and that a maximum of 10 percent of the gross floor area is devoted to the sales of package liquor |
| Alcohol Sales (on-sale) – Liquor | -- | CUP | -- | CUP | -- | |
| Building Materials | -- | -- | -- | MUP | P | |
| Drive-in and Drive-thru Businesses | CUP | -- | CUP | CUP | CUP | |
| Landscape Nurseries – Retail or Wholesale | CUP | -- | CUP | CUP | P | Two-acre minimum parcel size required. |
| Retail Store or Center (Less than 30,000 sf) | -- | -- | -- | P | P | |
| Retail Store or Center (30,001 sf or greater) | -- | -- | P | P | P | |
| Vehicle Sales – New | -- | -- | -- | P | P | |
| Vehicle Sales – Used | -- | -- | -- | P | P | Allowed only in association with a new vehicle sales business. Stand-alone used vehicle sales are not permitted. |
| Vehicle Parts Sales (including stereos/alarms, but no installation) | -- | -- | P | P | P | |
| Vending Machines | P | P | P | P | P | |
| Business, Financial, and Professional | | | | | | |
| Financial Institutions and Related Services | P | P | P | P | P | |
| Governmental Offices and Facilities | P | P | P | P | P | |

| Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | | | |
|--|--|-----|-----|-----|-----|---|
| | C-O | B-P | C-1 | C-2 | C-M | Specific Use Regulations |
| Historical or Landmark Structures with Commercial Activities | CUP | CUP | CUP | CUP | CUP | |
| Offices – Other than medical or dental | P | P | P | P | P | In the C-1 and C-2 zones, on the ground floor, office use is limited to 15% of the floor area. No limitation applies to second floors are above. In the C-M zone, office use is limited to ancillary uses associated with the business and shall not exceed 15% of the floor area. |
| Eating and Drinking Establishments | | | | | | |
| Bars, Lounges, Nightclubs, and Taverns | -- | -- | -- | CUP | -- | |
| Catering Services | -- | -- | P | P | P | |
| Fast Food Restaurant with no drive-through (no late-night hours) | P | P | P | P | P | |
| Fast Food Restaurant with no drive-through (with late-night hours) | CUP | CUP | CUP | CUP | CUP | |
| Fast Food Restaurant with drive- through | -- | -- | -- | -- | -- | |
| Restaurant – Outdoor Dining | CUP | CUP | CUP | CUP | CUP | |
| Restaurant – Sit-down (no late hours) | P | P | P | P | P | See regulations above regarding associated beer and wine and/or alcoholic beverage sales. |
| Restaurant – Sit-down (with late hours) | CUP | CUP | CUP | CUP | CUP | See regulations above regarding associated beer and wine and/or alcoholic beverage sales. |
| Service Uses - General | | | | | | |
| Animal Grooming | -- | -- | P | P | P | |
| Maintenance and Repair Services (other than vehicle) | -- | P | P | P | P | |
| Hotels/Motels | -- | -- | P | P | P | Subsection 17.48.030 A |
| Massage | -- | -- | -- | -- | P | Chapter 5.24 |
| Personal Services, General | P | P | P | P | P | |

| Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | | | |
|---|--|-----|-----|-----|-----|--------------------------|
| | C-O | B-P | C-1 | C-2 | C-M | Specific Use Regulations |
| Personal Service, Restricted | MUP | MUP | MUP | MUP | MUP | Chapters 5.23 & 5.24 |
| Photocopy, Postal and Mailing Services and Similar Activities | P | P | P | P | P | |
| Vehicle Services | | | | | | |
| Automobile Washing/Detailing | -- | -- | CUP | CUP | CUP | |
| Automobile Service Stations | -- | -- | CUP | CUP | CUP | |
| Automobile Repair – Major | -- | -- | -- | -- | P | |
| Automobile Repair – Minor | -- | -- | -- | -- | P | |
| Truck Repair | -- | -- | -- | -- | P | |
| Veterinary Facilities | -- | -- | -- | P | P | |
| The Hereafter | | | | | | |
| Cemeteries, Columbariums, Mausoleums, and Mortuaries | -- | -- | -- | -- | -- | |
| Medical-Related | | | | | | |
| Convalescent Homes | CUP | -- | CUP | CUP | CUP | |
| Hospitals/Medical Facilities | CUP | -- | CUP | CUP | CUP | |
| Laboratories – Medical Related | P | P | -- | P | P | |
| Medical, Dental Clinics/Offices | P | P | P | P | P | |
| Transportation, Communication, and Infrastructure Uses | | | | | | |
| Bus and Taxi Stations | -- | -- | -- | P | P | |
| Public Parking Lots and Structures (not associated with a primary use) | P | P | P | P | P | |
| Public Utility Structures and Service Facilities | CUP | CUP | CUP | CUP | CUP | |
| Recreation | | | | | | |
| Commercial Recreation and Entertainment | -- | -- | -- | CUP | CUP | |
| Game Arcade, Internet Café, or Similar Businesses | -- | -- | -- | -- | -- | ???? |
| Golf Course and Related Facilities | -- | -- | CUP | CUP | CUP | |
| Education | | | | | | |
| Schools – Private | CUP | -- | -- | CUP | -- | |
| Universities and Colleges | | | | | | ???? |
| Vocational Schools | CUP | -- | -- | CUP | CUP | |

| Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | | | |
|--|--|-----|-----|-----|-------|---|
| | C-O | B-P | C-1 | C-2 | C-M | Specific Use Regulations |
| Industry, Manufacturing and Processing, and Warehousing Uses | | | | | | |
| Commercial Bakery | -- | -- | -- | -- | P | |
| Contractors' Yard | -- | -- | -- | -- | P | |
| Food Processing and/or Storage | -- | -- | -- | -- | P | |
| Industry – Light | -- | P | -- | -- | P | |
| Industry – Heavy | -- | -- | -- | -- | CUP | |
| Personal Storage Facilities | -- | -- | -- | -- | CUP | |
| Research and Development | -- | P | -- | -- | M/CUP | |
| Warehousing/Wholesaling | | | | | | |
| Up to 50,000 sf | -- | -- | -- | -- | P | |
| Greater than 50,000 sf | -- | -- | -- | -- | CUP | |
| Other Uses | | | | | | |
| Agricultural, Industrial, Construction Equipment Sales and Rentals | -- | -- | -- | CUP | P | |
| Assembly Uses | | | | | | |
| Places of Public Assembly | CUP | -- | CUP | CUP | CUP | |
| Places of Religious Assembly | CUP | -- | CUP | CUP | CUP | |
| Auction Houses | -- | -- | -- | CUP | CUP | |
| Day Care Facilities | -- | ??? | CUP | -- | -- | |
| Drive-in and Drive-thru Businesses | CUP | -- | CUP | CUP | CUP | No fast-food drive-in or drive-thru facilities are allowed in any zone. |
| Mobile Home Park | -- | -- | CUP | -- | -- | |
| Outdoor Storage Facility | -- | -- | -- | -- | P | |
| Recycling - Small Collection Facility | -- | -- | MUP | MUP | MUP | |
| Recycling - Large Collection Facility | -- | -- | -- | -- | CUP | |
| Temporary Uses | TUP | TUP | TUP | TUP | TUP | See Chapter 17.44.020 B |

17.xx.030 – Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-5, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).

| Development Feature | Commercial and Industrial Zones | | | | | |
|--|--|--------|--------|--------|-------------------|-------------------------|
| | C-O | B-P | C-1 | C-2 | C-M | Additional Requirements |
| Table 2-5 Commercial and Industrial Development Standards | | | | | | |
| Parcel Dimensions | Minimum requirements for each NEWLY CREATED parcel. | | | | | |
| Parcel Size– Minimum (Square Feet) | 10,000 | 10,000 | 7,200 | 10,000 | 7,200 | |
| Parcel Width – Minimum (Feet) | | | | | | |
| Standards Parcels | 100 | 100 | 65 | 65 | ?? | |
| Corner Parcels | | | 70 | ?? | ?? | |
| Parcel Coverage - Maximum roof coverage (%) | 70 | 60 | 50 | 60 | 80 | |
| Floor Area Ratio (FAR) - Maximum | 0.5 | 0.5 | 0.5 | 0.5 | 0.6 | |
| Floor Area (Enclosed) – Minimum (Square Feet) ⁽¹⁾ | 1,600 | ?? | ?? | ?? | ?? | |
| Floor Area (Enclosed) – Maximum (Square Feet) ⁽¹⁾ | N/A | N/A | (3)(4) | (3)(4) | | |
| Setbacks - Minimum (Feet) ⁽²⁾ | | | | | | |
| Front | 25 | 25 | 20 | 20 | 20 ⁽⁶⁾ | |
| Side (interior, each) | | | | | | |
| Abutting a parcel zoned for residential use | 20 | 20 | 0 | 0 | 20 | |
| Abutting any other parcel | 5 | 5 | 0 | 0 | 0 | |
| Side (Street side) | 25 | 25 | 20 | 20 | 20 | |
| Rear | | | | | | |
| Abutting a parcel zoned for residential use | 20 | 20 | 25 | 25 | 20 | |
| Abutting any other parcel | 10 | 10 | 10 | 0 | 0 | |
| Through Parcel | | | 10 | 0 | 0 | |
| Height – Maximum (Feet) ⁽⁵⁾ | 35 | 35 | ?? | ?? | 35 | |

Notes:

1. Enclosed or screened areas shall be provided for the maintenance of solid waste containers.
2. Decorative masonry walls of six feet in height shall be provided on all property lines which are contiguous to residentially zoned parcels.
3. The total floor area in all of the structures on any one parcel shall not exceed 13 times the buildable area of the parcel.

4. Basement floor space, cellar floor space, and parking floor space with necessary interior driveway and ramps, or space within a roof structure or penthouse for the housing of building operating equipment or machinery, shall not be considered in determining the total area within a structure.
5. The maximum height limit may be increased with the approval of a Conditional Use Permit.
6. Setbacks for a site where a portion of the street frontage is in a zone of greater requirements, the front setback of the C-M use shall be in compliance with the minimum requirements of the more restrictive zone.

Chapter 17.xx – Special Purpose Zones (I-HC, OS, PC, and PF)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards
- 17.xx.040 – Public Facilities Zone

17.xx.010 – Purpose and Intent

The purposes of the individual special purpose zones and the manner in which they are applied are as follows.

- A. I-HC Institutional-Health Care Zone.** The primary intent of the Institutional-Health Care zone is to accommodate hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. This zone also allows employee housing as an accessory use. The zone also accommodates educational institutions and religious assembly uses including the Loma Linda University campus inclusive of lecture halls, administration, classroom, laboratory, and service buildings. Also allowed is student housing (dorms, detached or attached dwelling units) and employee housing (detached or attached dwelling units). This zone also accommodates educational uses and religious assembly uses, inclusive of assembly areas or structures, classrooms, religious administrative offices, and limited accessory residential facilities. This zone implements the General Plan Health Care land use designation.
- B. OS Open Space Zone.** The intent of the Open Space zone is to define properties reserved for the preservation of wilderness areas for passive recreational use and other undeveloped recreation lands. Development of structures is prohibited, except for those structures that may be ancillary to a passive recreational use (e.g., restrooms and small service buildings). This zone implements the General Plan Public Open Space land use designation.
- C. PC Planned Community Zone.** The intent of the Planned Community zone is to accommodate flexibility in development, encourage creative and imaginative design, and provide for development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities □ both public and private □ and commercial areas. This zone is further intended to accommodate the optimum integration of urban and natural amenities within developments. The Planned Community zone allows for creation of unique use regulations and development standards for a development project, provided the regulations and standards clearly implement General Plan policy and subsequent project proposals under the Planned Community zone reflect the character envisioned by the City at the time of Planned Community zone approval. This zone implements various General Plan land use designations and can be used to implement the Special Planning Area designation.
- D. PF Public Facilities Zone.** The intent of the Public Facilities zone is to accommodate civic, government, quasipublic uses (e.g., utility easements), and public parks and recreational facilities. Civic uses include a range of uses and facilities that support government service

operations (e.g., City Hall, fire stations, parks, and senior and community centers). This zone implements the General Plan City Facilities, Institutional and Parks land use designations.

17.xx.020 – Land Use Regulations and Allowable Uses

- A. **Table 2-6.** Table 2-6 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
- B. **Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
- C. **Land uses not listed in Table 2-6.** Land uses that are not listed in Table 2-6 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
- D. **Additional Regulations.** Where the last column in the Table 2-6 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
- E. **Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
- F. **Definitions.** See Article X (Definitions) for land use definitions and explanations.

| Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | |
|---|--|-----|-----|--------------------------|
| | I-HC | OS | PC | Specific Use Regulations |
| Agriculture and Animal-Related | | | | |
| Agriculture | -- | P | -- | |
| Apiary | -- | P | -- | Subsection 17.56.020 G |
| Animal Keeping – Private | -- | P | -- | Subsection 17.56.020 H |
| Animal Keeping – Commercial | -- | CUP | -- | |
| Landscape Plant Nurseries – Retail or Wholesale | -- | CUP | -- | |
| Business, Financial, and Professional | | | | |
| Government Offices and Facilities | P | -- | -- | |
| Retail Sales related to an Institution | P | P | P | |
| Educational/Cultural | | | | |
| Libraries | P | -- | P | |
| Museums | P | -- | P | |
| Schools – Private | P | CUP | P | |
| Universities and Colleges | P | CUP | ??? | |
| Medical-Related and Social Services | | | | |
| Convalescent Homes | P | -- | -- | |
| Health Centers | P | -- | -- | |
| Hospitals/Medical Facilities | P | -- | -- | |
| Laboratories – Medical Related | P | -- | -- | |
| Medical, Dental Clinics/Offices | P | -- | -- | |
| Pharmacy | P | -- | -- | |
| Recreation | | | | |
| Auditoriums and Theaters | CUP | -- | P | |
| Cultural Centers | P | -- | P | |
| Golf Course and Related Facilities | CUP | CUP | CUP | |
| Hiking Trails and Related Improvements | -- | P | P | |
| Parks and Playgrounds | -- | P | P | |
| Resources and Open Space Uses | | | | |
| Local and Buffer Greenbelts | -- | P | P | |
| Unimproved Open Space | -- | P | -- | |

| Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | |
|---|--|-----|------|--------------------------|
| | I-HC | OS | PC | Specific Use Regulations |
| Water Resource Management Facilities (groundwater recharge basins, percolation, water wells, reservoirs, tanks, dams, treatment plants, gauging stations, and pumping stations) | -- | P | P? | |
| Wildlife Preserves and Sanctuaries | -- | P | --? | |
| Transportation, Communication, and Infrastructure Uses | | | | |
| Airports, Heliports, and Other Landing Fields | CUP | CUP | -- | |
| Fire and Police Stations | P | -- | P | |
| Public Parking Lots and Structures (not associated with a primary use) | CUP | CUP | CUP | |
| Public and Private Parking Lots and Structures (incidental and accessory to primary use) | MUP | MUP | MUP | |
| Public Utility Structures and Service Facilities | CUP | CUP | CUP | |
| Other Uses | | | | |
| Archeological and Paleontological Sites | -- | P | -- | |
| Assembly Uses | | | | |
| Places of Public Assembly | P | CUP | CUP | |
| Places of Religious Assembly | P | CUP | CUP | |
| Cemeteries, Columbariums, Mausoleums, and Mortuaries | CUP | CUP | CUP | |
| Commercial Uses (incidental and accessory to allowed uses) | -- | CUP | MUP? | Subsection 17.56.030 L |
| Correctional Institutions | CUP | -- | -- | |
| Development of Natural Resources | CUP | CUP | CUP | |
| Forest Maintenance Facilities and Ranger Stations | -- | CUP | -- | |
| Historical Preserve | -- | P | -- | |
| Landfills | -- | CUP | -- | |
| Multiple Residences | CUP | -- | -- | Subsection 17.60.030 A |
| Planned Residential Development | CUP | CUP | CUP | |
| Residences for Institutional Personnel | P | -- | -- | Subsection 17.60.020 L |

| Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | | | |
|---|--|-----|-----|--------------------------|
| | I-HC | OS | PC | Specific Use Regulations |
| Reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials | -- | CUP | -- | Subsection 17.56.030 C |
| Recycling - Small Collection Facility | -- | -- | MUP | |
| Recycling - Large Collection Facility | -- | -- | CUP | |
| Structures Incidental and Accessory to Allowed uses | MUP | MUP | MUP | Subsection 17.56.030 J |

17.xx.030 – Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-7, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).

| Table 2-7 Development Standards for Special Purpose | Special Purpose Zones | | | |
|---|--|--------|---|-------------------------|
| | I-HC | OS | PC | Additional Requirements |
| Parcel Dimensions | These standards apply to each NEWLY CREATED parcel. | | | |
| Parcel Size – Minimum (Square Feet) | 0 | 43,560 | 72,00 5,000 ⁽⁴⁾ | |
| Parcel Width – Minimum (Feet) | 0 | 0 | ?? | |
| Parcel Depth – Minimum (Feet) | ?? | ?? | ?? | |
| Parcel Coverage – Maximum roof coverage (%) ⁽¹⁾ | 50 | ?? | (5) | |
| Floor Area Ratio (FAR) – Maximum | 1.0 | 0.1 | 0.5 | |
| Setbacks – Minimum (Feet) ⁽²⁾ | | | | |
| From Street (public or private) | 25 | 50 | 15 Min. 20 Average 20 Garage Doors | |
| Front | 25 | 0 | ?? | |
| Side (interior) | | | ?? | |

| Table 2-7 Development Standards for Special Purpose | Special Purpose Zones | | | |
|--|------------------------------|------------------|---|------------------------------------|
| Development Feature | I-HC | OS | PC | Additional Requirements |
| Abutting a parcel zoned for residential use All other zones | 20 10 | 0 0 | | |
| Side (Street side) | 25 | 50 | 15 Min. 20 Average 20 Garage Doors | |
| Rear Abutting a parcel zoned for residential use All other zones | 20 10 | 0 0 | ?? | |
| Height (Feet) | 0?? | 0 ⁽³⁾ | 35 | |
| Open Space – Minimum (Square Feet) | ?? | ?? | (7) | |

Notes:

1. All open areas shall be permanently landscaped with an automatic irrigation system including not less than four percent of the off-street parking area.
2. OS Setbacks for Walls and Fences: Walls and fences may be installed in compliance with the following limitations:
 - a. Natural wood, metal, or fiber, non-opaque fences may be installed, provided they are consistent with the purpose and intent of the Open Space zone and a minimum of 20 feet from the ultimate right-of-way line of any street or highway.
 - b. Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of 50 feet from the ultimate right-of-way line of any street or highway.
3. OS zone height: There shall be no maximum structure height standards, except as approved by the Conditional Use Permit.
4. Where detached single-family dwellings are proposed on individual parcels, similar to those found in standard subdivisions, and the parcels do not abut common open space used for recreation and leisure purposes, the minimum parcel size shall conform to the requirement of the zone in which the development is located, unless the approved Plan has been determined by the Council to meet the purpose and intent of this Chapter. Where detached single-family dwellings are proposed on individual parcels similar to those found in standard subdivisions and the parcels abut common open space used for recreation and leisure purposes, the minimum parcel size for shall not be less than 5,000 square feet.
5. Maximum structure coverage:
 - A. In order to maximize the amount of open space within a planned residential development, the maximum structure coverage shall be as follows:

Maximum Structure Coverage

| Unit per acre | Maximum Structure Coverage Maximum roof coverage (%) |
|----------------|---|
| 0-16 | 45 |
| 16.01 and over | 50 |

- B. For the purpose of this Subsection, maximum structure coverage shall be determined by subtracting the land area set aside for private streets and alleys and the rights-of-way for public streets and alleys and any other public rights-of-way.
6. Minimum unit, patio, and balcony areas.
- A. The minimum areas measured in square feet and minimum dimensions measured in lineal feet for dwelling unit floor areas, private patios, and balconies shall be as specified in the following table.

Minimum Unit, Patio, and Balcony Areas

| Dwelling Unit Type | Dwelling Unit Floor Area | Private Area | Patios 1 Min. Dimension | Balconies 2 | |
|---------------------|--------------------------|--------------|----------------------------|-------------|----------------|
| | | | | Area | Min. Dimension |
| Bachelor and single | 450 | 200 | 12 | 60 | 6 |
| One-bedroom | 650 | 200 | 12 | 60 | 6 |
| Two-bedroom | 900 | 250 | 12 | 60 | 6 |
| Three-bedroom | 1100 | 300 | 13 | 60 | 6 |
| Four-bedroom | 1300 | 400 | 14 | 60 | 6 |

- B. Private patios shall be provided for each ground floor dwelling unit.
 - C. Balconies shall be provided for each dwelling unit above the ground floor. At least 50 percent of the lower 42 inches of open area around a balcony shall be screened from view. Private patios and balconies shall adjoin the living area of the dwelling unit they are intended to serve. Balconies which serve as entrances or exits shall not satisfy this requirement, except where the entrances or exits are for the sole use of a particular dwelling unit.
7. Useable Open Space.
- A. The minimum amounts specified this Subsection are calculated to ensure recreation, leisure, and open space which are adequate in size, utility, and accessibility for properly planned residential developments. The recreation, leisure, and open space areas shall be provided for each dwelling unit.
 - B. The minimum square footage of usable open space for recreation and leisure shall be as specified in the following table.

Useable Open Space

| Zone Type of Development | Square Feet Per Dwelling Unit |
|--------------------------|-------------------------------|
| R1 | 1,200 |
| R2 | 1,000 |
| R3 | 800 |
| R4 | 800 |

- C. Recreation and leisure areas may include game courts or rooms, swimming pools, private dock areas, gardened roofs or grounds, sauna baths, putting greens, play lots, or other similar areas serving all residents of the development. The areas shall not include private patios, balconies, decks, or other areas used solely by the residents of an individual dwelling unit nor areas used exclusively for pedestrian or vehicular access ways.
- D. Recreation and leisure areas shall not be located within 10 feet of the wall of any ground floor dwelling unit having a door or window or within five feet of any other wall. The recreation and leisure areas shall have a minimum width of 20 feet.
- E. The minimum square footage requirements for usable open space, as specified in Subsection B., above, shall not satisfy any requirement of dedication of land or in lieu fees relating to public park and recreational facilities.
- F. Private water areas may partially satisfy the open space requirement, but not less than 35 percent of the required open space for each dwelling unit shall be land area.
- G. Enclosed recreation or leisure areas may occupy not more than 15 percent of the square footage required. The remaining area shall be open space.
- H. In addition to meeting all other design criteria, attempts shall be made to maximize the number of dwelling units that about the usable open space.
 - 1. A recreation area containing at least 10,000 square feet with a minimum dimension of 50 feet and a minimum average dimension of 100 feet shall be provided and maintained.
 - 2. The area shall be located at least 20 feet away from a structure wall with ground floor windows or doors, and at least five feet from a structure wall with no windows or doors.
- J. Special attention shall be given to the placement of tot lots which shall be arranged at convenient locations.
- K. Recreation areas shall include appropriate facilities (e.g., swimming pools, tennis courts, basketball courts, putting greens, playground equipment, volleyball courts, lawn bowling, outdoor cooking facilities, etc.)
- L. Clubhouse facilities shall be provided in one of the recreation areas, and of sufficient size to accommodate meetings held by the membership of the homeowners' association and shall contain other facilities usually associated with a clubhouse (e.g., kitchens, recreation areas, workshops, lounges, etc.)

(NOTE TO STAFF: The number of footnotes is extensive for a development standards table. Hopefully, the number may be reduced when additional portions of the overall Development Code are finally updated.)

17.xx.040 – Public Facilities Zone

A. Land Use Regulations and Allowable Uses.

1. **Table 2-8.** Table 2-8 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
2. **Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
3. **Land uses not listed in Table 2-8.** Land uses that are not listed in Table 2-8 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
4. **Additional Regulations.** Where the last column in the Table 2-8 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
5. **Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
6. **Definitions.** See Article X (Definitions) for land use definitions and explanations.

| Table 2-8 Allowed Uses and Permit Requirements for Public Facilities Zone | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed | |
|--|--|---------------------------------|
| Land Use | PF | Specific Use Regulations |
| Agriculture and Animal-Related | | |
| Agriculture | -- | |
| Apiary | -- | |
| Animal Keeping – Private | -- | |
| Animal Keeping – Commercial | -- | |
| Landscape Plant Nurseries – Retail or Wholesale | -- | |
| Business, Financial, and Professional | | |
| Government Offices and Facilities | P | |
| Retail Sales related to an Institution | -- | |
| Educational/Cultural | | |
| Libraries | P | |
| Museums | P | |
| Schools – Private | -- | |
| Universities and Colleges | -- | |

| Table 2-8 Allowed Uses and Permit Requirements for Public Facilities Zone | | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed |
|---|-----------|--|
| Land Use | PF | Specific Use Regulations |
| Medical-Related and Social Services | | |
| Convalescent Homes | -- | |
| Health Centers | ??? | |
| Hospitals/Medical Facilities | ??? | |
| Laboratories – Medical Related | -- | |
| Medical, Dental Clinics/Offices | -- | |
| Pharmacy | -- | |
| Recreation | | |
| Auditoriums and Theaters | CUP | |
| Cultural Centers | MUP | |
| Golf Course and Related Facilities | -- | |
| Hiking Trails and Related Improvements | -- | |
| Parks and Playgrounds | MUP | |
| Resources and Open Space Uses | | |
| Local and Buffer Greenbelts | -- | |
| Unimproved Open Space | -- | |
| Water Resource Management Facilities (groundwater recharge basins, percolation, water wells, reservoirs, tanks, dams, treatment plants, gauging stations, and pumping stations) | MUP | |
| Wildlife Preserves and Sanctuaries | -- | |
| Transportation, Communication, and Infrastructure Uses | | |
| Airports, Heliports, and Other Landing Fields | CUP | |
| Fire and Police Stations | P | |
| Public Parking Lots and Structures (not associated with a primary use) | CUP | |
| Public and Private Parking Lots and Structures (incidental and accessory to primary use) | MUP | |
| Public Utility Structures and Service Facilities | P | |
| Other | | |

| Table 2-8 Allowed Uses and Permit Requirements for Public Facilities Zone | | P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed |
|---|-----------|--|
| Land Use | PF | Specific Use Regulations |
| Archeological and Paleontological Sites | -- | |
| Assembly Uses | | |
| Places of Public Assembly | -- | |
| Places of Religious Assembly | -- | |
| Cemeteries, Columbariums, Mausoleums, and Mortuaries | -- | |
| Commercial Uses (incidental and accessory to allowed uses) | MUP | |
| Correctional Institutions | MUP | |
| Development of Natural Resources | MUP | |
| Forest Maintenance Facilities and Ranger Stations | P | |
| Historical Preserve | -- | |
| Landfills | -- | |
| Multiple Residences | ??? | |
| Planned Residential Development | ??? | |
| Residences for Institutional Personnel | P | |
| Reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials | CUP | |
| Structures Incidental and Accessory to Allowed uses | P | |

- B. Development Standards.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-9, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).

| Table 2-9 Development Standards for PF Zone | Public Facilities Zone | |
|--|--|--------------------------------|
| Development Feature | PF | Additional Requirements |
| Parcel Dimensions | These standards apply to each NEWLY CREATED parcel. | |
| Parcel Size–Minimum (Square Feet) | 10,000 | |
| Parcel Width–Minimum (Feet) | 100 | |
| Parcel Depth–Minimum (Feet) | | |
| Parcel Coverage – Maximum roof coverage (%) | | |
| Large Uses | 60 | |
| Small Uses | 50 | |
| Floor Area Ratio (FAR) – Maximum | | |
| Large Uses | 0.8 | |
| Small Uses | 0.5 | |
| Setbacks – Minimum (Feet) | | |
| Front | 25 | |
| Side (interior) | | |
| Abutting a parcel zoned for residential use | 20 | |
| All other zones | 5 | |
| Side (Street side) | 25 | |
| Rear | | |
| Abutting a parcel zoned for residential use | 20 | |
| All other zones | 10 | |
| Height (Feet) | 35 | |

-This page intentionally left blank-

Chapter 17.xx – Combining/Overlay Zones (FP, GH, HM, and PD)

Sections

- 17.xx.010 – Applicability
- 17.xx.020 – Purpose and Intent

17.xx.010 – Applicability

A. Applicability.

1. The applicability of any combining/overlay zone to specific sites is illustrated by the overlay Zoning Map symbol established by Section 17.xx.xxx (Zones Established).
2. Combining/overlay zones will generally be applied to areas that have different underlying zones, but have unique features or characteristics that are common to the parcels that are located within the combining/overlay zone.

B. Identification. Combining/overlay zones shall be identified by suffixing the applicable combining/overlay letters next to the underlying Zoning Map's symbol.

C. In the event of conflicts. In the event of any conflict between the provisions of this Chapter and any other provision of this Development Code, this Chapter shall control.

17.xx.020 – Purpose and Intent

The purposes of the individual combining/overlay zones and the manner in which they are applied are as follows:

A. FP Floodplain Overlay Zone. The intent of the Floodplain Overlay zone is to safeguard those areas of the City subject to periodic flooding and accompanying hazards, with the objective of promoting health, safety, and general welfare of the people of the City. This overlay zone implements various General Plan land use designations. The objectives of the Floodplain Overlay zone are:

1. To prohibit occupancy or the encroachment of any structure, improvement, or development that would obstruct the natural flow of floodwaters within a designated floodway on the floodplain;
2. To keep developments in the remainder of the floodplain above the design flood flow elevation; and
3. To prevent economic loss caused by excessive flooding and to prevent loss of life or property.

B. GH Geologic Hazards Overlay Zone. The intent of the Geologic Hazards Overlay zone is to provide for suitable protection for areas subject to the threat of loss, life, and/or personal property

due to seismic shaking and resultant ruptures or ground failure, landslides, and other potential geologic hazards. More specifically, this overlay zone will allow the City to exercise the mandated approval authority within special study zones as established by the State Geologist required by the provisions of the Geologic Hazards Zones Act (Chapter 7.5, Division 2, of the California Public Resources Code). This overlay zone implements various General Plan land use designations.

C. H Historic Mission Overlay Zone.

1. The intent of the Historic Mission Overlay zone is to accommodate a basic framework for future development to achieve the following objectives:
 - a. To preserve and enhance the Mission Road area and associated historical and cultural resources;
 - b. To preserve and enhance the rural atmosphere of the area;
 - c. To facilitate the continued use and enjoyment of existing properties by focusing on new development projects and/or rehabilitation, restoration, and adaptive reuse of historical and/or cultural resources;
 - d. To allow for consistent, compatible, and complementary development of the vacant properties within the Mission Road area; and
 - e. To encourage pedestrian friendly new development in the area through the incorporation of livable/walkable community concepts.
2. This overlay zone implements various General Plan land use designations.

D. PD Planned Development Overlay Zone.

1. The intent of the Planned Development Overlay zone is to provide opportunities for nontraditional approaches to residential development. Using this overlay zone, applicants can craft unique development standards, provided that the density complies with that established for the underlying zone and all applicable General Plan policies, and further provided that the development plan:
 - a. Preserves natural land features, open space, and other valuable and desirable environmental features of a particular area;
 - b. Provides for specified community benefits not otherwise required for development in the underlying zone as a trade-off for deviating from the otherwise applicable development standards; and
 - c. Clearly demonstrates compatibility of use with respect to existing and future developments in the surrounding areas.
 - d. Provides for specified community benefits not otherwise required for development in the underlying zone as a trade-off for deviating from the otherwise applicable development standards; and
 - e. Clearly demonstrates compatibility of use with respect to existing and future developments in the surrounding areas.

2. This overlay zone shall only be applied to suitable properties classified in the commercial, institutional, mixed use, and residential zones. This zone implements various General Plan land use designations.

-This page intentionally left blank-

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 1, 2016

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PRECISE PLAN OF DESIGN NO. 16-019 – CITRUS LANE

SUMMARY

The project is a request to review and approve the proposed site plans and designs for the Citrus Lane project, on a previously subdivided 9.5 acre parcel of land. The subject site is located on the southwest corner of Citrus Avenue and California Street (Exhibit A).

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of Precise Plan of Design No. 16-019 (Exhibit B) based on the Findings, and subject to the attached Conditions of Approval (Exhibit C).

PERTINENT DATA

| | |
|---------------------------|--|
| Property Owner/Applicant: | Loma Linda Citrus Lane, LLC |
| General Plan | Low Density Residential (0 to 4 du/acre) |
| Zoning: | Single-Family Residence (R-1) |
| Site: | 9.50 Acres |
| Topography: | Relatively flat |
| Vegetation: | Existing citrus grove |

BACKGROUND AND EXISTING SETTING

Background

On June 23, 2015, the City Council approved General Plan Amendment No. GPA 14-075, Pre-Zone No. ZMA 14-076, Annexation No. ANX 14-074, a Certificate of Appropriateness, and Tentative Tract Map No. TTM 14-073 (TTM 18963) annex approximately 20 acres, change the land use designation from Business Park to Low Density Residential, Pre-Zone the subject site to Single Family Residence (R-1), approved a tentative tract map to create 35 lots for single-family

residential units and four common lettered lots, and approved a Certificate of Appropriateness to relocate the existing Eli C. Curtis residence to the Loma Linda Heritage Park on Mission Road.

Existing Setting

The site presently contains a citrus grove and a single-family house located on the southwest corner of the property (California Street). The house was built in approximately 1898-1899. Surrounding land uses include agriculture (citrus groves) and a church to the north, agriculture (citrus groves) to the east and west, and multiple-family residential development to the south. The area south of the Project Site is designated Commercial. The areas north and east as well as the Project Site are zoned County of San Bernardino Multiple Residential (RM). The area along the west side of California Street, across from the Project Site, is within the City of Loma Linda and is zoned Special Planning Area D (SPA D). SPA D incorporates the area south of Redlands Boulevard, west of California Street and north of Mission Road and east of the Edison transmission lines. The area is intended for mixed uses including commercial, office, institutional, business and industrial parks, as well as single-family (and where appropriate multi-family) residential.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

This project is covered by the general rule that CEQA, pursuant to Section 15061(b)(3), only applies to projects, which have the potential for causing a significant effect on the environment. The general plan amendment, pre-zone, tentative tract map, annexation, and certificate of appropriateness for this site were approved by the City Council on June 23, 2015. The impacts associated with this development were considered in the Environmental Initial Study and Mitigated Negative Declaration and were approved by the City Council on June 23, 2015. Therefore, the environmental concerns have already been addressed.

ANALYSIS

Project Description

The project involves the design of 35-units to be located within the Citrus Lane Development. The site was previously subdivided to accommodate the proposed development, which also included setback lines. The project will be completed in three phases, commencing in the fall of 2016. The project will also include public street improvements along California Street, Citrus Avenue, as well as the new proposed streets within the project site. The development also includes four (4) lettered lots to be used for landscaping and drainage purposes.

Public Comments

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on Thursday, May 19, 2016 and published in the San Bernardino Sun on Sunday, May 22, 2016. As of the writing of this report, no comments have been received

Site Analysis

The entire site encompasses an area of approximately 9.5 acres. Development of the site will consist of three phases:

- Phase I will consist of two model homes and eight homes;
- Phase II will consist of 14 homes;
- Phase III will consist of the remaining 11 homes.

The site will include three new streets located within the development. Names have not been chosen, however, the applicant will be choosing from the approved Street Naming Program approved by the City Council in 2004.

The homes will include three different architectural designs– *Spanish Colonial, Santa Barbara, and California Ranch*. There will be three different floor plan/elevations for each architectural style. The 35 single-family residential lots would range in size from 7,215 square feet to 11,442 square, with the two-story homes ranging in size from 3,100 square feet to 3,300 square feet. Each home will include a two-car garage, with Plan 1 including an additional tandem space, however because it is a tandem, it may not be considered a legal parking space.

The development will include 6-foot high, as well as 8-foot high perimeter, split-face block walls. Staff has added a condition of approval that requires the block walls include a decorative cap. The development code allows a maximum height of 6 foot block walls. The proposal includes 8-foot high walls along the east and south boundary. From the subject site, the walls will appear to be 6-feet in height, but from the exterior, they will appear to be 8-feet in height. This however is temporary, as development on the adjacent sites will require adding two feet of soil thereby reducing the exterior height of the walls to 6 feet.

The site plan will include access off California Street and Citrus Avenue, with a cul-de-sac in the middle of the development. The street layout, widths, and public right-of-way improvements were approved during the tentative tract map review.

The site plan shows that the open space is provided in the form of common lettered lots (i.e., lots A through D) located in the northwest, southwest, northeast portions of the property. As noted on the plan, the project will provide approximately 20,077 square feet of open space areas for rain garden/water quality treatment. In addition to front yard and rear yard areas around each unit, the common letter lots will also provide common, usable open space to meet the minimum open space requirements of 1,200 square feet for each unit. Therefore, the project meets and exceeds the minimum common open space requirements.

The site plan indicates that there are three garage parking spaces for Plans 1 and 3, and two garage parking spaces provided for Plan 2. The code requires two parking spaces per one family dwelling unit. Therefore, the proposed project meets the City's minimum parking requirements.

The landscape plan indicates the use of grass, ground covers and trees throughout the project (i.e., Citrus Washington Navel, Australian Willow, Purple Leaf Plum, African Sumace, Lions Tail, Kangaroo Paw, Rosemary, Indian Hawthorn, Red Yucca, blue fescue). The trees are proposed at the driveway and around the open space areas. The trees and shrubs will meet the minimum size requirements.

Architecture Analysis

The architectural style of the surrounding neighborhood is a mix of traditional residential architecture with some structures dating back to the early 1920's. The applicant proposes Modern-Traditional style architecture with gable and hip roof construction. Stucco and pop-out features will be utilized to break up the vertical walls and provide some wall plane variation. Additional stone veneer is proposed for the lower portion of all exterior walls. Warm earth tones and a light gray-beige concrete tile roof will compliment the style of the structure.

The following is a breakdown of the project units.

| Plan | No. of Units | Bedrooms | Bathrooms | Story | Options |
|-------------|---------------------|-----------------|------------------|--------------|----------------|
| P1 | 7 | 5 | 3.5 | 2 | Den |
| P2 | 15 | 5 | 4.5 | 2 | N/A |
| P3 | 13 | 5 | 4.5 | 2 | N/A |

All the plans provide a living room, fireplace, kitchen, dining room, laundry room, and downstairs bedroom and bathroom(s).

FINDINGS

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

“If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.”

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

The proposed use is a permitted use within the Single Family Residence (R-1) zone. The project complies with the proposed “Low Density Residential” General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.34 Single Residence (R-1) zone. The 35 residential lots would range in size from 7,215 square feet to 11,442 square feet which comply with the minimum lot area of Section 17.34.040 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, (c) Minimum Residential Lot Size. A majority of the Project Site is developed with citrus groves. The development of this site with the appropriate residential uses shall enhance the quality of the surrounding neighborhood and the City.

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

The project is consistent with Goal No. 3 in the existing Housing Element of the General Plan, which states that equal housing opportunities shall be provided for all residents of Loma Linda, regardless of race, religion, sex and marital status, ancestry, national origin, color, familial status, or disability. The project would not disrupt or divide the physical arrangement in the immediate vicinity. The project includes the removal of 9 acres of citrus groves and the relocation of an existing locally significant single-family residence. The use of the agricultural land is not economically viable and development of single-family residences will be compatible with the existing residential area to the south, and future residential developments to the east and west of the subject site. Development will generally enhance the area. The project shall not result in impacts to the established community and would not be detrimental to existing uses specifically permitted in the zone.

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

The subject parcel is adequate in size and shape to accommodate the proposed use. The buildings conform to the required setbacks found in the R-1 zoning designation in the Municipal Code. The project measures 9.5 acres in size, and will include 35 residential lots. The project density of 3.68 dwelling units per acre is less than the maximum density allowed in the existing General Plan Land Use designation of “Low Density Residential.” In addition, the 35 residential lots would range in size from 7,215 square feet to 11,442 square feet which comply with the minimum lot area of LLMC Section 17.34.040 – Minimum Lot Area.

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

Traffic ingress/egress onto adjacent exterior roadways would be provided by a new entry on California Street and a new entry on Citrus Avenue. Both entries would be required to comply with required sighting distances as Conditions of Approval. The two entrances into the site allow full access without impeding the through traffic. Access for an emergency vehicle is adequate with minimum 30-foot wide streets. The design of the proposed subdivision does not conflict with any easements. The proposed project and related on- and off-site improvements would not conflict with other uses immediately adjacent to the project site.

In August 2014, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the Project. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed development and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system. As required by Measure V, any location where the level of service is below LOS C at the time an application for development is submitted, mitigation measures shall be imposed to ensure that the level of traffic service is maintained.

The General Plan and Measure V state that peak hour intersection operations of Level of Service C or better are generally acceptable. The study area intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions, except for the study area intersection of California Street at Redlands Boulevard that is currently operating at Level of Service E/F during the evening peak hour. The Proposed Project is projected to generate a total of approximately 333 daily vehicle trips, 27 of which would occur during the morning peak hour and 35 of which would occur during the evening peak hour.

For Opening Year (2016) With Project traffic conditions, the study area intersection of California Street and Redlands Boulevard is projected to operate at acceptable Level of Service consistent with Measure V during the peak hours with improvements. For Year 2035 with Project traffic conditions, the study area intersections of Redlands Boulevard at Citrus Avenue, and California Street at Mission Road are projected to operate at Level of Service D to F during the evening peak hour, without improvements. However with recommended mitigation, the study area intersections are projected to operate within acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with project traffic conditions.

A traffic signal is project to be warranted for Opening Year 2016 without Project traffic conditions at California Street and Mission Road. Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation and are a part of the Conditions of Approval.

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

The public health, safety and general welfare will be protected through the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the neighborhood.

CONCLUSION

All elements of the project are consistent with the existing General Plan. The project is also in compliance with the R-1 zoning regulations and findings have been made to support staff's recommendation for approval. 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 single-family residential use is compatible with the existing and future uses in the surrounding area. The IS/MND was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Report prepared by:

Konrad Bolowich
Community Development Director

EXHIBITS

- A. Vicinity Map
- B. Project Plans
- C. Conceptual Landscape Plan
- D. Conditions of Approval

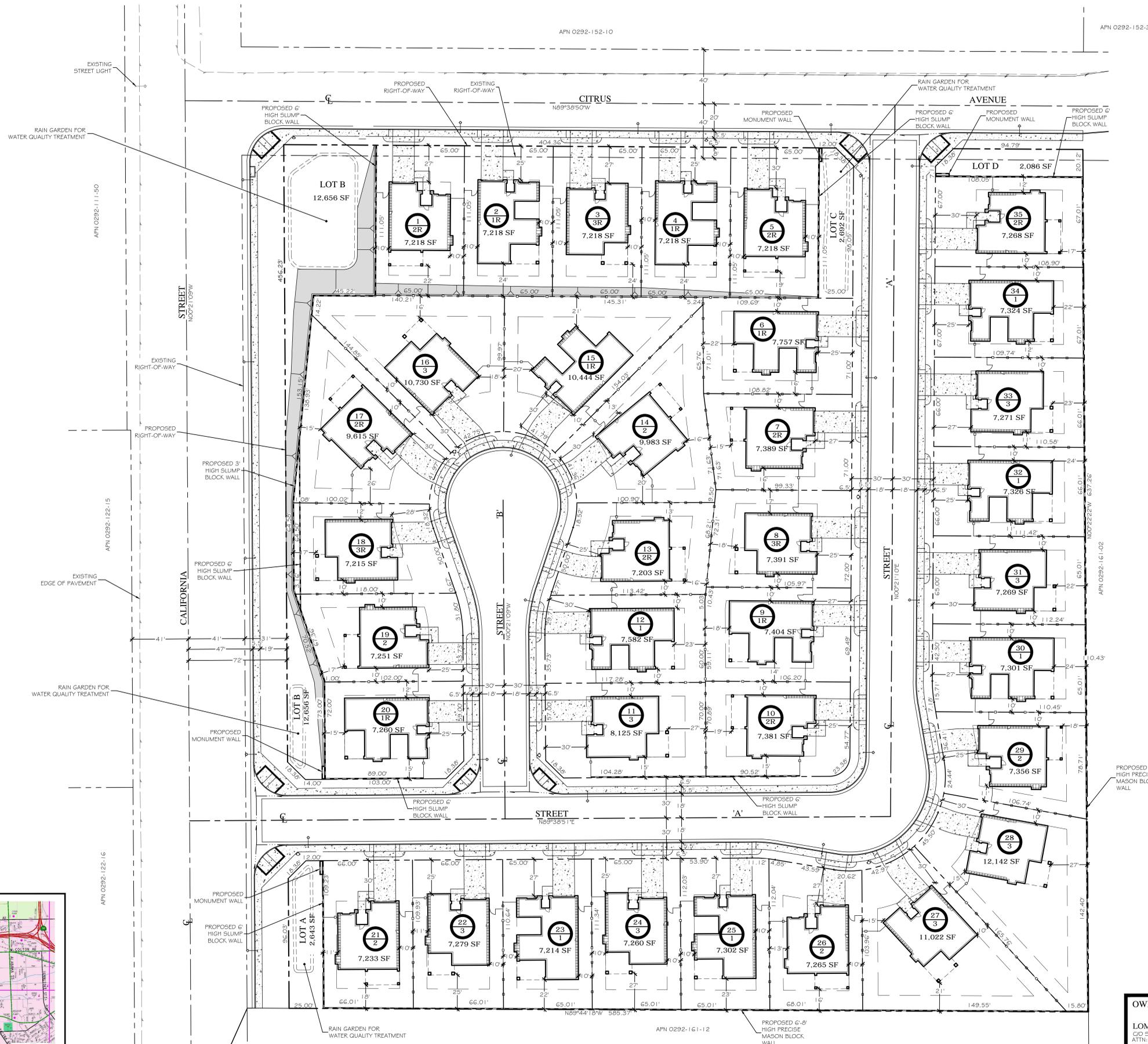
Vicinity Map



SITE PLAN

TENTATIVE TRACT 18963
 ASSESSOR'S PARCEL NUMBERS: 0292-161-01 & 11
 CITY OF LOMA LINDA
 MAY, 2016

Exhibit B



NOTES:

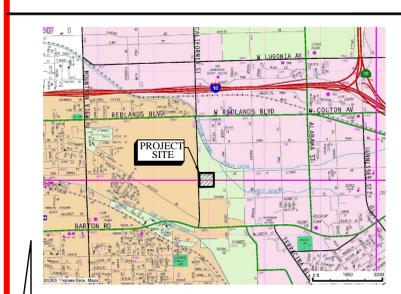
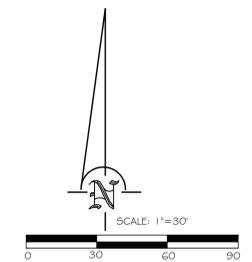
- ASSESSOR'S PARCEL NUMBERS: 0292-161-01 AND 11
- EXISTING LAND USE DESIGNATION: R-1
- GROSS AREA: 9.50 AC
- EXISTING NET AREA: 8.91 AC
- PROPOSED NET AREA: 8.56 AC
- AREA OF DEDICATION: 0.45 AC
- AREA OF VACATION: 0.10 AC
- PROPOSED NUMBER OF LOTS: 35 SINGLE FAMILY LOTS + 4 COMMON LETTERED LOTS
- PROPOSED DENSITY: 4.09 D.U./NET ACRE
- LOT SIZE: 7,203 SF - 12,142 SF
- MINIMUM FRONT YARD SETBACK: 25'
- MINIMUM REAR YARD SETBACK: 15'
- MAXIMUM LOT COVERAGE: 34.3%

LOT COVERAGE:

| LOT # | ROOFED COVERAGE | LOT SIZE | COVERAGE |
|-------|-----------------|-----------|----------|
| 1 | 2,284 SF | 7,218 SF | 31.6% |
| 2 | 2,475 SF | 7,218 SF | 34.3% |
| 3 | 2,357 SF | 7,218 SF | 32.7% |
| 4 | 2,475 SF | 7,218 SF | 34.3% |
| 5 | 2,284 SF | 7,218 SF | 31.6% |
| 6 | 2,475 SF | 7,757 SF | 31.9% |
| 7 | 2,284 SF | 7,389 SF | 30.9% |
| 8 | 2,357 SF | 7,391 SF | 31.9% |
| 9 | 2,475 SF | 7,404 SF | 33.4% |
| 10 | 2,284 SF | 7,381 SF | 30.9% |
| 11 | 2,357 SF | 8,125 SF | 29.0% |
| 12 | 2,475 SF | 7,582 SF | 32.6% |
| 13 | 2,284 SF | 7,203 SF | 31.7% |
| 14 | 2,284 SF | 9,983 SF | 22.9% |
| 15 | 2,174 SF | 10,444 SF | 20.8% |
| 16 | 2,357 SF | 10,730 SF | 22.0% |
| 17 | 2,284 SF | 9,615 SF | 23.8% |
| 18 | 2,357 SF | 7,215 SF | 32.7% |
| 19 | 2,284 SF | 7,251 SF | 31.5% |
| 20 | 2,475 SF | 7,260 SF | 34.1% |
| 21 | 2,284 SF | 7,233 SF | 31.6% |
| 22 | 2,357 SF | 7,279 SF | 32.4% |
| 23 | 2,475 SF | 7,214 SF | 34.3% |
| 24 | 2,357 SF | 7,260 SF | 32.5% |
| 25 | 2,475 SF | 7,309 SF | 33.9% |
| 26 | 2,284 SF | 7,265 SF | 31.4% |
| 27 | 2,357 SF | 11,022 SF | 21.4% |
| 28 | 2,357 SF | 12,142 SF | 19.4% |
| 29 | 2,284 SF | 7,356 SF | 31.0% |
| 30 | 2,475 SF | 7,301 SF | 33.9% |
| 31 | 2,357 SF | 7,269 SF | 32.4% |
| 32 | 2,475 SF | 7,326 SF | 33.6% |
| 33 | 2,357 SF | 7,271 SF | 32.4% |
| 34 | 2,475 SF | 7,324 SF | 33.2% |
| 35 | 2,284 SF | 7,266 SF | 31.4% |

LEGEND

- PROPOSED PCC PAVING
- PROPOSED SLOPE
- INDICATES LOT NUMBER
- INDICATES PLAN TYPE
- 7,270 SF INDICATES SQUARE FOOTAGE OF LOT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT



VICINITY MAP
 Map © Rand McNally & company R.L.09-S-17

OWNER / APPLICANT:
LOMA LINDA CITRUS LANE, LLC
 C/O STRATUS DEVELOPMENT PARTNERS
 ATTN: DAVID WOOD
 17 CORPORATE PLAZA DRIVE, SUITE 200
 NEWPORT BEACH, CA 92660
 PHONE: (949) 294-6990



SITE PLAN
 TENTATIVE TRACT 18963
 APN 0292-161-01 & 11
 CITY OF LOMA LINDA

Job Number: 157001 | Date Prepared: 5/17/16 | Drawn By: BK | Reference Number: 157001.sp | 1/1

PLANT LEGEND:

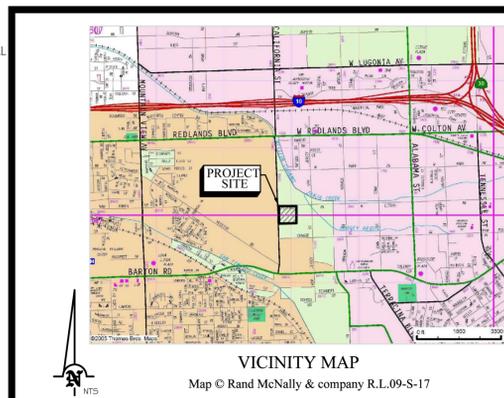
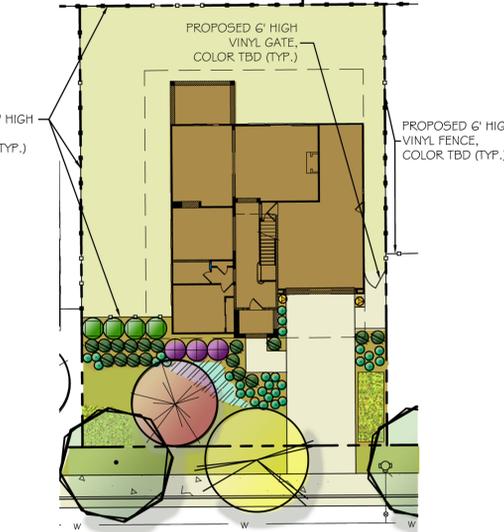
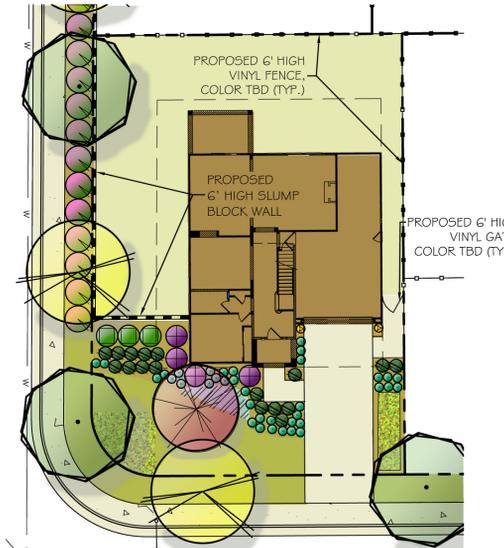
| SYMBOL | PLANT NAME | QTY. | SIZE: |
|---|---|----------------|---------|
| STREET TREES | | | |
| | CITRUS 'WASHINGTON NAVEL' ORANGE | 47 | 15 GAL |
| | GEUERA PARVIFLORA AUSTRALIAN WILLOW | 32 | 24" BOX |
| | HYMENOPHYLLUM FLAVUM SWEETSHADE TREE | 40 | 36" BOX |
| | PRUNUS CERASIFERA 'AUTROPURPUREA' PURPLE LEAF PLUM | 18 | 24" BOX |
| | RHUS LANCEA AFRICAN SUMAC | 8 | 24" BOX |
| TYPICAL FRONT YARD ACCENT TREES | | | |
| | CERCIS CANADENSIS EASTERN REDBUD | 15 GAL | |
| | LAGERSTROEMIA INDICA CRAPE MYRTLE | 15 GAL | |
| | RHAPIOLEPIS INDICA 'MAJESTIC BEAUTY' INDIAN HAWTHORN (TREE FORM) | 15 GAL | |
| TYPICAL FRONT YARD BACKGROUND SHRUBS | | | |
| | BUDDLEIA DAVIDII NANHOENSIS 'MOJUM' PETITE PLUM DWARF BUTTERFLY BUSH | 5 GAL | |
| | LEONORUS LEONOTIS LIONS TAIL | 5 GAL | |
| | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS RANGER | 5 GAL | |
| TYPICAL FRONT YARD UPRIGHT ACCENT SHRUBS | | | |
| | ACHILLEA FILIPENDULINA FERNLEAF YARROW | 5 GAL | |
| | ANIGOZANTHOS FLAVIDUS KANGAROO FLAW | 5 GAL | |
| | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' ROSEMARY | 5 GAL | |
| TYPICAL FRONT YARD FOUNDATION SHRUBS | | | |
| | ABELIA GRANDIFLORA 'KALEIDESCOPE' N.C.N. | 5 GAL | |
| | CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH | 5 GAL | |
| | RHAPIOLEPIS INDICA 'BALLERINA' INDIAN HAWTHORN | 5 GAL | |
| TYPICAL FRONT YARD ACCENT SHRUBS | | | |
| | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL | |
| | MUHLENBERGIA CAPILLARIS PINK MUHLY | 5 GAL | |
| | SALVIA LEUCANTHA MEXICAN BUSH SAGE | 5 GAL | |
| TYPICAL FRONT YARD SMALL MASSING SHRUBS | | | |
| | HEMEROCALLIS HYBRID DAYLILY | 1 GAL | |
| | SENECIO CINERARIA DUSTY MILLER | 1 GAL | |
| | TULBAGHIA VIOLACEA SOCIETY GARLIC | 1 GAL | |
| PARKWAY / OPEN SPACE WALL SCREENING SHRUBS | | | |
| | CALLISTEMON VIMINALIS 'CAPTAIN COOK' DWARF BOTTLEBRUSH | 59 | 5 GAL |
| | CEANOTHUS 'BLUE JEANS' BLUE JEANS CALIFORNIA LILAC | 93 | 5 GAL |
| | ESCALLONIA EXONIENSIS 'FRADESII' PINK PRINCESS ESCALLONIA | 38 | 5 GAL |
| | MUHLENBERGIA RIGENS DEER GRASS | 133 | 5 GAL |
| RAIN GARDEN BUFFER SHRUBS | | | |
| | MIMULUS CARDINALIS SCARLET MONKEYFLOWER | 194 | 5 GAL |
| | MUHLENBERGIA RIGIDA 'NASHVILLE' PURPLE MUHLY | 139 | 5 GAL |
| GROUNDCOVER | | | |
| | PESTUCA GLAUCA BLUE FESCUE | FLATS 12" O.C. | |
| | GAZANIA RIGENS LEUCOLAENA TRAILING GAZANIA | FLATS 12" O.C. | |
| | MYOPORUM PARVIFOLIUM 'PINK' N.C.N. | FLATS 12" O.C. | |
| | TURF | 16,000 SF* | |
| | 3" THICK WOOD MULCH (ALL PLANTED AREAS) VARIABLE WIDTH, 5'-12' WIDE | 5,200 SF* | |
| | DECOMPOSED GRANITE TRAIL, COLOR T.B.D. | | |
| | RAIN GARDEN MIX: BACCHARIS DOUGLASHI - MARSH BACCHARIS (1 GAL) CAREX BUCHANANI - LEATHER LEAF SEDGE (1 GAL) CAREX GLOBOSA - GLOBE SEDGE (1 GAL) JUNCLUS PATENS - CALIFORNIA GREY RUSH (1 GAL) FANICUM NORTHWIND - SWITCH GRASS (5 GAL) | | |

*DOES NOT INCLUDE QUANTITY ON PRIVATE LOT.

PRELIMINARY LANDSCAPE PLAN

COUNTY OF SAN BERNARDINO (TO BE ANNEXED TO CITY OF LOMA LINDA)

APN 0292-152-10 APN 0292-161-01 & 11



PRELIMINARY LANDSCAPE PLAN
COUNTY OF SAN BERNARDINO
(TO BE ANNEXED TO CITY OF LOMA LINDA)
10997 CALIFORNIA STREET
APN 0292-161-01 & 11

Exhibit C

BENCHMARK
CITY OF REDLANDS R-55 BRASS DISK IN TOP SOUTH END OF HEADWALL OF BRIDGE WEST SIDE NEVADA ST NEAR INT NEVADA ST & CITRUS AVE.
ELEVATION = 1 202.07'

BASIS OF BEARING
CENTERLINE OF CITRUS AVENUE PER RS 94/23 BEING N89°38'50"W.

OWNERS:
ROBERT W. BELL, TRUSTEE OF THE BELL FAMILY TRUST,
UNDER DECLARATION OF TRUST, DATED 4/9/92, AS TO AN UNDIVIDED ONE-HALF INTEREST

CALIFORNIA GIANT, INC.,
WHO ACQUIRED TITLE AS NEW WEST FRUIT CORPORATION, A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED ONE-HALF INTEREST C/O STRATUS DEVELOPMENT PARTNERS
ATTN: DAVID WOOD
17 CORPORATE PLAZA DRIVE, SUITE 200
NEWPORT BEACH, CA 92660, PHONE: (949) 294-6990

PREPARED FOR/OWNER:
STRATUS DEVELOPMENT PARTNERS
ATTN: DAVID WOOD
17 CORPORATE PLAZA DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 294-6990

thatcher engineering & associates, inc.
1461 ford street, suite 105, redlands, ca 92373

- land planning
- civil engineering
- landscape architecture

phone 909.748.7777
fax 909.748.7776

REGISTERED LANDSCAPE ARCHITECT
KATHY TISSOT, LA 5458
02/28/2015
STATE OF CALIFORNIA

| | | | |
|--------------------|-----------------------|--------------|----------------------------|
| Job Number: 157001 | Date Prepared: 3/4/15 | Drawn By: 55 | Reference Number: 157001IP |
|--------------------|-----------------------|--------------|----------------------------|



**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 14-073 (TTM 18963)
(APNS 0292-161-01, 08, 11 & 12)**

COMMUNITY DEVELOPMENT DEPARTMENT

General

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

PROJECT:

Tentative Tract Map No. 14-073 (TTM 18963)

EXPIRATION DATE:

June 23, 2017

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. 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 affiliate's 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.
4. Construction shall be in substantial conformance with the plan(s) approved by the 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, fence 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 developmental project.
5. 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.

6. The proposed subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC).
7. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
8. 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.
9. Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto the adjacent properties.
10. 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 spray bars on all processing equipment are in good operating condition;
 - c. Apply water or soil stabilizers to form curst on inactive construction areas and unpaved work areas;
 - 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.

11. 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.
12. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
13. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
14. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
15. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
16. 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.
17. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits, or with Community Development approval, prior to the issuance of a Certificate of Occupancy.
18. 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.
19. The applicant shall pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
20. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

Landscaping

21. 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. Landscape plans for the Landscape Maintenance District shall be on separate plans.
22. 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.
23. 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.
24. 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.
25. 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.
26. The final landscaping plan shall match the preliminary landscape plan along the public right of ways to the greatest extent possible.

Noise

27. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code.

Fire Department

28. All construction and site development shall meet the requirements of the editions of the California Building Code (CBC)/Uniform Building Code (UBC) and the California Fire Code (CFC)/Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
29. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.
30. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

Public Works Department

31. The applicant/developer shall record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of any permits.
32. The precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the City of Loma Linda prior to issuance of any building permits.
33. The applicant/developer shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
34. The applicant/developer shall install or bond for all off-site improvements prior to recording the final map.
35. Street light locations shall be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.
36. Any streets damaged as a result of new services shall be repaired as required by the Public Works Department prior to occupancy.
37. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
38. The applicant/developer shall design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
39. The applicant shall dedicate the ultimate right-of-way street width to the City.
40. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
41. 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.
42. All lots shall drain to streets or other approved device. All additional drainage due to development shall be mitigated on-site, no cross lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.
43. The applicant/developer shall provide adequate City of Loma Linda Drainage Easements (minimum fifteen [15] feet wide) over the natural drainage courses and/or drainage facilities. The applicant/developer shall design easements to contain the 100-year frequency storm flow plus bulking and freeboard per approved City criteria.

44. The applicant/developer shall provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.
45. Sewage system shall be provided by City of Loma Linda.
46. City of Loma Linda shall be the water purveyor.
47. The applicant/developer shall provide all utility services. All utilities are to be underground.
48. All fire hydrants and their distribution mains shall be made part of the Public System.
49. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
50. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.
51. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.
52. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
53. No commencement of public street work shall be permitted, except rough grading, until dedication for that street has been recorded. The applicant/developer shall obtain a permit prior to any construction within the City's right-of-way.
54. Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services.
55. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
56. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
57. The City C & D policy applies. The applicant/developer shall provide, to the maximum extent practicable, for the recycling and reuse of existing materials.

Mitigation Measures

58. Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare onto existing and potential future development to the east, west, north and south of the Project Site.

59. The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands.
60. Within the meandering walkway proposed along the Project's western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area's rich citrus production. In addition to literature, the displays shall also include historic photographs of the plantings, irrigation and harvesting of citrus. To the extent possible, the landscape area within the walkway shall include historic artifacts associated with the production of citrus (e.g. smug pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft.
61. The Project Proponent shall relocate the Eli C. Curtis residence to the Loma Linda Heritage Park and provide a foundation at the new location and ensure the exterior preservation of the structure including new paint, roofing, or other structural elements as needed at the time of relocation.
62. Prior to relocation, a Historic American Buildings Survey (HABS) document to include a standard digital photograph survey shall be completed for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation.
63. Architectural drawings shall be prepared prior to relocation activities and the drawings shall be used in the preparation of the foundation at the relocation site. All activities relating to the relocation shall be monitored and documented by a qualified architectural historian, including documenting the relocation site.
64. The demolition of the garage and out-building shall be monitored to ensure adequate documentation and recording of any additional components of the early use of the property.
65. If, at any time, additional elements of the historic occupation and use of the property is uncovered, this archaeological evidence must be assessed in accordance with current professional standards and guidelines.
66. The Project Proponent shall incorporate palms into the overall design of the proposed project including the installation of palms along Citrus Avenue. The Proponent shall also preserve existing citrus trees in place within the Project Site to the extent feasible and incorporate references to the Curtis family into the project design (e.g. road names).
67. The Project Proponent shall conduct an archaeological monitoring program during ground altering activities, including the removal of trees, the irrigation system, and during grading of the site.

68. The Project Proponent shall direct the monitoring towards the protection of any Native American cultural resources that may be uncovered, but also with an emphasis on the grading along the Redlands Central Railway berm and retaining wall.
69. The Project Proponent shall include a Native American monitor in the overall monitoring program. Given the proximity of the *Asistencia*, the Native American monitor shall be either Gabrielino or Serrano. If no Gabrielino or Serrano monitor is available, a representative of the Soboba (Luiseno) may be assigned. The assignment may be at the discretion of the Lead Agency or under contract to the archaeological consultant.
70. In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
71. If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
72. Landscaping at the rain gardens shall include orange trees with meandering river rock formations to reduce water use. All other landscaping shall be with native and drought tolerant trees and shrubs and groundcovers or turf. Wood fiber shall be used in the landscaping design. Plants shall be grounded with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping shall correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.
73. Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.
74. Rain gardens are proposed to treat runoff. Rain garden maintenance shall begin within 30 days of project completion. The owner or a designated landscape maintenance company shall maintain rain gardens in private lots. Home Owner Association (HOA) staff shall maintain rain gardens in common lots. Rain gardens

shall be inspected every six months and after major storm events for erosion of banks and bottom, standing water, slope stability, sediment accumulation, and vigor and density of plants.

75. Homeowners shall be responsible for litter control on private lots. HOA staff shall remove litter from common areas and dispose off-site. Staff or an outside landscape company shall provide litter control services.
76. The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.
77. The top of all catch basins shall be painted with the following: "No Dumping, Drains to River" sign or equivalent.
78. Consistent with Measure V, as mitigation for the potential traffic impacts, the Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection costs is \$17,800.
79. Construct Citrus Avenue from California Street to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.
80. Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development.
81. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
82. Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.
83. The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Applicant signature

Date

Owner signature

End of Conditions

Planning Commission

Regular Meeting of March 2, 2016

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

Commissioners Present: John Nichols, Chairman Ryan Gallant
 Doree Morgan Carlos Prieto
 Jay Nelson

Staff Present: Konrad Bolowich, Assistant City Manager
 Jeff Peterson, City Engineer
 Guillermo Arreola, Senior Planner
 Richard Holdaway, City Attorney
 Nataly Alvizar, Administrative Specialist I
 Romo Planning Group (RPG) Shelby Williams

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted

1. **CONDITIONAL USE PERMIT (CUP) NO. 14-153 – A PROPOSAL TO CONSTRUCT A NEW 3,058 SQUARE FOOT DRIVE-THRU CAR WASH ON VACANT LAND LOCATED AT 25965 REDLANDS BLVD.**

Consultant (RPG) Shelby Williams - presented the staff report into evidence. Development is proposed at a vacant lot located at 24965 Redlands Boulevard. The Project Site is located within the East Valley Corridor Specific Plan – General Commercial Zone. The conditional use permit is to allow the construction and operation of the new car wash.

Ms. Williams determined that the proposed project would result in potentially significant impacts to the following issue areas:

- Cultural Resources
- Noise

Chairman Nichols opened the public hearing.

Architect for the project, Alex Irshaid, appreciated Staff's recommendation for approval and stated that he was available should there be any questions.

Resident Bob Stewart expressed his concern regarding:

- Employee parking
- Grading and drainage.
- Water flow from the from the back to the front of the property

In response, Ms. Williams clarified that the project is required to have seven parking spaces and the applicant is providing sixteen. She further went on to clarify that the project would comply with the State of California drainage requirements.

Discussion ensued with Commissioners, Consultant, and Staff regarding:

- Architectural Design/Aesthetics
- Keeping a modern design
- Softening the exterior with a Mission era architectural design
- Landscape on the West Elevation.
- Drive-Way accessibility.

Chairman Nichols closed the public hearing.

Motion by Nelson, seconded by Morgan and carried to adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program, adopt and approve Conditional Use Permit (CUP 14-153) based on the findings and subject to the conditions of approval as contained in the staff report with the added condition to work with staff on improving design aesthetics, and add block walls on required sides. Gallant abstained.

APPROVAL OF MINUTES - December 16, 2015

Motion by Gallant, seconded by Nelson and carried to approve the minutes of December 16, 2016.

Commissioner Nelson left meeting due to conflict of interest on next agenda item.

2. **PRECISE PLAN OF DESIGN (PPD) NO. 14-154 – A PROPOSAL TO CONSTRUCT A 15,880 SQUARE FOOT MEDICAL OFFICE BUILDING ON A VACANT LOT LOCATED AT 25925 BARTON ROAD WITHIN THE INSTITUTIONAL (I) ZONE.**

Consultant (RPG) Shelby Williams presented the staff report into evidence. The applicant is requesting approval of a Precise Plan of Design to construct a two-story medical office building on a vacant, 36,590 square foot parcel of land.

Ms. Williams explained that the Initial Study Check list determined that the proposed project would result in potentially significant impacts to the following areas:

- Biological Resources
- Cultural Resources
- Noise
- Transportation/Traffic

LSA Engineer (Ambarish Mukherjee) presented the Traffic Impact Study into evidence. The Traffic Study assesses the potential circulation impacts associated for the proposed medical office to be located at 25915 Barton Rd. The traffic analysis examined the following scenarios:

- Existing traffic conditions;
- Existing with traffic conditions;
- Opening year traffic conditions;

- Opening year with project traffic conditions;
- Cumulative traffic conditions;
- Cumulative with project traffic conditions;
- Year 2035 traffic conditions; and
- Year 2035 with project traffic conditions.

LSA Engineer (Mukherjee) presented two access alternatives to the project;

- Access 1 - Project driveway at Driveway1/Barton Road providing right-in right-out ingress/egress movement.
- Access 2 - Driveway 1/Barton Road is removed and full access ingress/egress movements are provided at the Post Office access Driveway.

Discussion ensued with Commissioners, staff, and applicant regarding;

- Proposed access
- Alternatives ingress/egress at Edison Easement
- Traffic conditions at Driveway ingress/egress at Newport Ave
- Level of Service

Commissioner Morgan expressed her concern with traffic congestion on Newport Ave and the proposed ingress/egress Driveway at Newport Ave. She stated that just a few cars caused congestion when driving the access road to the post office.

Mr. Mukherjee explained that Newport Avenue is a residential area with slower speeds while Barton Road has much higher volume and higher speeds. Mr. Mukherjee goes on to state that based on the prepared traffic study, the Level of Service shows no significant issues with a driveway at Newport Avenue.

Chairman Nichols opened the public hearing

Discussion continued with Commissioners, staff, and applicant regarding:

- Access to use the Post Office driveway
- Feedback from the residential area surrounding proposed project.

The Applicant's traffic engineers, including Anne Hernandez, presented a rebuttal to the Traffic Impact Analysis, including a Power Point Presentation which highlighted the following:

- Level of Service standards
- Critical headway/Gap-Acceptance
- Conflicting traffic throughout the years
- Various simulations/presented
- Vehicle delay based on Driveway 1 Barton Rd removed and full-access ingress/egress on Newport Ave.

Mr. Peterson clarified that the City's function is to prepare for a "worst case scenario" and base staff's recommendations on the resident's safety. Mr. Peterson further stated that the traffic signals are currently coordinated to create flow in traffic.

Mr. Mukherjee clarified that LSA addressed Alternative 1, as this was the applicant's proposal.

ACM Bolowich explained that Measure V addresses level of service at city's intersections, not private driveways entering city streets. Level of Service accessing off the private driveway onto the street is for informational purposes only. On-site Level of Service is outside the scope of Measure V, and not a reason to deny the project.

Applicant Dr. Cheng presented Power Point presentation regarding:

- His medical field
- Properties surrounding the site location. (Southern California Edison (SCE) Easement and United State Postal Service (USPS))
- Challenges with communicating with SCE and USPS.
- Safety issues in other city's existing driveways.
- A lack of permission to use the USPS access road.

Chairman Nichols closed the public hearing.

Discussion ensued with the Commissioners, staff and applicant regarding;

- Original purpose of existing driveway
- The design of the medical office building is agreeable
- The time frame needed to bring back possible solutions to the Commission.

Motion by Gallant, seconded by Morgan and carried unanimously to continue Precise Plan of Design (PPD) 14-154 to the April 6, 2016 meeting.

REPORTS BY COMMISSIONERS – No reports

Meeting adjourned to April 6, 2016 at 10:01 p.m.



Nataly Alvizar – Administrative Specialist I

Planning Commission

Regular Meeting of April 6, 2016

A regular meeting of the Planning Commission was called to order by Senior Planner, Guillermo Arreola at 7:00 p.m., Wednesday, April 6, 2016 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: None

Staff Present: Guillermo Arreola, Senior Planner

- Senior Planner Arreola called meeting to order.

Meeting adjourned to May 4, 2016 at 7:05 p.m. due to lack of quorum.



Nataly Alvizar – Administrative Specialist I

Planning Commission

Regular Meeting of May 4, 2016

A regular meeting of the Planning Commission was called to order by Senior Planner, Guillermo Arreola at 7:00 p.m., Wednesday, May 4, 2016 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: None

Staff Present: Guillermo Arreola, Senior Planner

- Senior Planner Arreola called meeting to order.

Meeting adjourned to May 18, 2016 at 7:05 p.m. due to lack of quorum.



Nataly Alvizar – Administrative Specialist I

Planning Commission

Regular Meeting of May 18, 2016

A regular meeting of the Planning Commission was called to order by Assisting City Manager, Konrad Bolowich at 7:00 p.m., Wednesday, May 18, 2016 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: None

Staff Present: Konrad Bolowich, Assisting City Manager (ACM)

- ACM Bolowich called meeting to order.

Meeting adjourned to June 1, 2016 at 7:05 p.m. due to lack of quorum.



Nataly Alvizar – Administrative Specialist I