

**PLANNING COMMISSION
REGULAR MEETING OF
June 15, 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. **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

- Continued from the June 1, 2016 Planning Commission meeting

RECOMMENDATION

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

2. **CERTIFICATE OF APPROPRIATENESS - SMALL PROJECT APPLICATION (SPA 16-051)** THE APPLICANT IS REQUESTING APPROVAL OF A CERTIFICATE OF APPROPRIATENESS IN ASSOCIATION WITH THE FOLLWONG APPLICATION SPA 16-051 FOR MODIFICATION OF EXTERIOR OF THE STRUCTURE (INSTALLING (9) 2'-8" x 8 NEW FIXED WINDOWS.

RECOMMENDATION

Staff recommends that the Planning Commission continue to the July 6, 2016 meeting.

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 15, 2016

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

SUBJECT: DEVELOPMENT CODE AMENDMENT (DCA) 14-133 - DEVELOPMENT CODE UPDATE- CONTINUED – The Applicant is requesting approval of updates to the Loma Linda Development Code including updates to Land Use and the Sign Ordinance.

BACKGROUND

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.

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.

At the June 1, 2016 Planning Commission meeting, Staff requested that the Planning Commission review the proposed updates and provide comments/recommendations at the June 14, 2016 hearing.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for the Development Code Update.

PLANNING COMMISSION MEETING OF JUNE 15, 2016

TO: PLANNING COMMISSION

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

**SUBJECT: CERTIFICATE OF APPROPRIATENESS – SMALL PROJECT
APPLICATION (SPA 16-051)**

SUMMARY

The Project Site is located at 11057 Hill Drive, and is currently developed with an existing two-story, 9,014 square-foot church.

The Project Proponent is requesting approval of:

- 1) A Small Project Application (SPA) to remodel the existing men's and women's restrooms; install nine (9) new fixed windows to be 8-foot high and 2-feet, 8-inches wide; and install an aluminum patio cover.

ANALYSIS/ENVIRONMENTAL REVIEW

The proposed SPA classifies as a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15301(a) (2), Class I of State CEQA Guidelines. This exemption class allows for interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. In addition, the proposed patio is also classifies as a Categorical Exemption under CEQA Section 15301 (e)(4) which allows for accessory (appurtenant) structures including garages, carports, and patios. The project is in an area that is not environmentally sensitive and all public services and facilities are available to allow development permissible in the General Plan.

RECOMMENDATION

Staff recommends that the Planning Commission continue to the July 6, 2016 meeting.

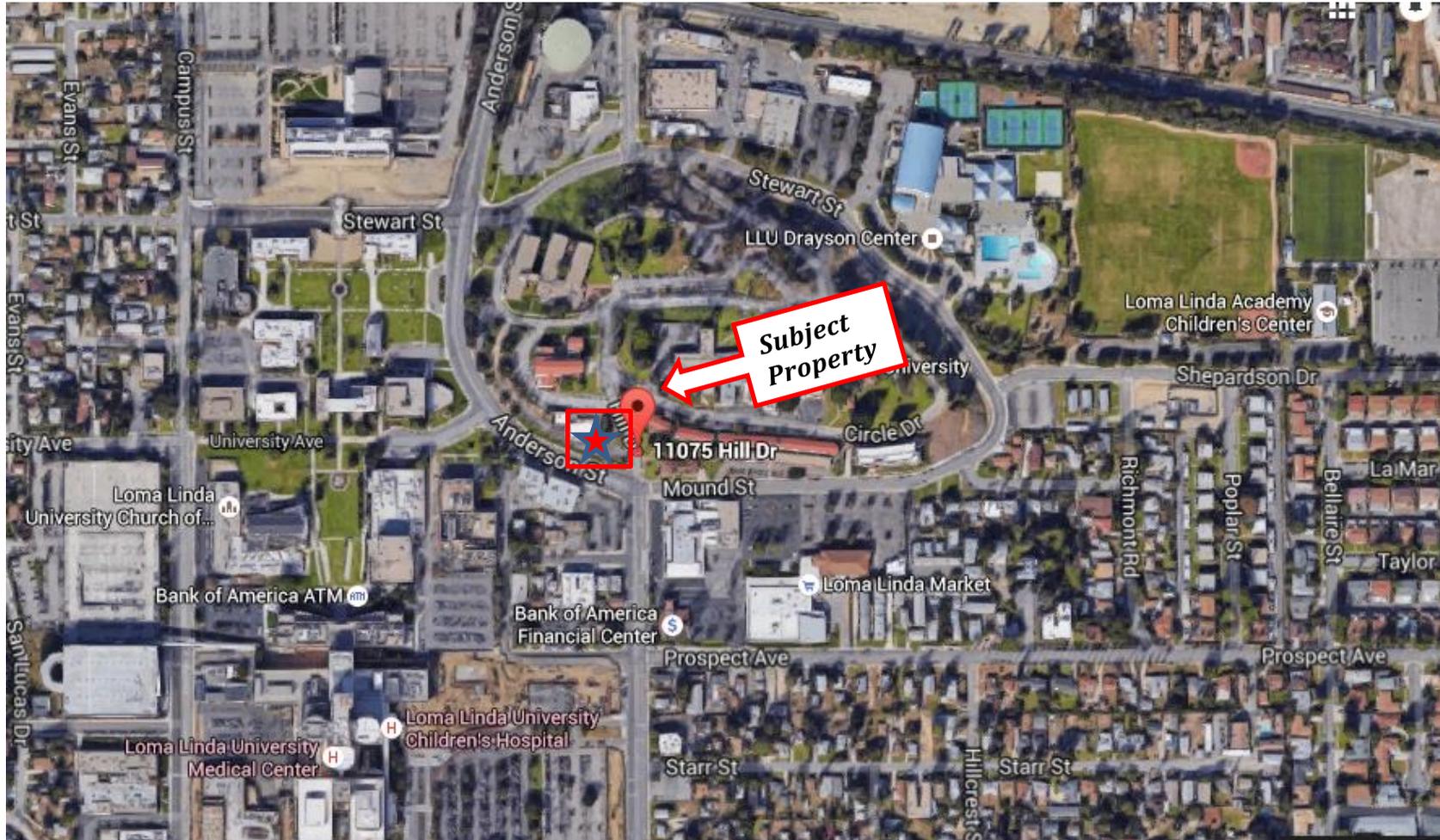
Respectfully submitted,

Konrad Bolowich
Assistant City Manager/Community Development Director

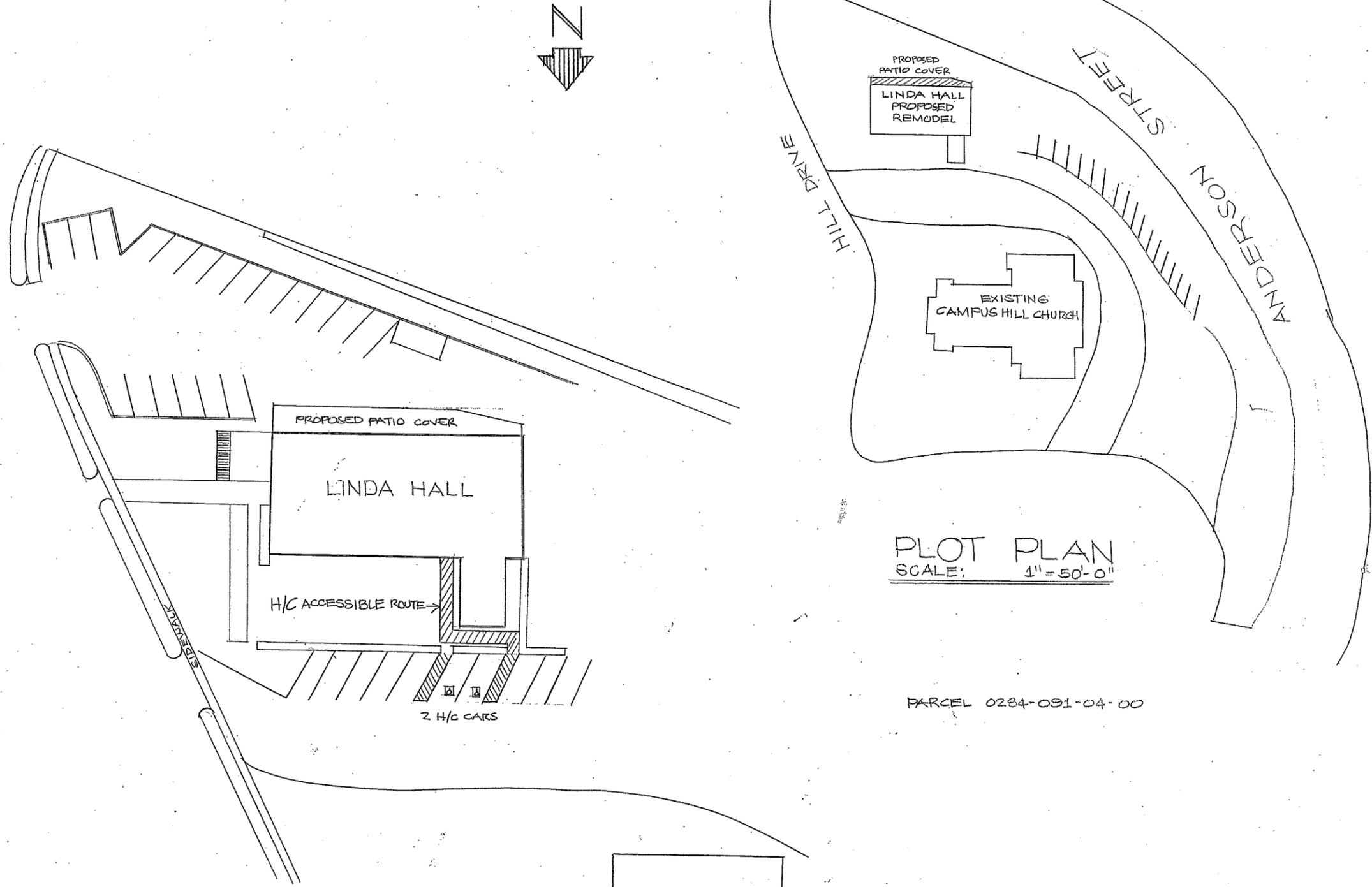
EXHIBIT

- A. Vicinity Map
- B. Project Plans
- C. Site photos/Materials

Vicinity Map



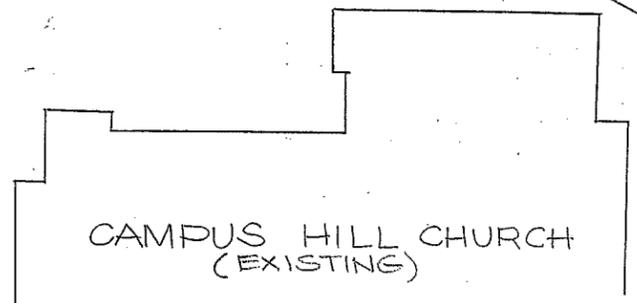
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SITE PLAN
 SCALE: 1" = 80'-0"

PLOT PLAN
 SCALE: 1" = 50'-0"

PARCEL 0284-091-04-00



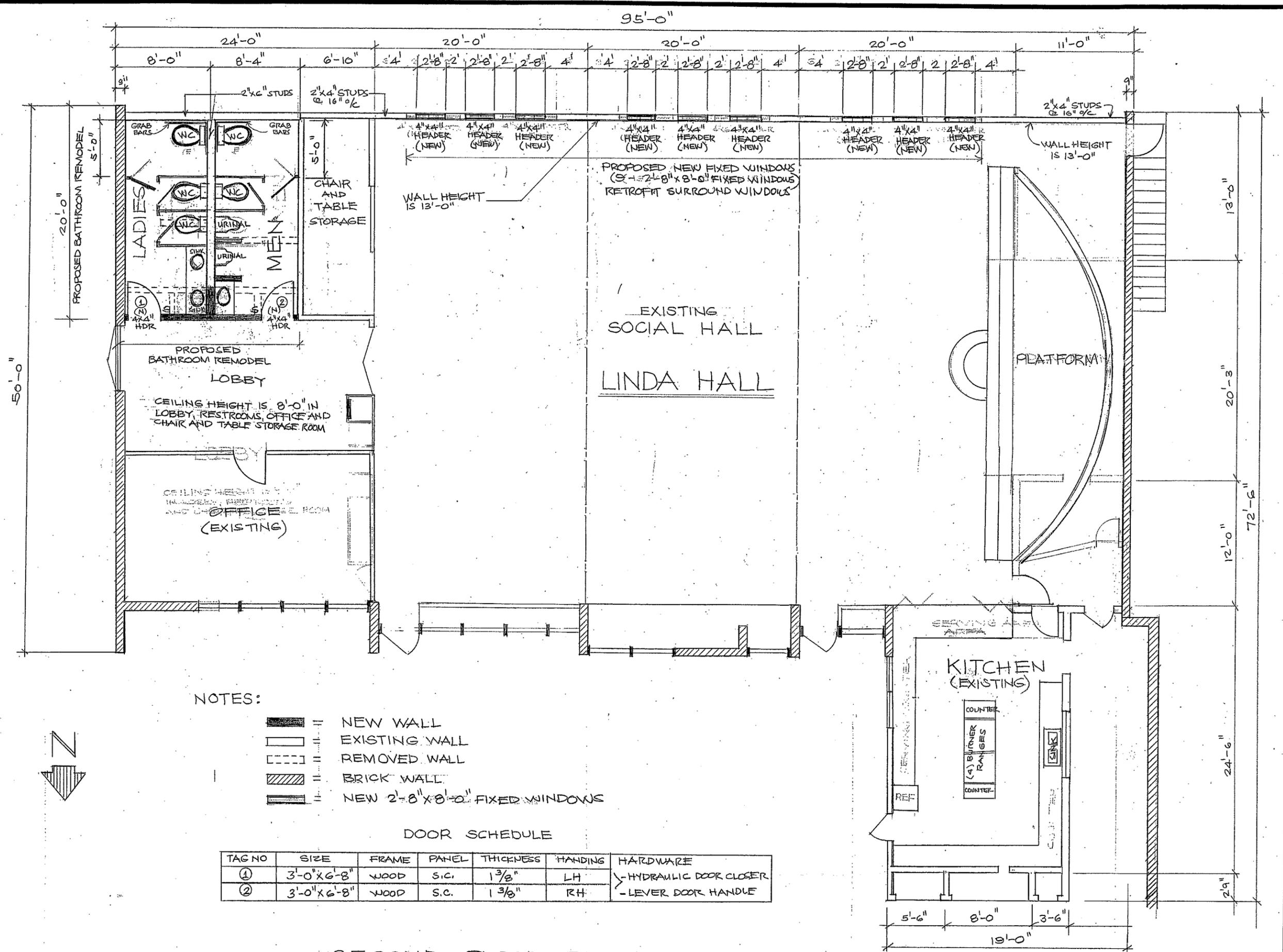
PROPOSED REMODEL
 LINDA HALL OF CAMPUS HILL CHURCH
 11057 HILL DR., LOMA LINDA, CA 92354

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
1/5
OF SHEETS

REVISIONS	BY

PROPOSED NEW WINDOWS INSTALLATION
 and BATHROOM REMODEL FOR
 CAMPUS HILL CHURCH
 11057 HILL DR. LOMA LINDA, CA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
2/5
OF SHEETS



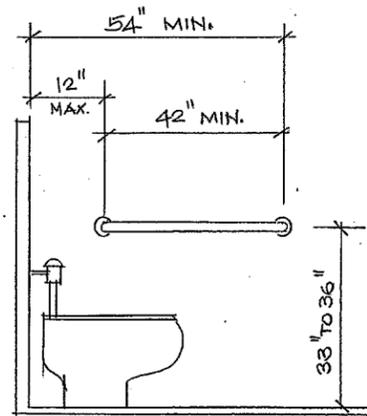
NOTES:

- NEW WALL
- EXISTING WALL
- REMOVED WALL
- BRICK WALL
- NEW 2'-8" X 8'-0" FIXED WINDOWS

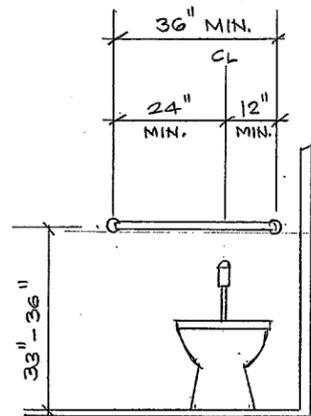
DOOR SCHEDULE

TAG NO	SIZE	FRAME	PANEL	THICKNESS	HANDING	HARDWARE
①	3'-0" X 6'-8"	WOOD	S.C.	1 3/8"	LH	- HYDRAULIC DOOR CLOSER
②	3'-0" X 6'-8"	WOOD	S.C.	1 3/8"	RH	- LEVER DOOR HANDLE

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



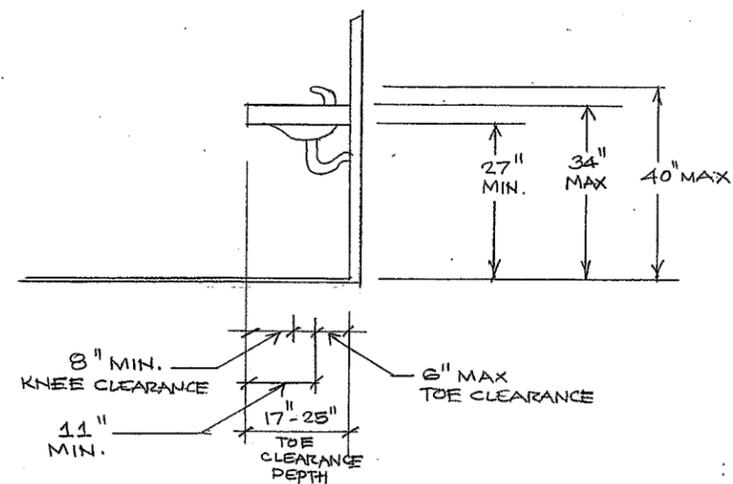
SIDE WALL
(NOT TO SCALE)



REAR WALL
(NOT TO SCALE)

GRAB BARS

NOT TO SCALE



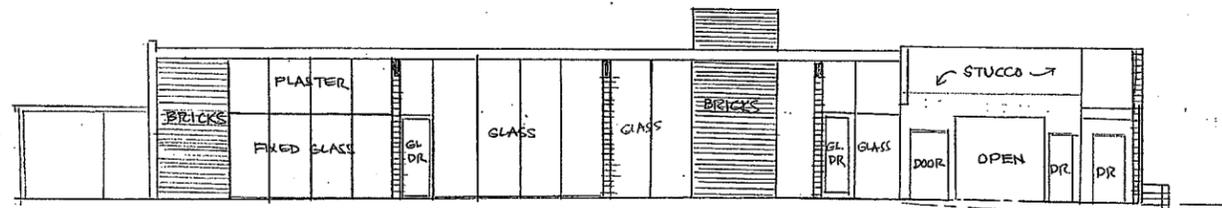
ADA (FIXTURES)

NOT TO SCALE

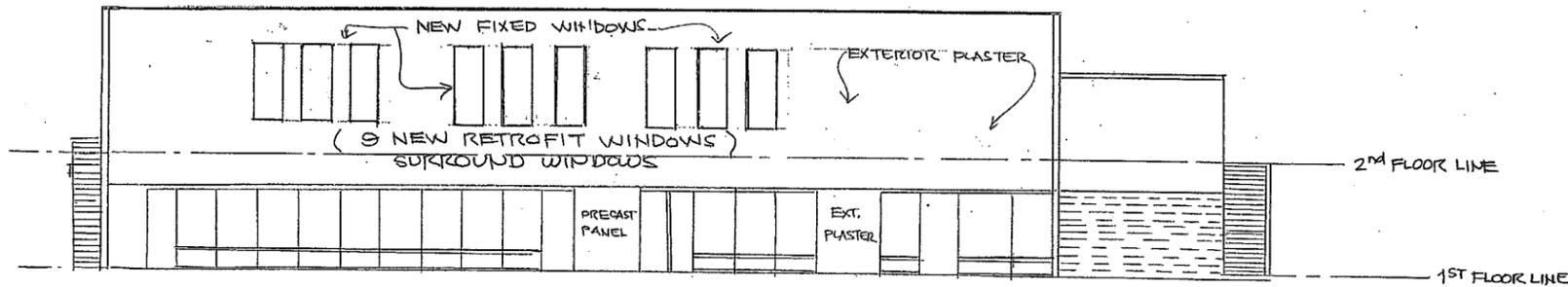
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PROPOSED RESTROOMS REMODEL
LINDA HALL OF CAMPUS HILL CHURCH
11057 HILL DR., LOMA LINDA, CA 92354

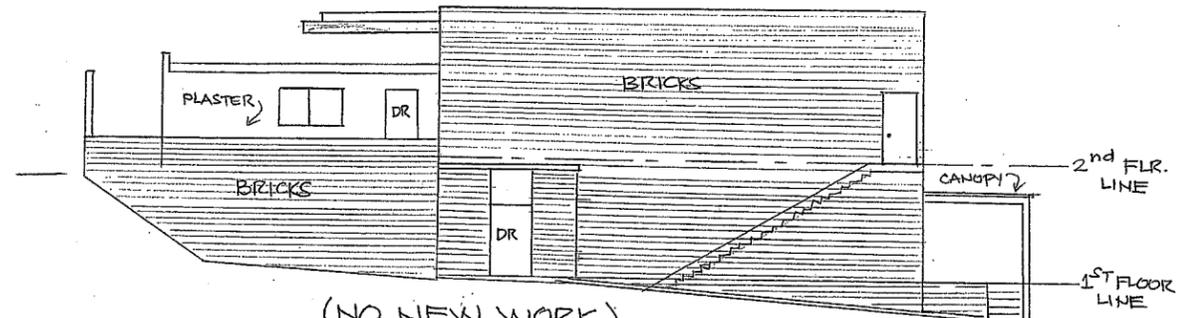
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DATE
SCALE
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SHEET



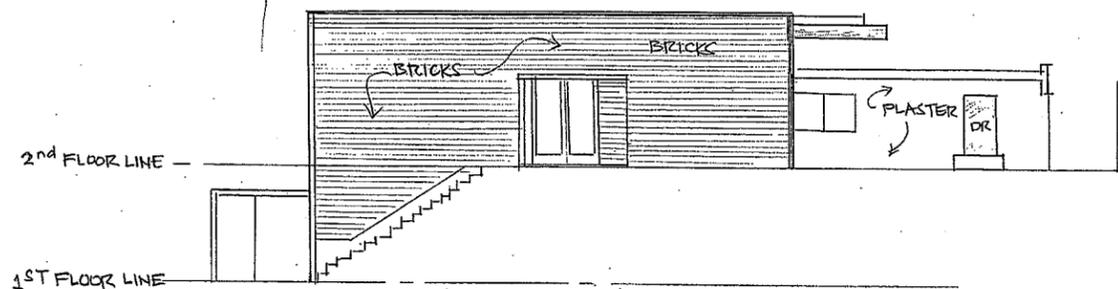
(NO NEW WORK)
NORTH ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$



(NO NEW WORK)
WEST ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

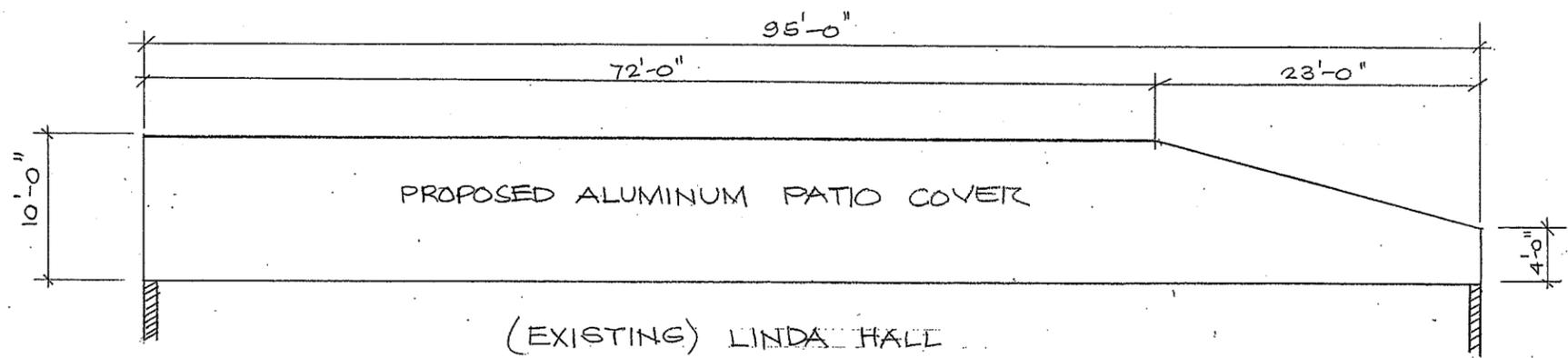
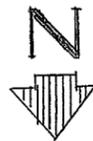


(NO NEW WORK)
EAST ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

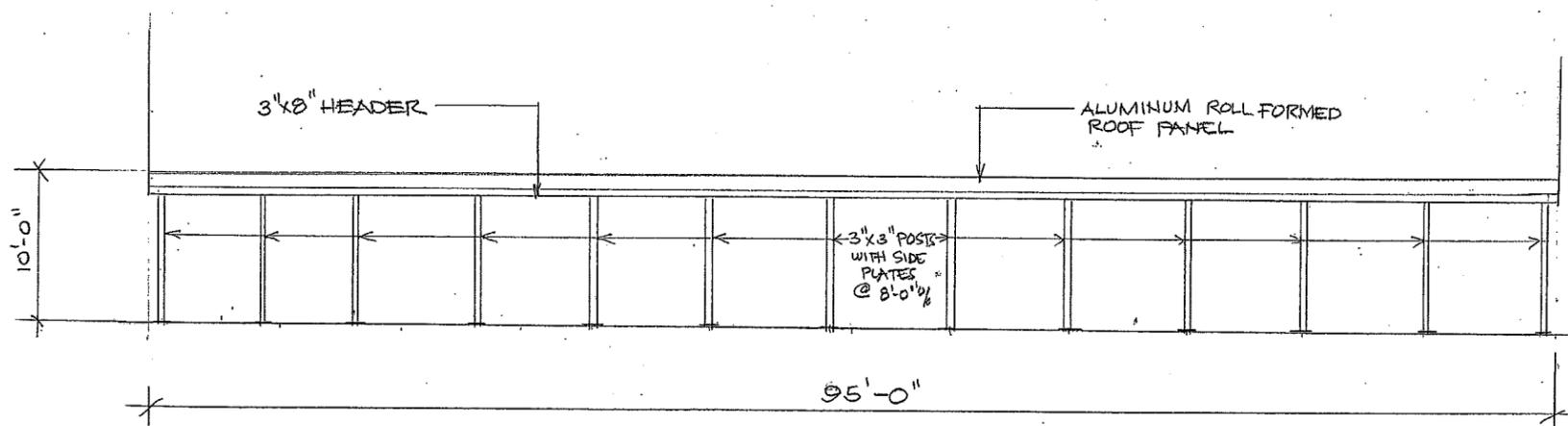
REVISIONS	BY

PROPOSED NEW WINDOWS INSTALLATION
 AND BATHROOM REMODEL FOR
 LINDA HALL OF CAMPUS HILL CHURCH
 11057 HILL DR., LOMA LINDA, CA

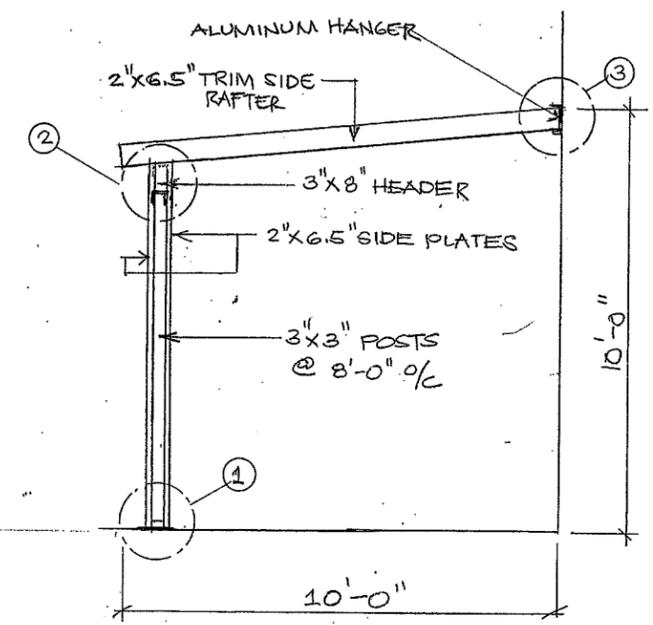
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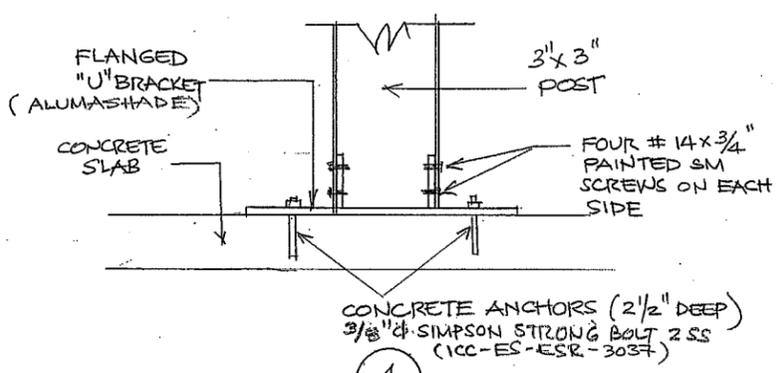
(EXISTING) LINDA HALL
FLOOR PLAN
 SCALE: $\frac{3}{16}'' = 1'-0''$



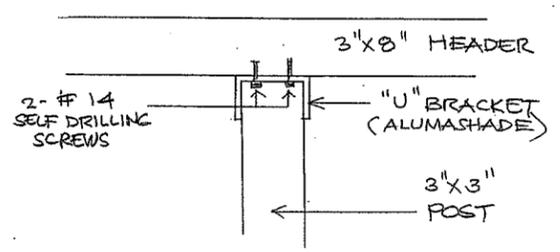
REAR ELEVATION
 SCALE: $\frac{3}{16}'' = 1'-0''$



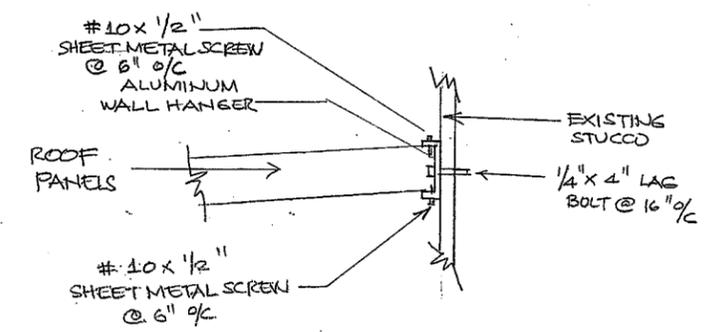
SIDE ELEVATION
 SCALE: $\frac{1}{2}'' = 1'-0''$



1
 NOT TO SCALE



2
 NOT TO SCALE



3
 NOT TO SCALE

REVISIONS	BY

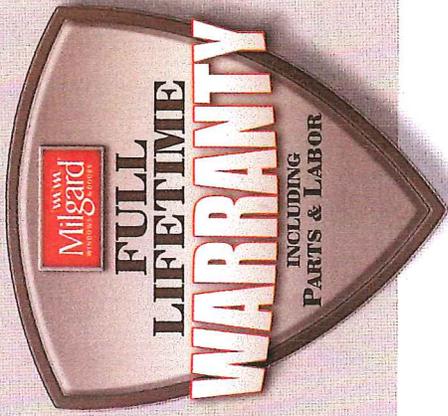
PROPOSED ALUMINUM PATIO COVER
 LINDA HALL OF CAMPUS HILL CHURCH
 11057 HILL DR., LOMA LINDA, CA 92354

DRAWN
CHECKED
DATE
SCALE
JOB NO.
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OF SHEETS



EXHIBIT - C

Milgard Full Lifetime Warranty



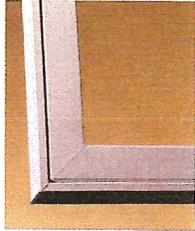
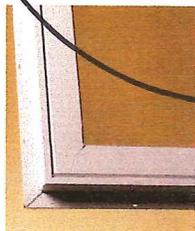
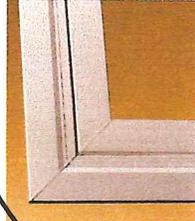
Milgard Style Line® Series vinyl windows and doors are designed and assembled in the U.S.A. and we build them to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home—including materials and labor. Milgard also offers a 10-year Commercial Warranty. It's why you can be sure you won't find any windows better than Milgard. For complete warranty details, visit milgard.com.



Hassle-free Installation

Style Line Series windows can be manufactured with the specific frame profile for your replacement or new construction project, giving the flexibility your installer requires.

Installation Configurations

	Block Frame	Enables quick "tilt-in" installation with almost no disruption to siding or interior trim casework.
	Nailing Fir	Perfect for home additions and remodeling where siding or stucco is removed.
	Z-bar	Integrated window trim that makes replacing windows on stucco homes fast and easy, reducing the possibility of costly repairs.



Style Line Series windows with Z-bar

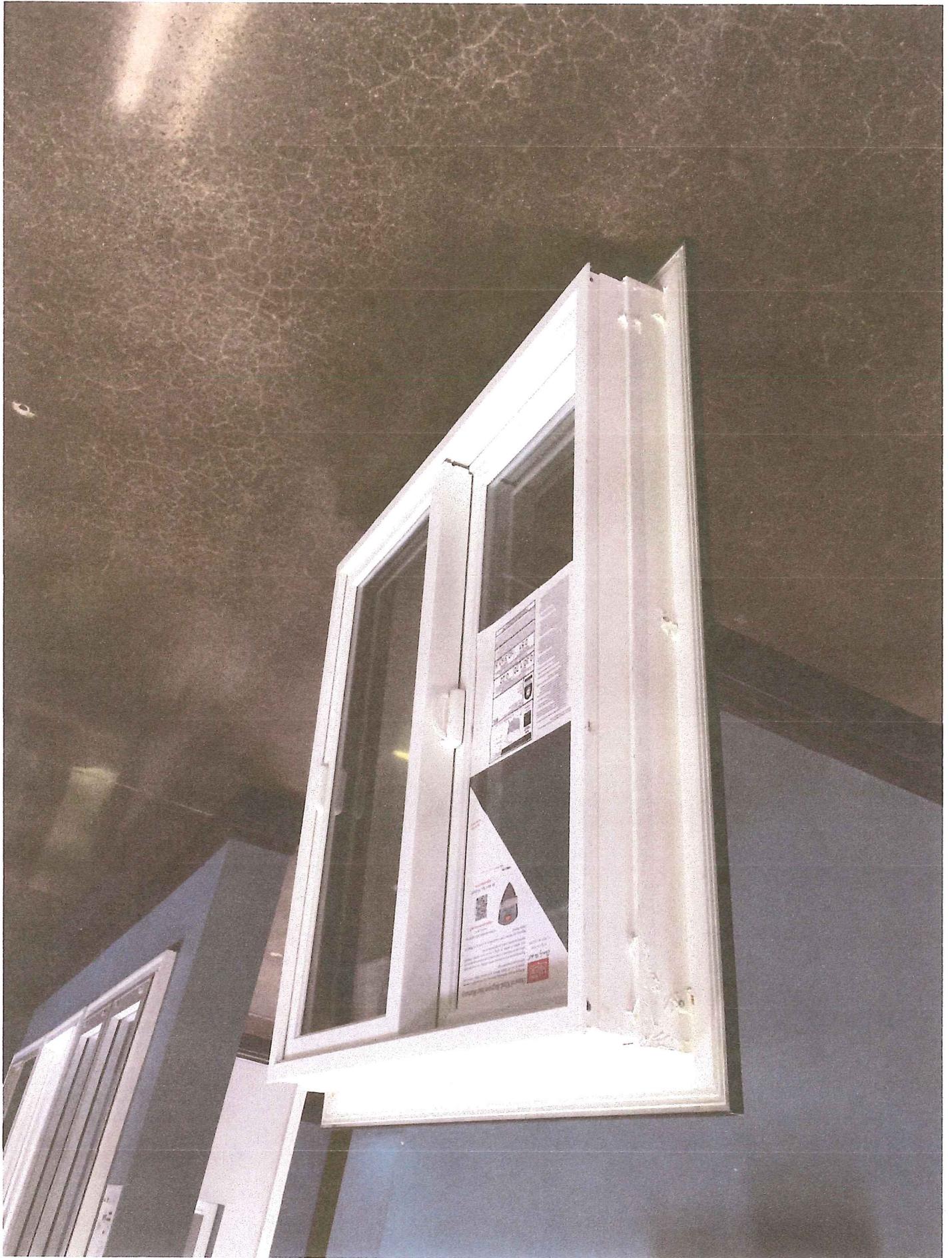




FRONT



SIDE



BACK