

**PLANNING COMMISSION
REGULAR MEETING OF
July 6, 2016 at 5:00 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. CITY SURVEY TOUR – PLANNING COMMISSION TO VISIT THE FOLLOWING LOCATIONS:

1. Veteran’s Association Medical Clinic – 26001 Redlands Boulevard
2. Shell Gas Station (2 New Restaurants) – 10342 Mountain View Avenue
3. California Street Development – Citrus Lane, Citrus Trails, Orchard Heights.
4. Parking Structure 3 –corner of Campus Drive and Barton Road
5. Medical Office Building – Vacant Land Site – 25915 Barton Rd

D. PLEDGE OF ALLEGIANCE

E. ITEMS TO BE DELETED OR ADDED

F. 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.

G. NEW BUSINESS

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

1. **DEVELOPMENT CODE AMENDMENT (DCA) 14-133 – DEVELOPMENT CODE UPDATE – AFFECTING TITLE 17, ARTICLE 2 – ZONES, ALLOWABLE USES AND DEVELOPMENT STANDARDS-** Continued from the June 15, 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.

2. **CERTIFICATE OF APPROPRIATENESS - SMALL PROJECT APPLICATION (SPA 16-051 TO EXTERIOR OF THE STRUCTURE (INSTALLING (9) 2'-8" x 8 NEW FIXED WINDOWS AT 11057 HILL DR.**

RECOMMENDATION

Staff recommends that the Planning Commission continue to the August 3, 2016 meeting.

3. **MASTER SIGN PROGRAM APPLICATION (MSA16-052) AND VARIANCE APPLICATION (V16-053) FOR THE VETERANS AFFAIR AMBULATORY CARE CENTER LOCATED AT 26001 REDLANDS BOULEVARD.**

RECOMMENDATION

Staff recommends that the Planning Commission approve the Master Sign Program (MSP 16-052) and Variance (V 16-053) based on the Analysis.

I. REPORTS BY THE PLANNING COMMISSIONERS

J. COMMUNITY DEVELOPMENT DIRECTOR REPORT

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

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



City of Loma Linda Community Development Department **Planning Commission Staff Report**

PLANNING COMMISSION MEETING OF JULY 6, 2016

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

**SUBJECT: DEVELOPMENT CODE AMENDMENT (DCA 14-133) -
DEVELOPMENT CODE UPDATE – 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 15, 2016 Planning Commission meeting, Staff requested that the Commission continue the item to the July 6, 2016 public hearing.

RECOMMENDATION

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

EXHIBITS

A. Development Code Update – Draft 3

Loma Linda Development Code

Article 2 – Zones, Allowable Uses, and Development Standards

Title 17

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Chapter 17.xx – Residential Zones (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. 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.
- B. R-2 Medium Density Residential Zone (0 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 0 to 9 dwelling units per acre. This zone implements the General Plan Medium Density Residential land use designation.
- C. R-3 High Density Residential Zone (0 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 0 to 13 dwelling units per acre. This zone implements the General Plan High Density Residential land use designation.
- D. R-4 Very High Density Residential Zone (0 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 0 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.
- H. General Plan Considerations.** Density must conform with the General Plan, Hillside Conservation Measure, and South Hills Preservation Measure

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				
	R-1	R-2	R-3	R-4	Specific Use Regulations
	R-1 Single Family Residential (0 to 4 units/acre) R-2 Medium Density Residential (0 to 9 units/acre) R-3 High Density Residential (0 to 13 units/acre) R-4 Very High Density Residential (0 to 20 units/acre)				
Land Use	R-1	R-2	R-3	R-4	Specific Use Regulations
Residential Uses					
Boarding and Lodging Houses	--	--	CUP	CUP	
Dormitories	--	--	CUP	CUP	
Dwellings					
Accessory Dwelling Unit	P	--	--	--	
Single-Family Dwelling	P	P	--	--	
Manufactured Housing	P	P	--	--	Section 17.68.030
Mobile Home Park	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	
Group Home (seven or more residents plus employees)	--	--	MUP	MUP	
Planned Residential Developments	CUP	CUP	CUP	CUP	
Senior Housing	--	--	CUP	CUP	Section 17.41.030
Care Uses					
Child Day Care – Large (8 or more children)	MUP	MUP	MUP	MUP	
Child Day Care – Small (7 or fewer children)	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	
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	
Home Occupations	P	P	P	P	Chapter 17.12 (Home Occupations)
Parolee Homes	--	--	CUP	CUP	

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P Permitted By Right				
	CUP	CUP	CUP	CUP	CUP
	MUP Minor Use Permit				
	-- Not Allowed				
	R-1	Single Family Residential	(0 to 4 units/acre)		
	R-2	Medium Density Residential	(0 to 9 units/acre)		
	R-3	High Density Residential	(0 to 13 units/acre)		
	R-4	Very High Density Residential	(0 to 20 units/acre)		
Land Use	R-1	R-2	R-3	R-4	Specific Use Regulations
Public Utility Structures and Service Facilities	CUP	CUP	CUP	CUP	
Schools - Private	--	--	--	--	

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			
R-1	Single Family Residential	(0 to 4 units/acre)			
R-2	Medium Density Residential	(0 to 9 units/acre)			
R-3	High Density Residential	(0 to 13 units/acre)			
R-4	Very High Density Residential	(0 to 20 units/acre)			
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	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			
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	10	10 + additional 5 for each story above the first	10 + additional 5 for each story above the first
Setbacks – Minimum (Feet)					
Front Setback					
Standard ⁽¹⁾		25	25	20	20
Averaging with 5 or more parcels ⁽²⁾		25 with none less than 20	25 with none less than 20		
Side Setback		15 on one side and 5 on the other+ additional 5 for each story above the first			
Standard Interior ^{(3),(4),(5),(10), (11), (12)}					

Table 2-2 Residential Development Standards	Residential Zones			
R-1	Single Family Residential		(0 to 4 units/acre)	
R-2	Medium Density Residential		(0 to 9 units/acre)	
R-3	High Density Residential		(0 to 13 units/acre)	
R-4	Very High Density Residential		(0 to 20 units/acre)	
Development Feature	R-1	R-2	R-3	R-4
Standard Corner Exterior Parcels	15	15	15	15
Reverse Corner Parcel: Side Adjoining Another Parcel	15	15	15	15
Corner Parcel where Front Door Fronts Side Yard	15	15	15	15
Reverse Corner Parcel: Side Adjoining a Street	15	15	15	15
Rear Setback	15	15	15+ additional 5 for each story above the first	
Height Limit – Maximum (Feet)	35	35 ⁽⁷⁾	35	35
Open Space – Minimum (Square Feet) ^{(8),(9), (13)}				
Minimum (Square Feet)	1,200	1,200	1,200	1,200
Minimum Dimension exclusive of setbacks	15	15	15	15
		and the following:	and the following:	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
Enclosed Common Space – Minimum (Square Feet) per unit				50

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.
- 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.
- 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.)

Chapter 17.xx – Hillside Residential Zones (HR-C,HR-LD,HR-MD AND HR-SH)

Sections

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

17.xx.040 – Purpose and Intent

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

HR-C Hillside Conservation (0 to 1 dwelling unit per 10 acres) The intent of the Hillside Conservation zone is to accommodate very low density single-family residential homes in the Hillside Conservation Area. The allowable density for this category ranges from zero to one dwelling units per

HR-LD Low Density Hillside Preservation (0 to 1 dwelling unit per 10 acres) The intent of the **Low Density Hillside Preservation** zone is to accommodate low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres. The maximum anticipated population for this designation is 2.4 persons per ten acres.

HR-MD Medium Density Hillside Preservation (0 to 1 dwelling unit per 5 acres) The intent of the **Medium Density Hillside Preservation** zone is to accommodate low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 5 acres. The maximum anticipated population for this designation is 2.4 persons per five acres.

HR-RE Rural Estates (0 to 1 dwelling unit per acre) The intent of the **Rural Estates** zone is to accommodate single-family homes in a rural setting. The allowable density for this category ranges from zero to one dwelling unit per acre. The maximum anticipated population for this designation is 2.4 persons per acre.

Very Low Density (0 to 2 units/acre) The intent of the **Very Low Density** zone is to accommodate single-family homes in a rural setting. The allowable density for this category ranges from zero to Two dwelling unit per acre. The maximum anticipated population for this designation is 5 persons per acre.

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-C HR-LD HR-MD HR-RE VL	Hillside - Conservation (0 to 0.1 unit/acre) Hillside – Low Density (0 to 0.1 units/acre) Hillside – Medium Density (0 to 0.2 units/acre) Hillside – Rural Estate (0 to 1 units/acre) Very Low Density (0 to 2 units/acre)				
Land Use	HR-C	HR-LD	HR-MD	HR-RE	HR-VL	
Residential Uses						
Dwellings						
Accessory Dwelling Unit	P	P	P	P	P	
Single-Family Dwelling	P	P	P	P	P	
Manufactured Housing	P	P	P	P	P	
Group Home (six or fewer residents plus one employee)	P	P	P	P	P	
Planned Residential Developments	CUP	CUP	CUP	CUP		
Care Uses						
Child Day Care – Small (7 or fewer children)	P	P	P	P		
Other Uses						
Enclosed Storage Structures	CUP	CUP	CUP	CUP	CUP	
Home Occupations	P	P	P	P	P	
Public Utility Structures and Service Facilities	CUP	CUP	CUP	CUP	CUP	

Table 2-3 Hillside Residential Development Standards		Hillside Residential Zones				
	HR-C HR-LD HR-MD HR-RE HR-VL	Hillside - Conservation (0 to 0.1 unit/acre) Hillside – Low Density (0 to 0.1 units/acre) Hillside – Medium Density (0 to 0.2 units/acre) Hillside – Rural Estate (0 to 1 units/acre) Hillside – Very Low Density (0 to 2 units/acre)				
Development Feature	HR-C	HR-LD	HR-MD	HR-RE	HR-VL	
Parcel Dimensions Minimum requirements for each NEWLY CREATED parcel.						
Density – Maximum dwelling units/acre Clustered Development	1 du/10 acres 1 du/2.5 acre	1 du/10 acres NA	1 du/5 acres NA	1 du/1 acres NA	2 du/1 acres NA	
Parcel Size – Minimum (Square Feet)	435,600	435,600	217,800	43,560	21,780	
Parcel Width – Minimum (Feet)	150					
Parcel Depth – Minimum (Feet)	200					
Parcel Coverage – Maximum roof coverage (%)	See Table 2-3.a ⁽¹⁾					

Table 2-3 Hillside Residential Development Standards		Hillside Residential Zones				
	HR-C HR-LD HR-MD HR-RE HR-VL	Hillside - Conservation Hillside – Low Density Hillside – Medium Density Hillside – Rural Estate Hillside – Very Low Density	(0 to 0.1 unit/acre) (0 to 0.1 units/acre) (0 to 0.2 units/acre) (0 to 1 units/acre) (0 to 2 units/acre)			
Development Feature		HR-C	HR-LD	HR-MD	HR-RE	HR-VL
Distance Between Structures – Minimum (Feet)		10 + additional 5 for each story above the first				
Setbacks – Minimum (Feet) ⁽⁴⁾⁽⁵⁾						
Front Setback		50	50	50	30	30
Side Setback – Interior and Standard Corner Parcels		30	30	30	30	30
Side Setback – Reverse Corner Parcel: Side Adjoining Another Parcel		30	30	30	30	30
Side Setback – Corner Parcel where Front Door Fronts Side Yard		30	30	30	30	30
Side Setback – Reverse Corner Parcel: Side Adjoining a Street		30	30	30	30	30
Rear Setback		50	50	80	30	30
Height Limit - Maximum (Feet)		35				

Notes:

1. All front setbacks in a subdivision shall average a minimum of not less than 25 feet.
2. No portion of a second story wall shall be closer than 30 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 30 feet open from ground to sky.
3. 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.
4. 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.
5. Permitted Development. The City shall only allow future development within the Hillside Preservation Area, the Hillside Conservation Area, and the Expanded Hillside Area which:
 - a. Protects the area's natural environment and sensitive environmental features, as well as public health and safety, maximizing the preservation of land in permanent public open space;
 - b. Ensures that the design and layout of future hillside development adapts to the natural hillside topography; and
 - c. Minimizes the need for and costs of providing infrastructure, utilities, and public services to all hillside areas.
6. Preservation of natural scenic vistas and view shed areas.
 - a. Preservation of Vistas: New development shall only be approved if it preserves scenic vistas of natural hillside areas and ridgelines.
 - b. Minimization of View Shed Intrusion: New Development shall only be approved if it minimizes wall surfaces facing towards view shed areas through the use of split pads, varying setbacks, low roof pitches, and landscaping.
 - c. Architectural Compatibility: New development shall only be approved if it uses architectural style which is compatible with the natural setting. The use of colors, textures, materials, and forms which will attract attention shall be avoided.
 - d. Massing and Scale: The overall scale and massing of structures shall respect the natural surroundings by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape. Structures shall be sited to best fit with a hillside's natural contours in hillside areas.
7. Ridgeline Setbacks. Development shall be set back from Primary Ridgelines 100 feet horizontally and 100 feet vertically. "Primary Ridgelines" include ridgelines having any of the following characteristics:
 - a. Ridges that have a difference in elevation of at least 200 feet from the toe of slope of the valley floor or the toe of slope of any canyon floor.
 - b. Ridges which, prior to grading, are visible, or which would be visible but for manmade obstructions such as buildings or houses.
 - c. Ridges that form a prominent landform in the foreground, a major skyline ridge in the background, or one of the layers of ridges that may be visible in between, or which would be visible but for man-made obstructions such as buildings or houses.

- d. Ridges that frame major visual access when a person is traveling through the Hillside Preservation Area, the Hillside Conservation Area or the Expanded Hillside Area and will provide the first view of valley and canyon areas as a traveler emerges from the other side of the ridge.
8. Grading:
- a. Focused Grading Required. Focused Grading is defined as the minimum grading required for access roads, the grading necessary for the extension of City services, and/or the grading of no more than the size of the footprint of the house and ancillary structures on each individual lot, with each footprint and ancillary structures separated from each adjacent lot by ungraded, natural terrain. Mass Grading is defined as any grading that does not meet the definition of Focused Grading.
 - b. Mass Grading Prohibited. Mass Grading on any Primary Ridgeline or any Northerly Facing Slope is prohibited.
 - c. Slope Conforming Foundations Required. Development shall preserve natural scenic vistas where the natural slope is fifteen(15) percent or greater by requiring building foundations for structures to conform to the natural slope to minimize grading and other environmental impacts and to ensure that roof lines do not eliminate or obstruct ridgelines.
9. Average Slope and Parcel Coverage Standards.
- a. For the purposes of this Subsection, the average slope of any parcel shall be determined by the following formula:

$$S = \frac{.0023IL}{A}$$

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.

- a. The calculation of the average slope, S, shall be prepared by a registered civil engineer or land surveyor using the following criteria:
 - b. The contour map shall have a maximum interval of 10 feet;
 - c. An interval of two feet shall be used for calculation of the average slope and shall be interpolated if necessary;
 - d. 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,
 - e. The plans and maps shall be in compliance with the requirements for tentative maps established by the Subdivision Code.
2. The maximum parcel coverage on a parcel located within the Hillside Residential Zones shall be as specified in the following table:

Maximum Parcel Coverage

Table 2-3.a	
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

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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 stores 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.

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P CUP MUP --					Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
	C-O B-P C-1 C-2 C-M					Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	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	

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones						P CUP MUP --	Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
						C-O B-P C-1 C-2 C-M	Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations	
Governmental Offices and Facilities	P	P	P	P	P		
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		

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P CUP MUP --					Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
	C-O B-P C-1 C-2 C-M					Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations
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	
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	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	

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P CUP MUP --					Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
	C-O B-P C-1 C-2 C-M					Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations
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	
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	

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	Commercial Office
						B-P	Business Park
						C-1	Neighborhood Commercial
						C-2	General business
						C-M	Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations	
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).

Table 2-5		Commercial and Industrial Development Standards					
	C-O B-P C-1 C-2 C-M	Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing					
Development Feature		C-O	B-P	C-1	C-2	C-M	Additional Requirements
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	65	
Corner Parcels		100	100	70	70	70	
Parcel Coverage - Maximum footprint coverage (%)		70	60	50	60	80	
Floor Area Ratio (FAR) - Maximum		0.5	0.5	0.5	0.5	0.6	
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	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 CUP MUP --	Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed			I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community
		I-HC	OS	PF		
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	--	P	--		
Retail Sales related to an Institution	P	P	--	P		
Educational/Cultural						
Libraries	P	--	P	P		
Museums	P	--	P	P		
Schools – Private	P	CUP	--	P		
Universities and Colleges	P	CUP	--	P		
Medical-Related and Social Services						
Convalescent Homes	P	--	--	--		
Health Centers	P	--	CUP	--		
Hospitals/Medical Facilities	P	--	CUP	--		
Laboratories – Medical Related	P	--	--	--		
Medical, Dental Clinics/Offices	P	--	--	--		
Pharmacy	P	--	--	--		
Recreation						
Auditoriums and Theaters	CUP	--	CUP	P		
Cultural Centers	P	--	MUP	P		
Golf Course and Related Facilities	CUP	CUP	--	CUP		
Hiking Trails and Related Improvements	--	P		P		
Parks and Playgrounds	--	P	MUP	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			I-HC	Institutional-Health Care OS Open Space PF Public Facility PC Planned Community
	CUP MUP --	Conditional Use Permit	Minor Use Permit	Not Allowed	OS	
Land Use	I-HC	OS	PF	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	MUP	P?		
Wildlife Preserves and Sanctuaries	--	P		--?		
Transportation, Communication, and Infrastructure Uses						
Airports, Heliports, and Other Landing Fields	CUP	CUP	CUP	--		
Fire and Police Stations	P	--	P	P		
Public Parking Lots and Structures (not associated with a primary use)	CUP	CUP	CUP	CUP		
Public and Private Parking Lots and Structures (incidental and accessory to primary use)	MUP	MUP	MUP	MUP		
Public Utility Structures and Service Facilities	CUP	CUP	P	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	MUP?	Subsection 17.56.030 L	
Correctional Institutions	CUP	--	MUP	--		
Development of Natural Resources	CUP	CUP	CUP	CUP		
Forest Maintenance Facilities and Ranger Stations	--	CUP	P	--		
Historical Preserve	--	P	P	--		
Landfills	--	CUP	--	--		
Multiple Residences	CUP	--	--	--	Subsection 17.60.030 A	
Planned Residential Development	CUP	CUP	--	CUP		
Residences for Institutional Personnel	P	--	P	--	Subsection 17.60.020 L	

Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones	P CUP MUP -- Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed				I-HC OS PF PC Institutional-Health Care Open Space Public Facility Planned Community
	I-HC	OS	PF	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	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	P	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 Zones	P CUP MUP -- Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed				I-HC OS PF PC Institutional-Health Care Open Space Public Facility Planned Community
	I-HC	OS	PF	PC	Additional Requirements
Parcel Size – Minimum (Square Feet)	These standards apply to each NEWLY CREATED parcel.				
Parcel Size – Minimum (Square Feet)	0	43,560	0	7,200 7,200	
Parcel Width – Minimum (Feet)	100	0	100	??	
Parcel Depth – Minimum (Feet)	70	0	70	??	
Parcel Coverage – Maximum footprint coverage (%) ⁽¹⁾	50	??	50	See Table 2-7.a	
Floor Area Ratio (FAR) – Maximum	1.0	0.1	0.8	0.5	
Minimum Unit, Patio, and Balcony Areas				See Table 2-7.b	
Setbacks – Minimum (Feet) ⁽²⁾					
From Street (public or private)	25	50	25	15 Min. 20 Average	

Table 2-7 Development Standards for Special Purpose Zones	P CUP MUP -- Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed			I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community
	I-HC	OS	PF	PC	Additional Requirements
Development Feature				20 Garage Doors	
Front	25	0	25	??	
Side (interior)				??	
Abutting a parcel zoned for: residential use	20	0	20		
All other zones	10	0	5		
Side (Street side)	25	50	25	15 Min. 20 Average 20 Garage Doors	
Rear				??	
Abutting a parcel zoned for: Residential use	20	0	20		
All other zones	10	0	10		
Height (Feet)	--	0 ⁽³⁾	35	35	
Open Space – Minimum (Square Feet)	--	--	--	See Table 2-7.c	

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. 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

Table 2-7.a	
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

Table 2-7.b					
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

Table 2-7.c	
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 abut 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.)

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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.

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PLANNING COMMISSION MEETING OF JULY 6, 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 August 3, 2016 meeting. Historical Commission requested other materials be used. The applicant is working with staff to address this.

Respectfully submitted,

Konrad Bolowich
Assistant City Manager/Community Development Director



City of Loma Linda Community Development Department

Planning Commission Staff Report

PLANNING COMMISSION MEETING OF JULY 6, 2016

Approved/Continued/Denied

By Planning Commission

Date: _____

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

SUBJECT: MASTER SIGN PROGRAM APPLICATION (MSA16-052) AND VARIANCE APPLICATION (V16-053) FOR THE VETERANS AFFAIR AMBULATORY CARE CENTER LOCATED AT 26001 REDLANDS BOULEVARD WITHIN THE EAST VALLEY CORRIDOR SPECIFIC PLAN, SPECIAL DEVELOPMENT DISTRICT - PLANNED DEVELOPMENT OVERLAY

SUMMARY

On April 22, 2014, City Council approved a project to construct a 3-story, 345,000 gross square foot medical facility known as the Veterans Affairs Ambulatory Care Center on 36.9 acres. The project is near completion and the applicant is proposing a Master Sign Program for the subject site, which requires approval of a Variance application.

The proposed Master Sign Program for the Veteran Affair (VA) Ambulatory Care Center is site specific and contains criteria for exterior signage. The Sign Program includes monument signs, directional signs, VA logos, building name, address number, and halo-illuminated letters (A-D) to identify the buildings. The Variance is to permit one 7-foot monument sign and four 24-square feet directional signs that exceed the allowable height and maximum area for signage. The variance request seeks relief from Section 17.18.030(36) and Section 17.18.030(17) of the Loma Linda Municipal Code. The subject site is located at 26001 Redlands Boulevard within the East Valley Corridor Specific Plan, Special Development District - Planned Development Overlay.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. **APPROVE** the Master Sign Program (MSA16-052);
2. **APPROVE** the Variance (V16-053) based on the Findings contained in the Staff Report and subject to the Conditions of Approval;
3. **FILE** the Notice of Exemption.

PERTINENT DATA

Property Owner/Applicant:	Don Wetzel - Walsh Investors, LLC
General Plan/Zoning:	Special Planning Area D; EVC Specific Plan, Special Development District -Planned Development Overlay
Site:	Newly constructed building on 36.9 acres
Topography:	Relatively Flat
Vegetation:	Approved landscape plan
Special Features:	None

BACKGROUND AND EXISTING SETTING

Background

On April 2, 2014, the Planning Commission reviewed and forwarded the Veterans Affairs Ambulatory Care Center project (PPD 13-27) to City Council with a recommendation for approval. On April 22, City Council approved the project to construct the 3-story, 345,000 gross square foot structure and 2,035 parking spaces on 36.9 acres. On May 23, 2016, the applicant submitted a Master Sign Program along with a Variance request.

Existing Setting

The 36.9 acre project site is located in the northeastern portion of the city and within an area referenced in the General Plan as Special Planning Area D. It is bounded by Redlands Boulevard on the north, Bryn Mawr Avenue on the east, and a multi-family development on the west. The project site is currently in the development stage and is near completion.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The original PPD and project was approved with a Mitigated Negative Declaration. Typically, signage falls within the scope of the environmental document because it is presumed that an institutional or commercial project will need adequate signage. The Variance, however, for the monument and four directional signs, is outside of the original scope of the project, but eligible for an exemption. The signs are accessory structures to an existing medical facility. Therefore, the project is eligible for a Class 11 exemption from CEQA pursuant to the CEQA Guidelines, Section 15311(a).

PUBLIC COMMENTS

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site on June 30, 2016. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the Master Sign Program or Variance proposals.

ANALYSIS

The Master Sign Program details the sign design criteria for the VA Care Center, which are included in the submitted project plans (Exhibit B). The plans illustrate signage for the entire

complex, including parking areas, driveway entrances, and building signage. In addition, the proposed plans illustrate the color, dimensions, material and locations for the signs. The signs will be compatible with signs found at other medical facilities and university sites. With the exception of the proposed Variance, the submitted Master Sign Program complies with the Loma Linda Sign Code requirements. The mention of a Master Sign Program can be found in Zoning Code Section 17.18.150. The Code does not provide specifics on what a sign program should entail or how to process, but does authorize the Planning Commission to approve the aesthetics of the Sign Program.

The Variance request is to construct an internally illuminated, 7-foot high monument sign. The illuminated sign would be double faced and have a surface area of approximately 60 square feet, and would be blue and contain aluminum sides and white lettering sitting above a 1-foot, 10-inch base. The sign would be placed near the southwest corner of the main driveway entrance at Redlands Boulevard and Bryn Mawr Avenue. In addition, the Variance requests the installation of four, 24-square foot non-illuminated directional signs to be located at the other main entrances of the VA Care Center. Two are located on Redlands Boulevard and two are located on Bryn Mawr Avenue. The signs will have blue, aluminum sides and white lettering held between two posts. The Variance request is seeking relief from Section 17.18.030(36) and Section 17.18.030(17) of the Code requirements that limits the height of a monument sign to 6 feet and limits the directional signs to 6 square feet and a maximum height of 3 feet.

Section 17.18.030 (36) defines a monument sign as:

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

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

Section 17.18.030 (17) defines a directional sign as:

A sign not larger than six square feet and not higher than three feet which provides directional information and is designed to be viewed on- or off-site by pedestrians and/or motorists.

The subject parcel is uniquely shaped, with over 2,000 linear feet of street frontage. The main building is located in the center of the parcel, approximately 600 feet away from public right-of-way. All signage located towards the center of the parcel have low visibility from the main street. Due to limited visibility of interior signage and the fast flow of traffic on Redlands Boulevard, the applicant is requesting approval of a 7-foot high monument sign at the main entrance of the southwest corner of Redlands Boulevard and Bryn Mar Avenue as well as four 24-square foot directional signs at the other main entrances. No other alterations to the existing structures on site are proposed. The proposed request will not affect any lot coverage or building height

requirements. The construction of the signs would not impede any existing access points to the site nor would it take away parking for the existing use. The signs will be located within a landscaped area. The Variance will allow for the increase of height and area so that the access entryways are easily identified as the public drive down Redlands Boulevard.

Variance Findings

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

There are unique circumstances associated with the lot, in that the lot is uniquely shaped and located on a major boulevard and intersected by an ancillary street. The lot measures 36.9 acres with approximately 2,000 combined lineal feet of frontage on both Redlands Boulevard and Bryn Mawr Avenue. Redlands Boulevard is a major arterial road that connects the East Valley region. Signage on the boulevard should be designed to overcome the visibility limitations of the site configuration. The main building is located in the center of the parcel, approximately 600 feet away from public right-of-way. The location of the building limits the visibility of walls signs. In addition, an allowed 3-foot high directional sign would look out of scale relative to the size of the lot and building. The proposed signage in the Master Sign Program and the Variance allowance will enhance the visibility of the business, parking on site, and help direct motorists and pedestrians to their desired destinations as they drive down the boulevard. Therefore, the Variance will allow the applicant suitable signage and visibility to help provide safe public access to the VA Care Center.

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

Properties within the East Valley Corridor Special Plan area and on Redlands Boulevard have previously been granted variance requests for signs that exceed the maximum allowable height and area (e.g. Loma Linda Auto Center, Honda Dealership, Holiday Inn Express, Quaid Harley Davidson). These businesses in the vicinity are improved with signs that range between 7-feet and 12-feet in height. The applicant will not gain an unfair advantage over other commercial and institutional properties. The Variance would allow the subject property to enjoy the same advantages possessed by other businesses in the neighborhood which include visibility and accessibility. The Variance would allow for signage of appropriate size for the site's location, which without, potential patrons traveling along Redlands Boulevard would not easily see the entryways to the VA Care Center.

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

The granting of the Variance will not be detrimental to the public welfare or injurious to property and improvements in that the majority of the property will not be altered in any way. Allowing the requested signage would be appropriately constructed and follow strict application in accordance with building codes to ensure compatibility and safety. The sign dimensions and locations were strategically chosen so the public can safely access the VA Care Center.

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

The proposed variance is consistent with the objectives of the General Plan found in the Guiding Policies Section 4.6.1.1 which states, “Foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda’s image as a good community in which to operate a business”. The location of the new 7-foot monument and four 24-square foot directional signs allows for visibility which provides the VA Center with a strong presence along the Redlands Boulevard corridor that it now lacks.

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

The variance request is scheduled for review at the July 6, 2016 Planning Commission Meeting. The conditions to the project are included as Exhibit C to this report.

CONCLUSION

Staff recommends approval of the Master Sign Program and Variance because it is consistent with the General Plan and East Valley Corridor Specific Plan. The proposed Master Sign Program and Variance are exempt from CEQA based on CEQA Guidelines §15311(a), which allows for the placement of minor structures accessory to existing commercial facilities including but not limited to on premise signs. Finally, the Findings have been made to support approval of the Master Sign Program and Variance request.

Report prepared by:

Lorena A. Matarrita
Associate Planner

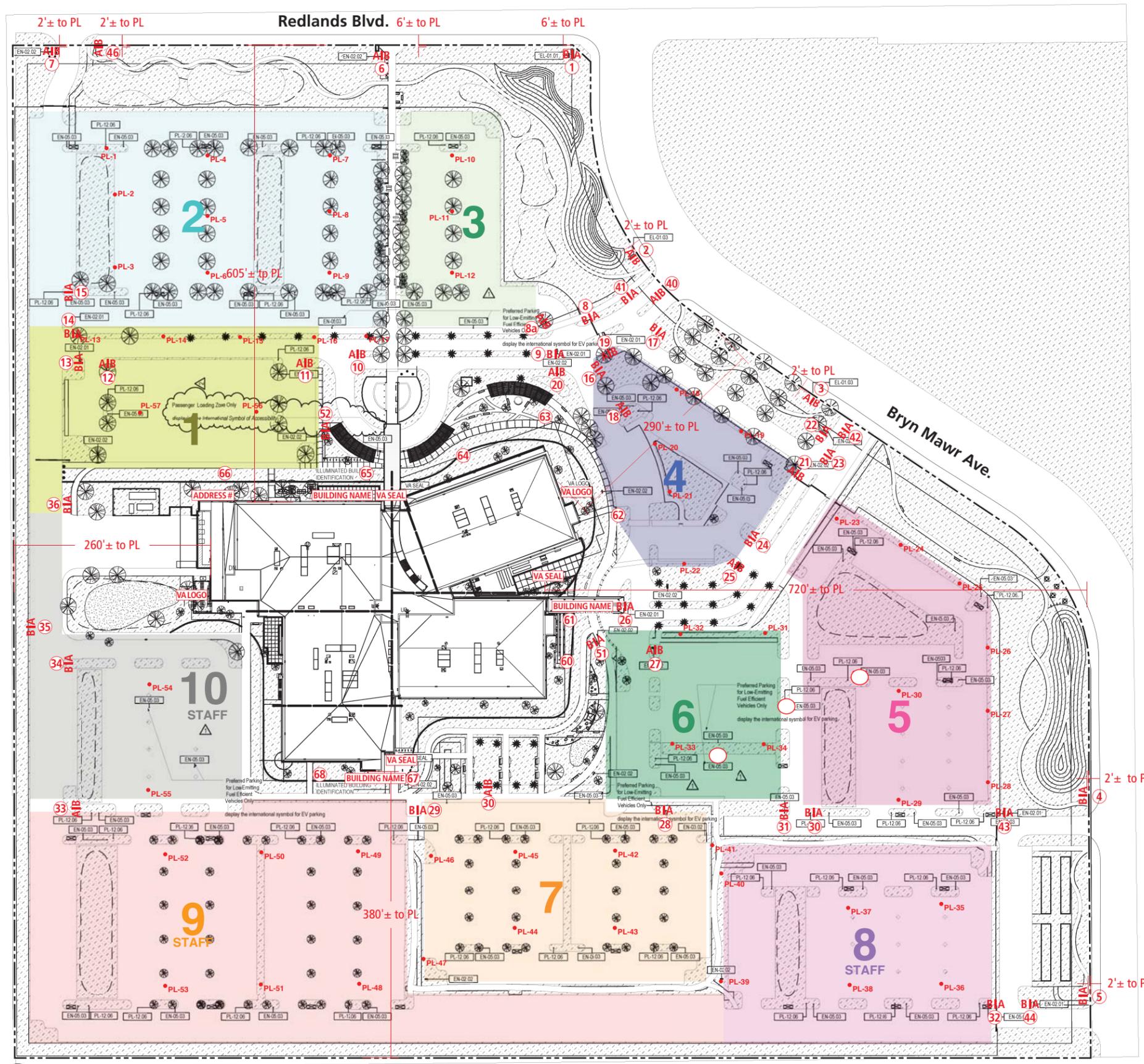
EXHIBITS

- A. Vicinity Map
- B. Master Sign Project Plans & Renderings
- C. Variance Project Plans
- D. Conditions of Approval

VICINITY MAP



EXHIBIT A



- SIGNAGE GENERAL NOTES**
1. SIGN TYPE IN-04.04 TO BE PROVIDED FOR ROOM IDENTIFICATION. P. CONFERENCE/MEETING ROOMS WITH IN-07.07 AND TOILET ROOMS WHICH PLAN.
 2. FOR RIGHT OF WAY SIGNS REQUIRE LINDA, REFER TO THE SHEETS THAT FOLLOW.
 3. FOR SIGN TYPE DESCRIPTIONS, REFER TO SPECIFICATIONS SECTION 10.14.00.P SHEETS THAT FOLLOW.
 4. SIGNAGE LOCATIONS AND QUANTITIES BY VA AND WALSH BEFORE FINAL DOCUMENTS.

Site Plan
Approximate Scale: 1"=150'

**BUILDING SIGNS ADDED
PL DIMENSIONS
4/11/16
PRODUCTION RELEASE**

EXHIBIT B



3643 South 7th Street
Phoenix, AZ 85040.1130
602.268.1349 Office
602.268.1369 Facsimile

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REP: M. Kepp
BY: D. Rollins
DATE: 5/8/15
REV:

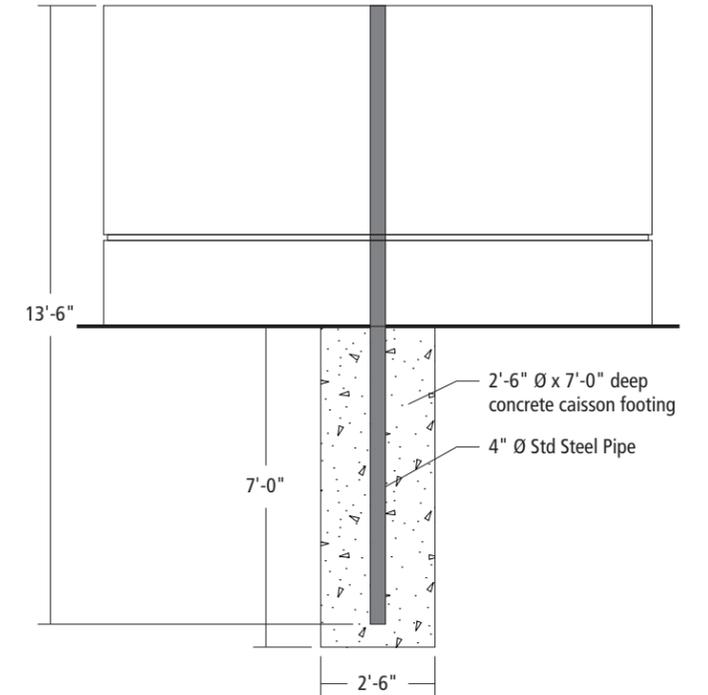
SPEC NO. XX00000
JOB NO. 15-033002

Loma Linda VA Clinic
Exterior Sign Location Plan
Install Address: 26001 Redlands Blvd. Loma Linda, CA 92354

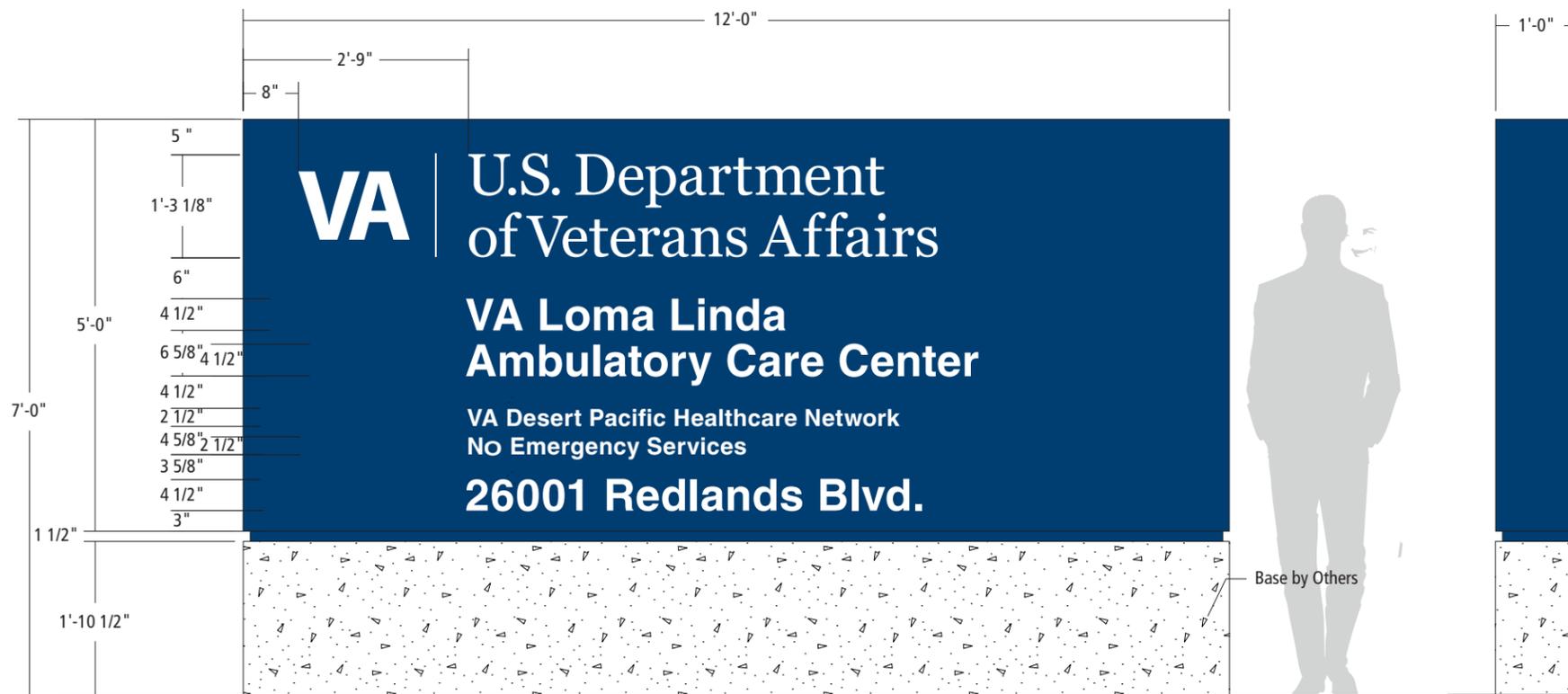
LOCATION
Exterior Sign Location Plan

SHEET

Manufacture and Install **One (1) EI-01.01** - D/F Monument - Internally Illuminated

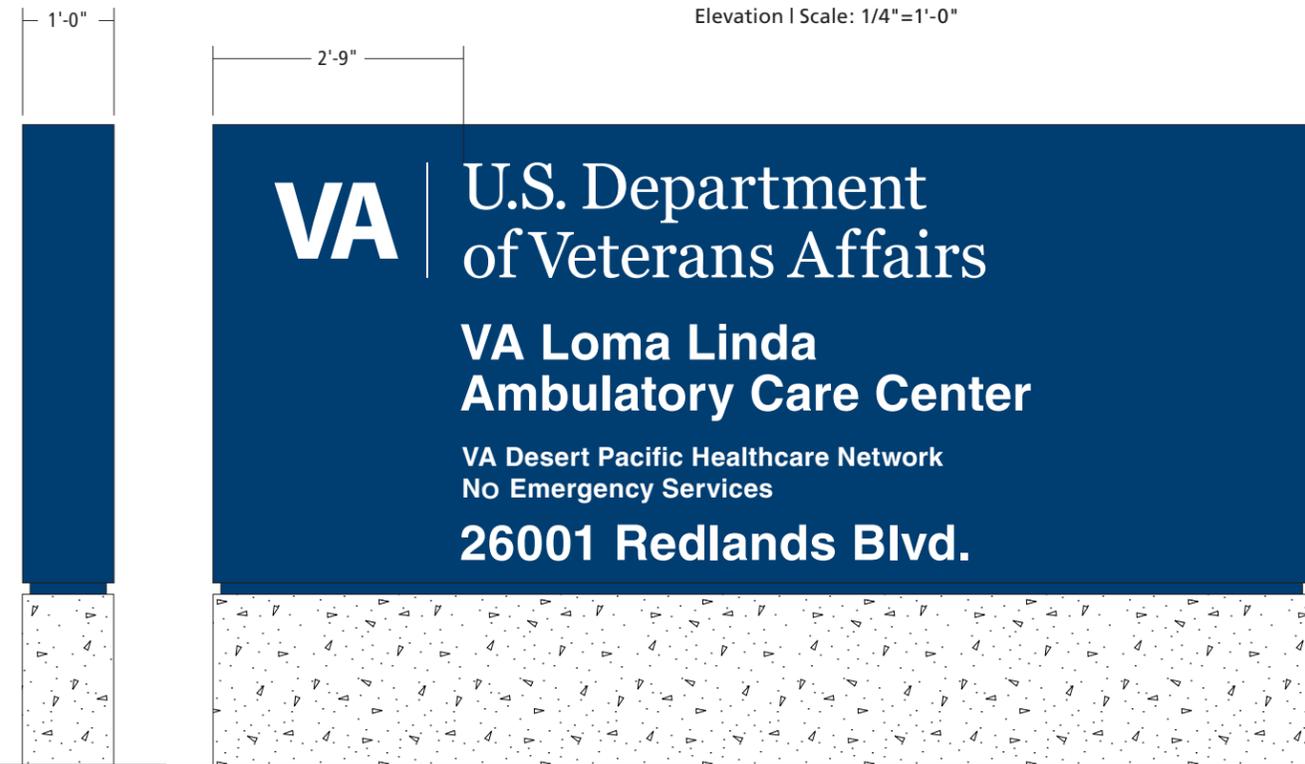


EI-01.01 - Structural
Elevation | Scale: 1/4"=1'-0"



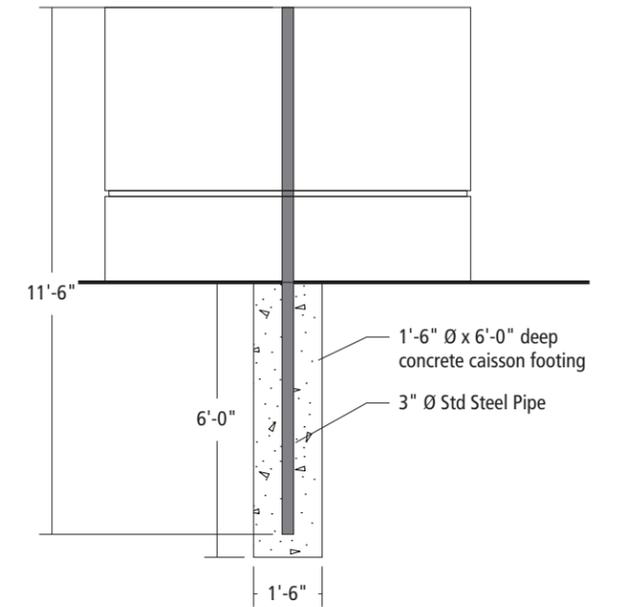
EI-01.01 - Site Monument - 60 Sq. Ft.
Elevation | Scale: 1/2"=1'-0"
Location - 1, Side A

#1

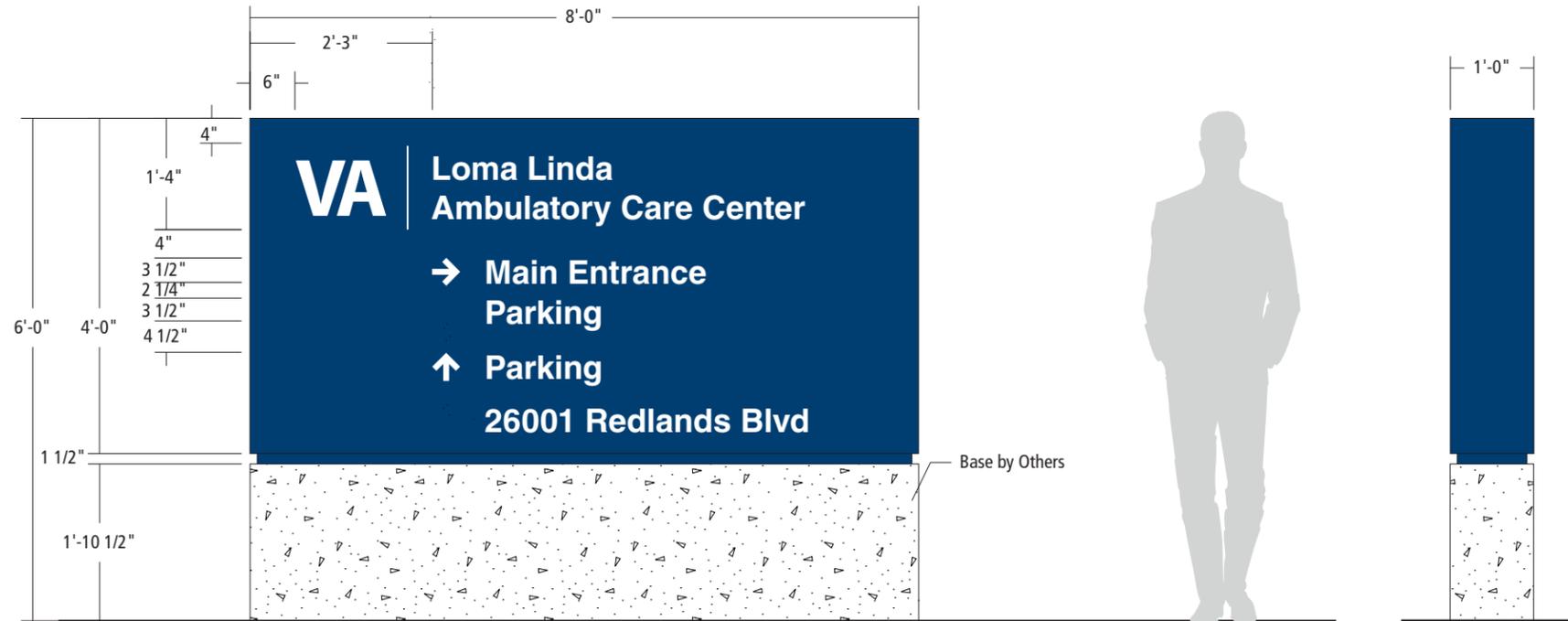


EI-01.01 - Site Monument - 60 Sq. Ft.
Elevation | Scale: 1/2"=1'-0"
Location - 1, Side B

Manufacture and Install **Two (2) EI-01.03** - S/F Monument - Internally Illuminated



EI-01.03 - Structural
Elevation | Scale: 1/4"=1'-0"

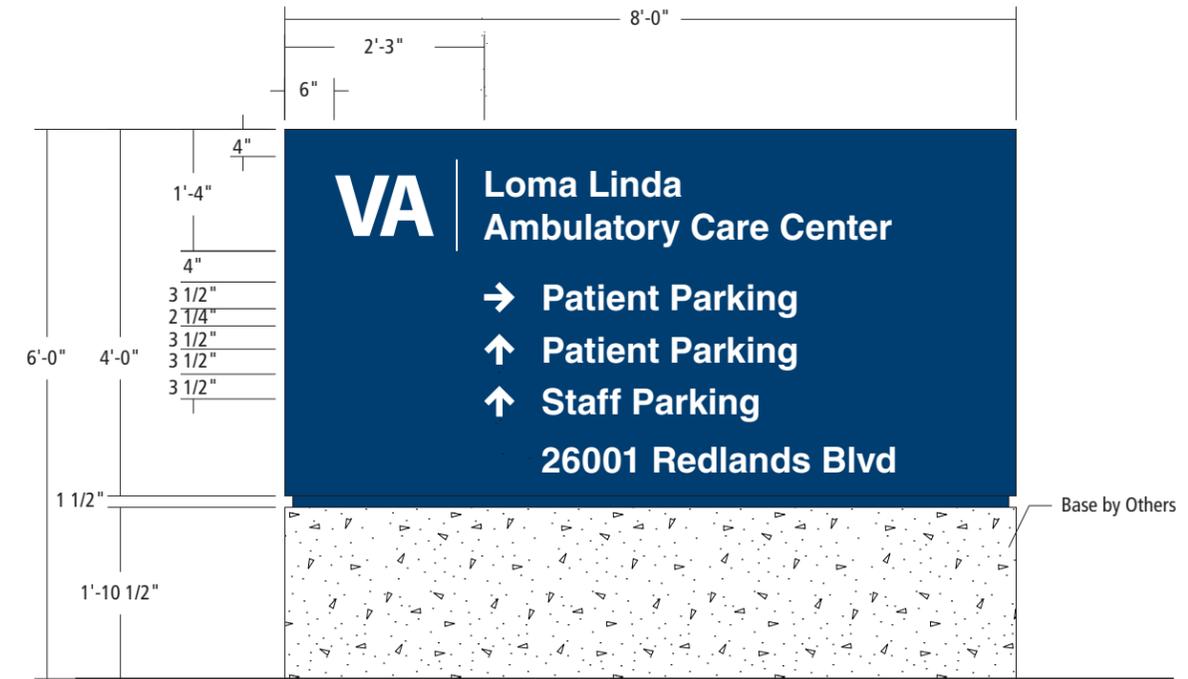


EI-01.03 - Site Monument - 32 Sq. Ft.
Elevation | Scale: 1/2"=1'-0"
Location - 2, Side A

#2



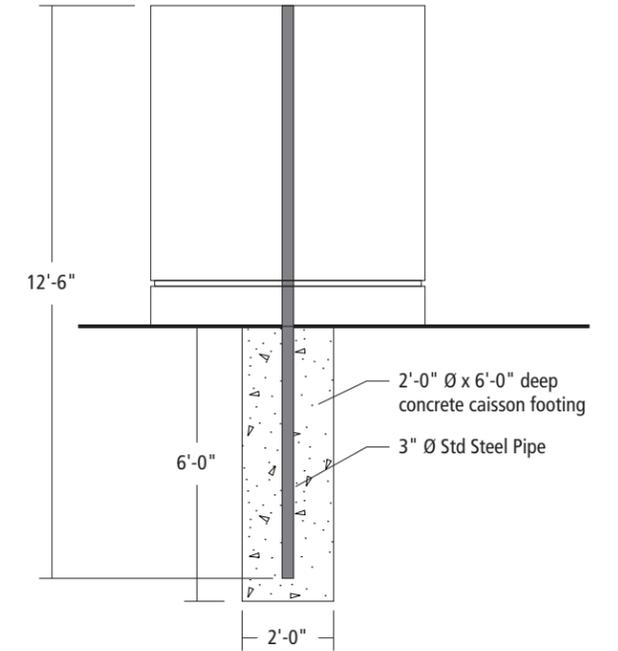
EI-01.03
Side View



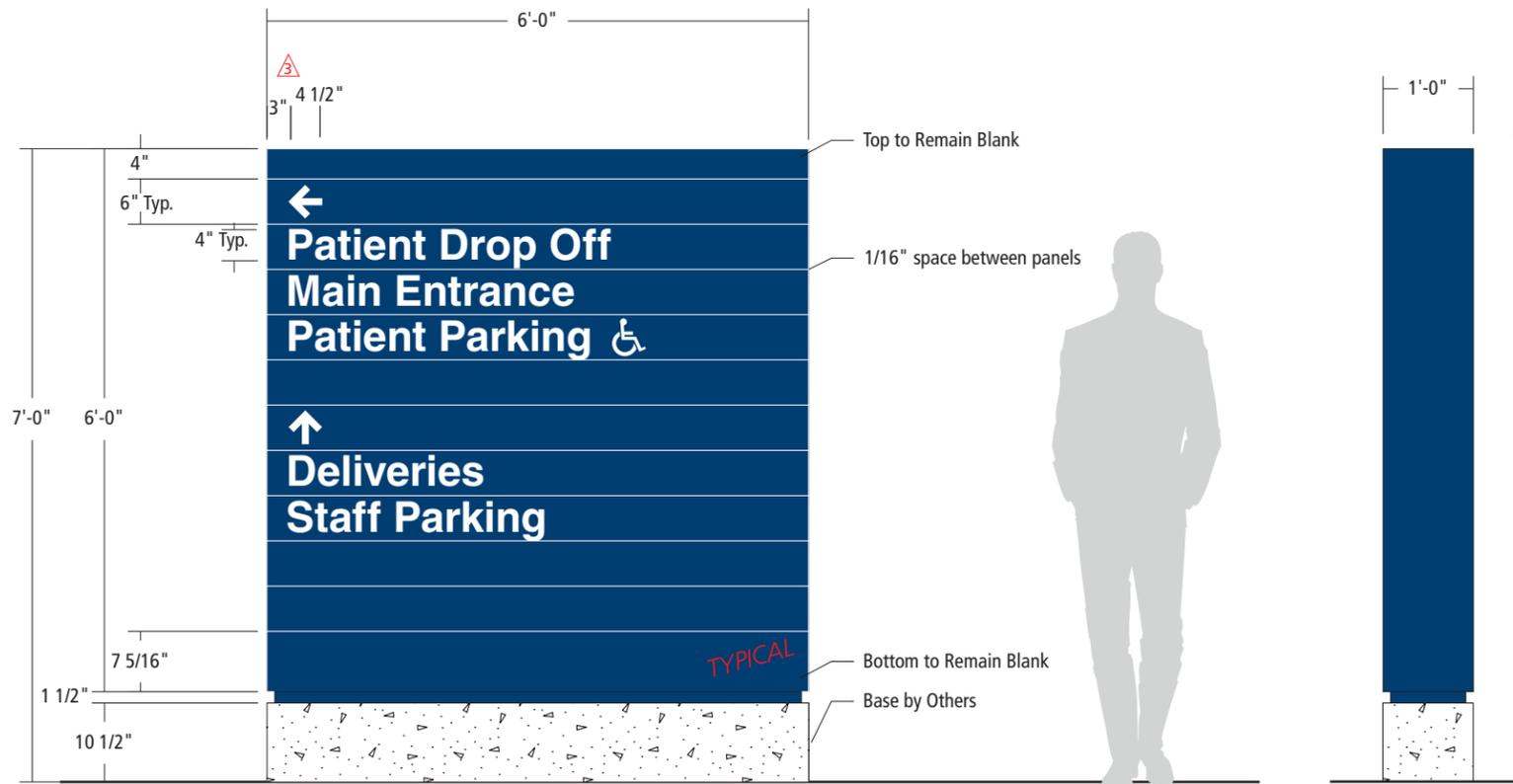
EI-01.03 - Site Monument - 32 Sq. Ft.
Elevation | Scale: 1/2"=1'-0"
Location - 3, Side A

#3

Manufacture and Install **Three (3) EN-02.01** - (2 D/F & 1 S/F) Directional - Non-Illuminated

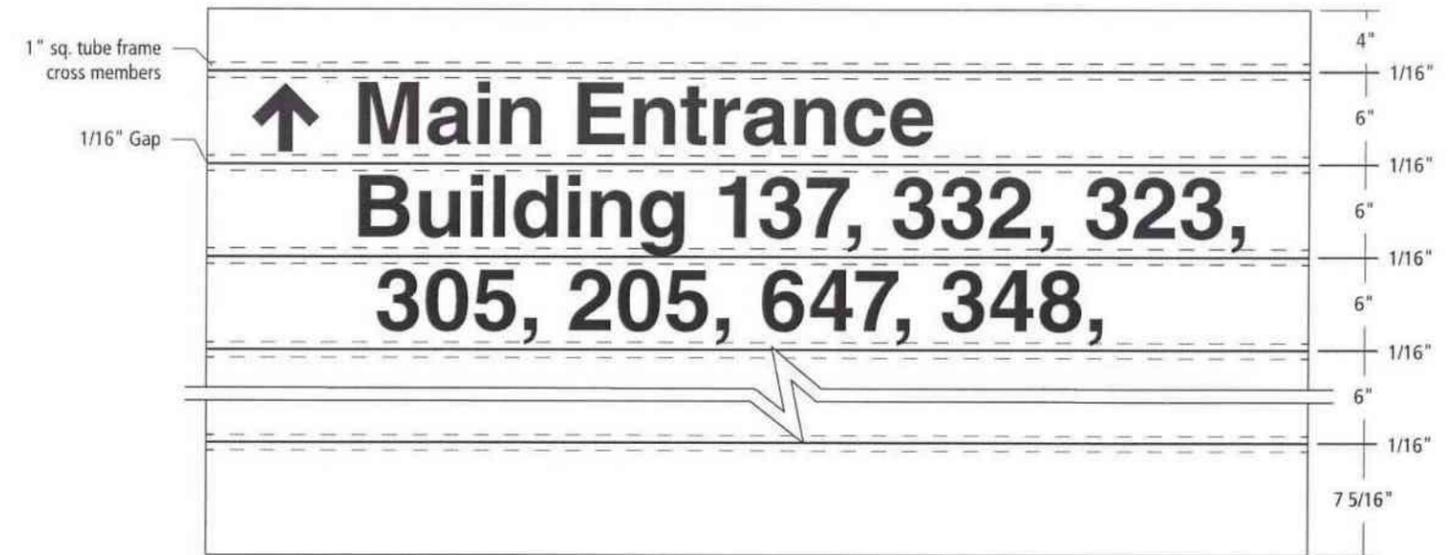


EN-02.01 - Structural
Elevation | Scale: 1/4"=1'-0"



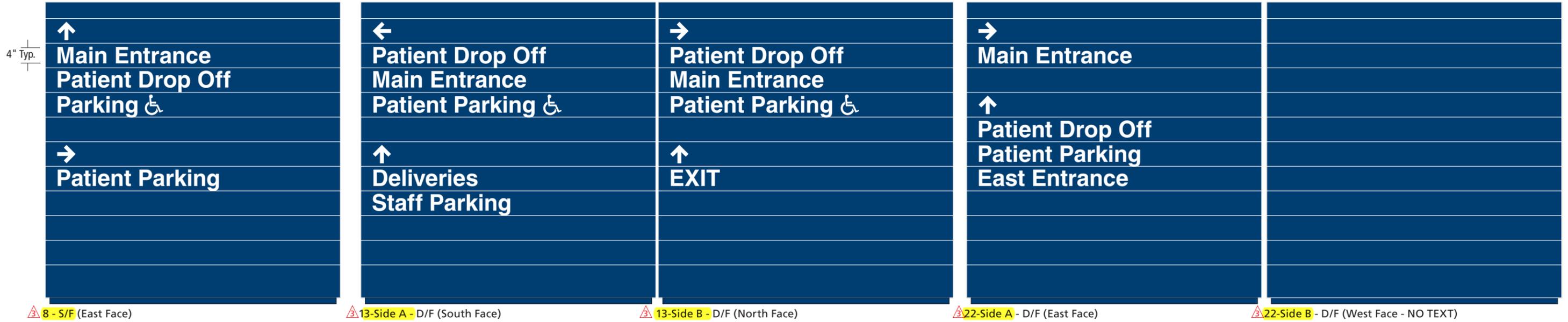
EN-02.01 - Primary Directional Monument - 32 Sq. Ft.
Elevation | Scale: 1/2"=1'-0"

EN-02.01
Side View



EN-02.01 - Primary Directional Monument - PANEL DETAIL
Elevation | Scale: 1"=1'-0"

SEE NEXT PAGE FOR SIGN #'S



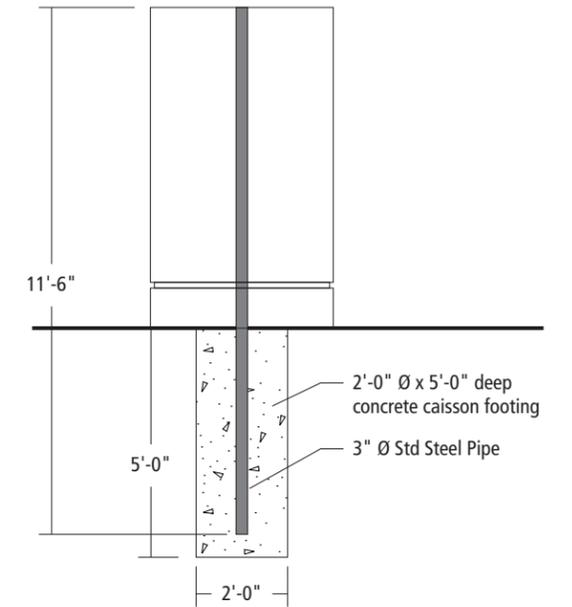
#8

#13

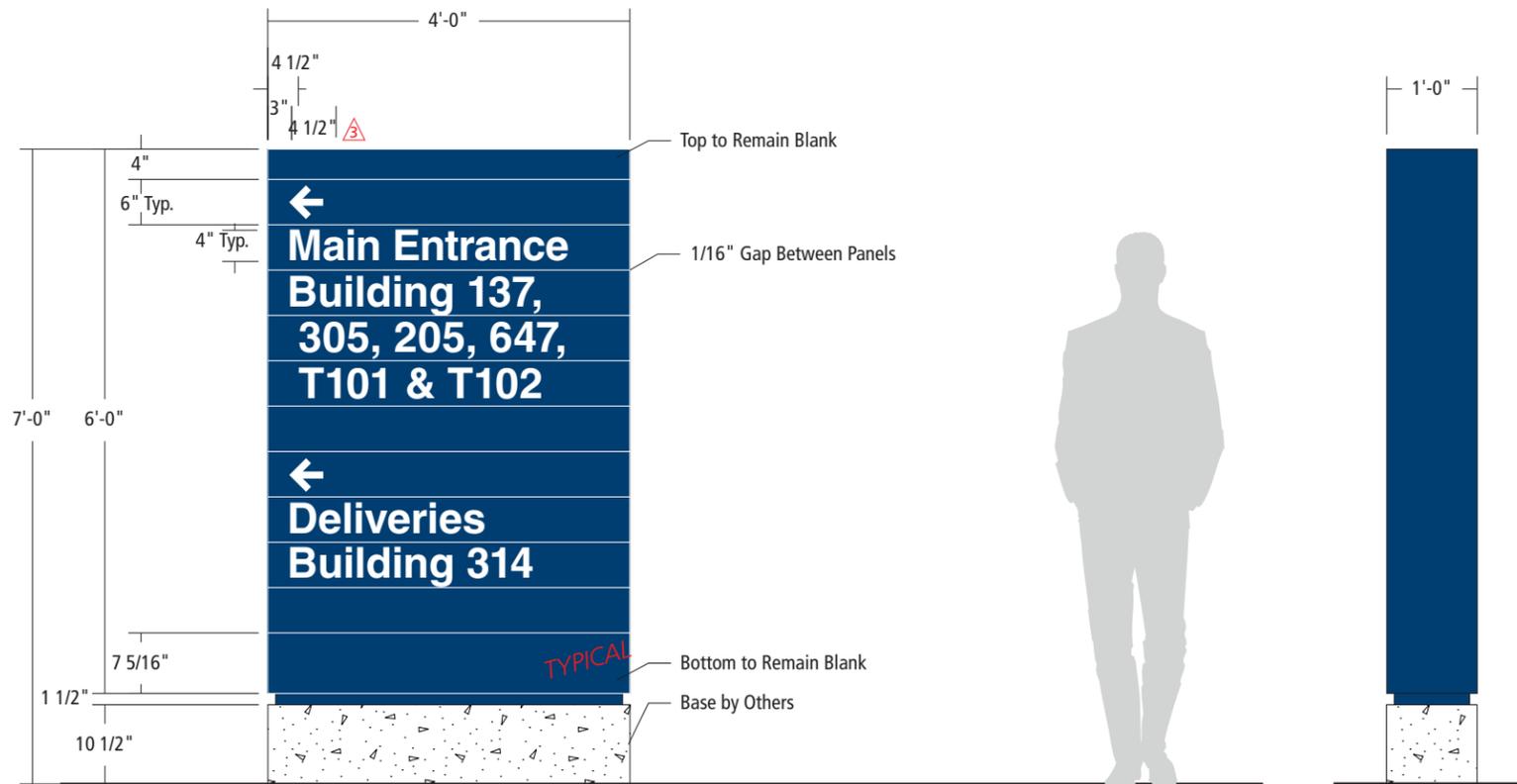
#22

EN-02.01 - Layouts
Elevation | Scale: 1/2"=1'-0"

Manufacture and Install **Fourteen (14) EN-02.02** - (4 D/F& 10 S/F) Directional - Non-Illuminated

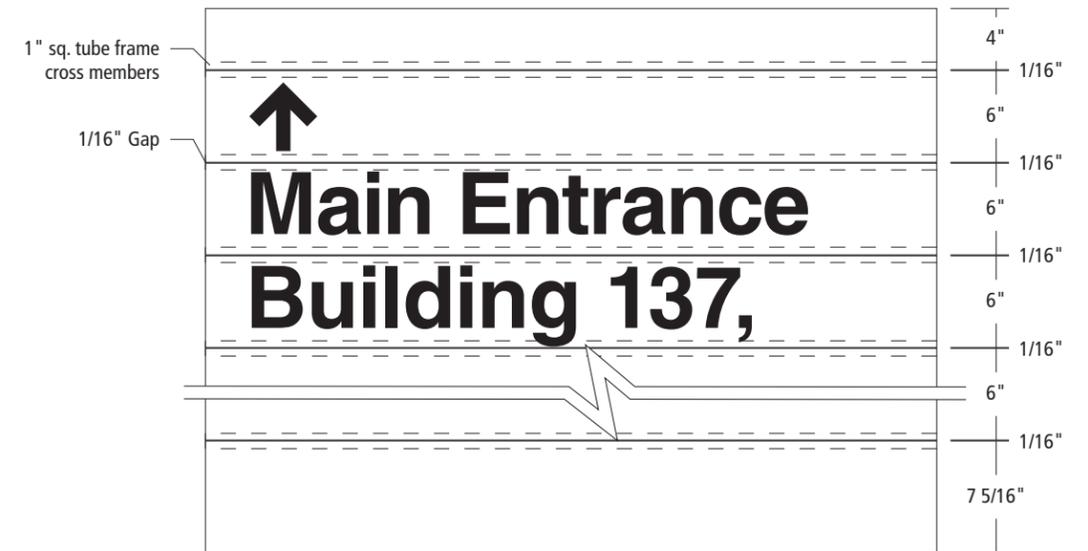


EN-02.02 - Structural
Elevation | Scale: 1/4"=1'-0"



EN-02.02 - Primary Directional Monument - 24 Sq. Ft.
Elevation | Scale: 1/2"=1'-0"

EN-02.02
Side View



EN-02.02 - Primary Directional Monument - PANEL DETAIL
Elevation | Scale: 1"=1'-0"

SEE NEXT PAGE FOR SIGN #'S

4" Typ.

↑ Patient Drop Off
→ Parking ♿

11 - S/F (West Face)

→ EXIT
Parking

14 - S/F

← Patient Parking
↑ Patient Drop Off
Parking ♿

15-Side A - D/F (South Face)

→ Patient Parking
↑ EXIT

15-Side B - D/F (North Face)

← Main Entrance
→ EXIT

16 - S/F (Southeast Face)

← Main Entrance
Patient Drop Off

17 - S/F (Southeast Face)

↑ Patient Drop Off
Spinal Injury
Parking
← Patient Parking ♿

18 - S/F (Northwest Face)

→ EXIT
Patient Parking

19 - S/F (Southwest Face)

→ Patient Parking ♿
↑ Patient Parking
EXIT

20-Side A - D/F (West Face)

(BLANK)

20-Side B - D/F (East Face - BLANK)

← EXIT
→ Patient Parking

21 - S/F (Northwest Face)

→ Patient Parking ♿
Spinal Injury
Parking
↑ Patient Drop Off

24 - S/F (Northeast Face)

← EXIT
→ Parking

25 - S/F (Northwest Face)

← Patient Drop Off
East Entrance
→ Patient Parking ♿
Main Entrance

26 - S/F (West Face)

→ Patient Parking ♿
↑ Patient Parking ♿
South Entrance

28-Side A - D/F (East Face)

→ Patient Parking
↑ EXIT

28-Side B - D/F (West Face)

→ Patient Parking
↑ Patient Parking ♿
South Entrance

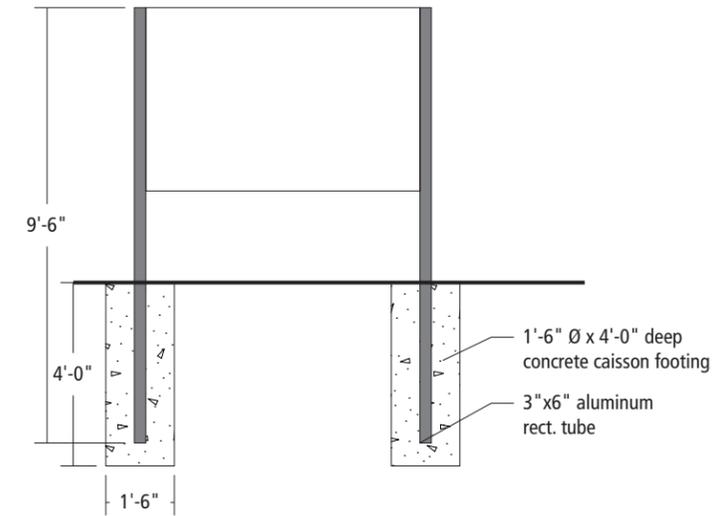
30-Side A - D/F (East Face)

← Patient Parking ♿
↑ EXIT
Patient Parking ♿

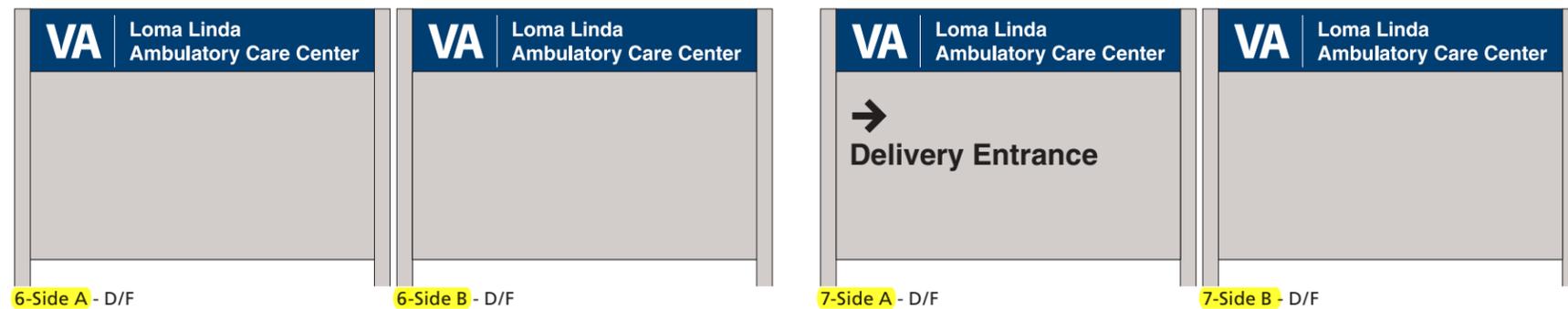
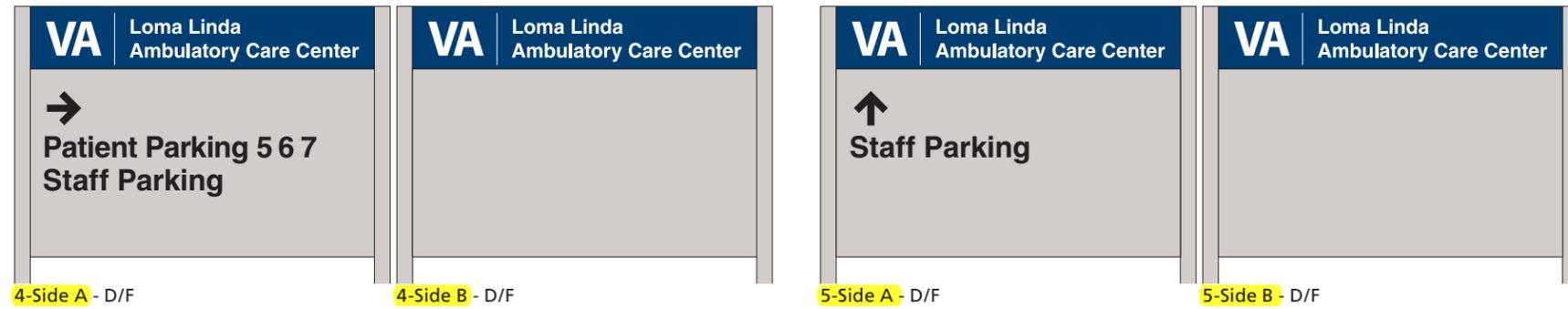
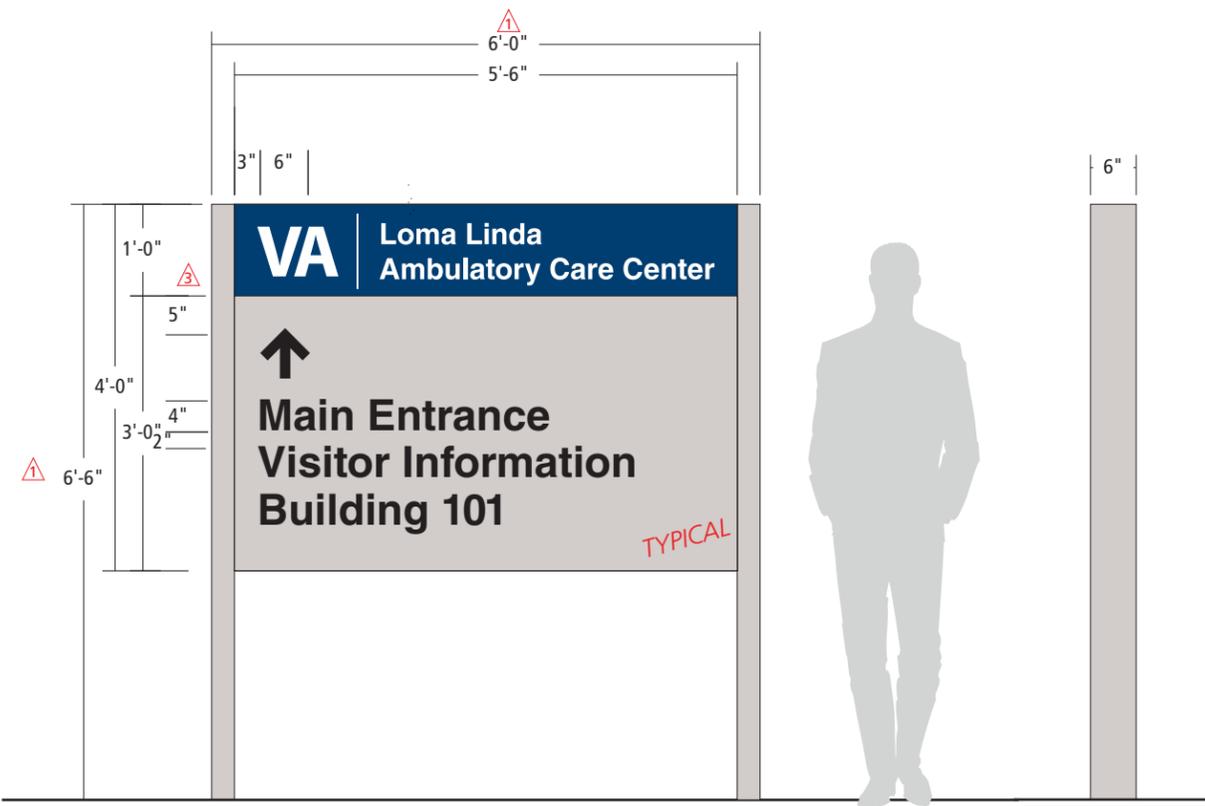
30-Side B - D/F (West Face)

EN-02.02 - Layouts
Elevation | Scale: 1/2"=1'-0"

Manufacture and Install **Four (4) EN-03.02** - D/F P&P Directional - Non-Illuminated



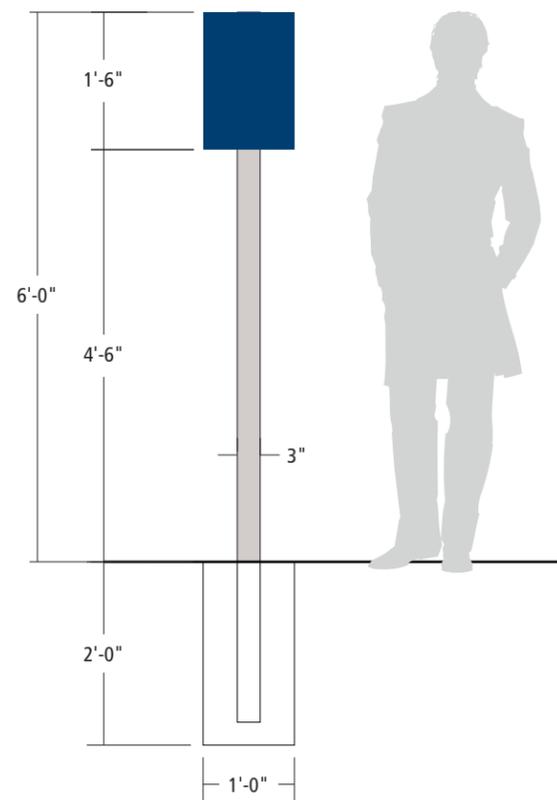
EN-03.02 - Structural
Elevation | Scale: 1/4"=1'-0"



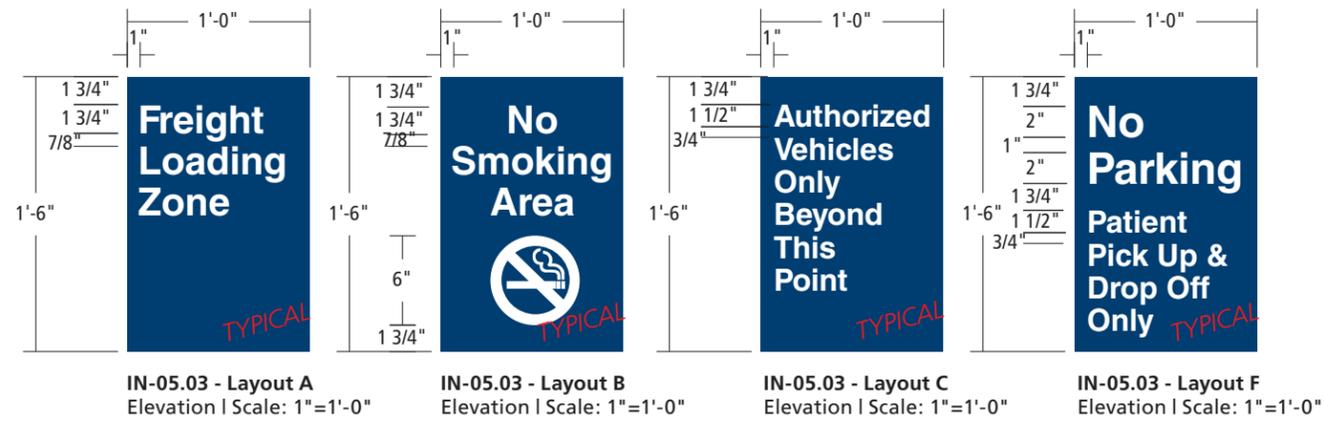
EN-03.02 - Layouts
Scale: 3/8"=1'-0"

Manufacture and Install **Three (3) EN-05.03** locations

EN-05.03
Plan View



EN-05.03 - Small Single Post Info
Elevation | Scale: 1/2"=1'-0"





QNTY = 3

SIGN #s - 69, 70, 71



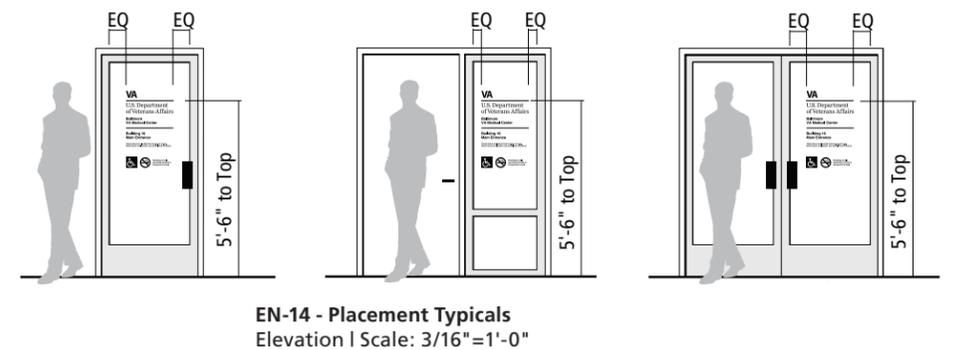
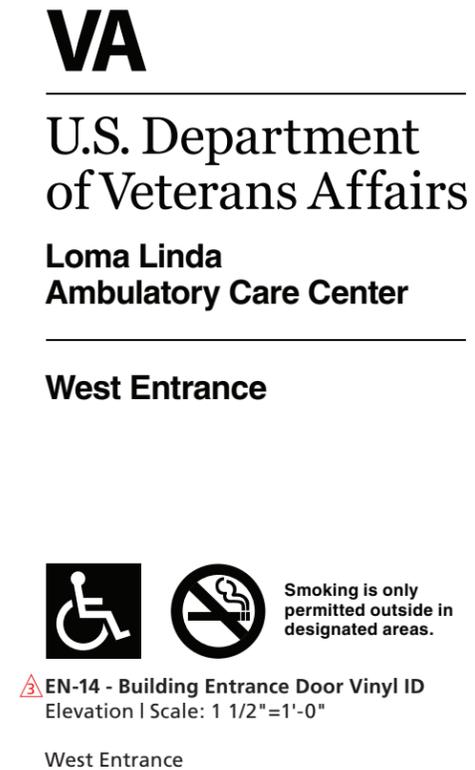
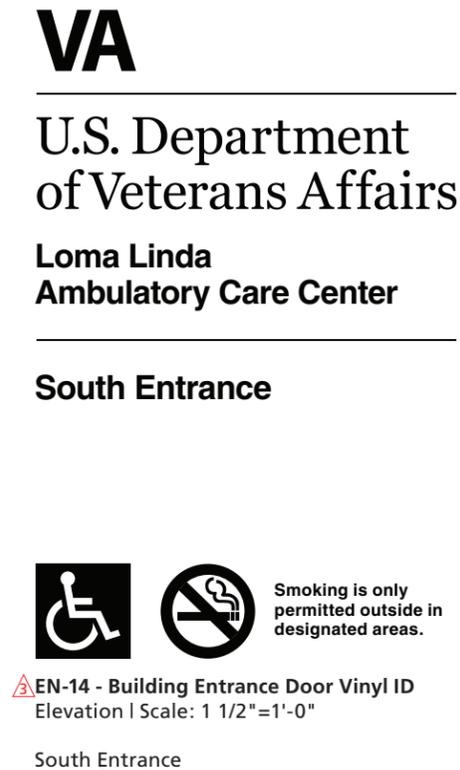
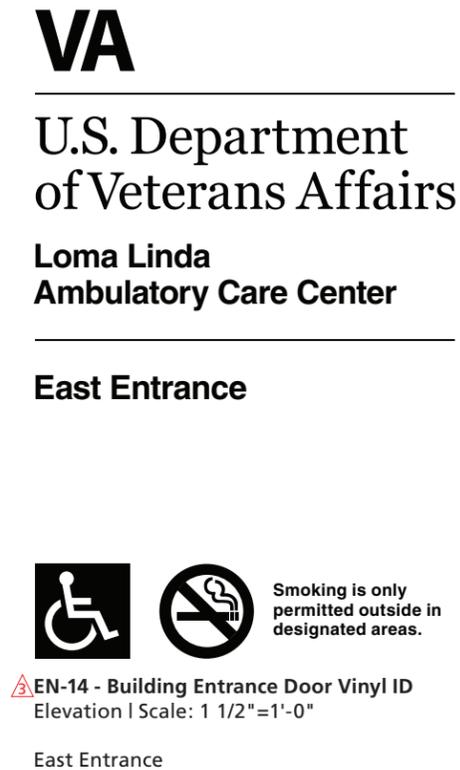
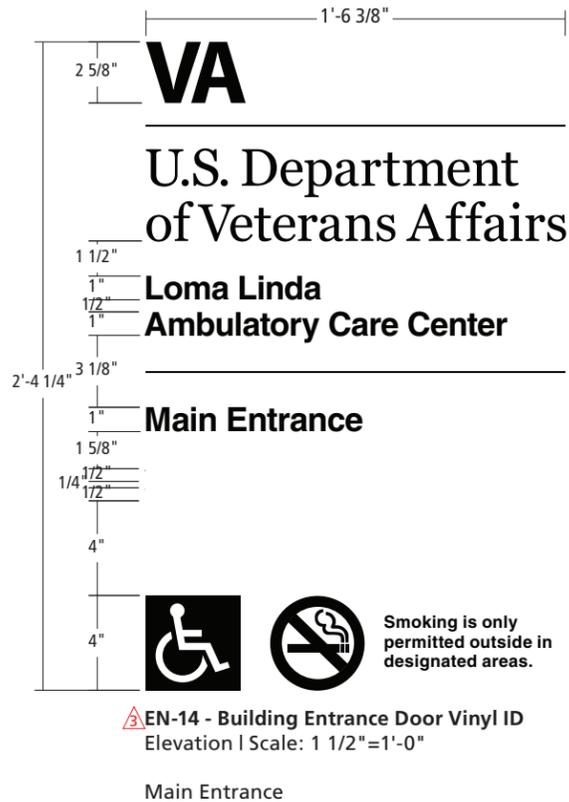
EN-05.03 - Layouts
Elevation | Scale: 1"=1'-0"

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Manufacture and Install Four (4) EN-14 - Vinyl

3M Matte White (220-20) vinyl applied 1st surface to exterior glass.

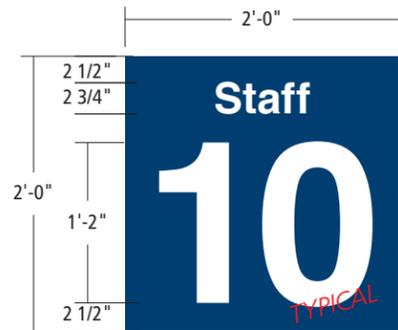
Font: Helvetica Bold



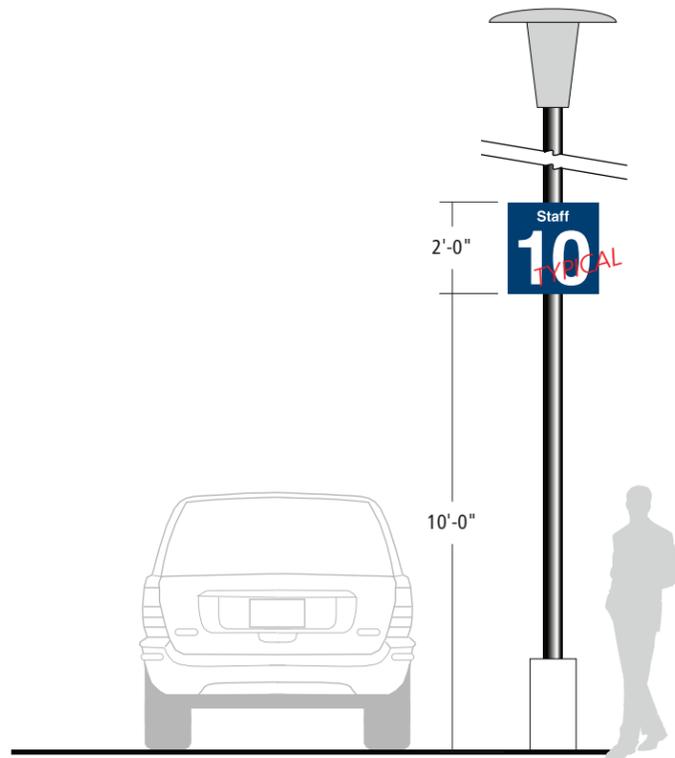
⚠ Manufacture and Install Fifty (50) PL-12.06 Parking Lot Sign Locations (82 total S/F panels)
 Eighteen (18) S/F locations and Thirty-two (32) D/F locations (2 S/F panels per location)
 (41 in Original Package)

.080" thick aluminum sign panel.
 Paint all sides to match PMS 541 (Blue). ⚠
 3M Reflective White (280-10) vinyl applied 1st surface to panels.
 Attach panel to Band-It bracket.
 Attach to existing poles with stainless steel pole clamp.

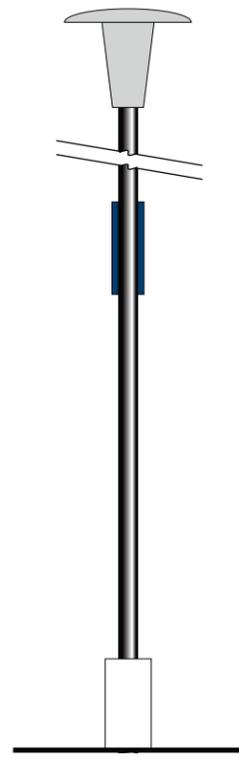
Font: Helvetica Bold



⚠ PL-12.06 - Layout A
 Elevation | Scale: 3/4"=1'-0"



PL-12.06 - Pole Mounted Lot ID Sign
 Elevation | Scale: 1/4"=1'-0"



PL-12.06
 Side View



⚠ Qnty = 11 panels @ 7 locations
 (4 D/F, 3 S/F locations)
 D/F - PL-1, PL-4, PL-5, PL-6
 ⚠ S/F - PL-2, PL-3, PL-15



Qnty = 14 panels @ 8 locations
 (6 D/F, 2 S/F locations)
 D/F - PL-7, PL-8, PL-9, PL-10,
 PL-11, PL-12
 S/F - PL-16, PL-17



Qnty = 5 panels @ 5 locations
 (5 S/F locations)
 S/F - PL-18, PL-19, PL-20,
 PL-21, PL-22



Qnty = 10 panels @ 8 locations
 (2 D/F, 6 S/F locations)
 D/F - PL-29, PL-30
 S/F - PL-23, PL-24, PL-25, PL-26,
 PL-27, PL-28



Qnty = 6 panels @ 4 locations
 (2 D/F, 2 S/F locations)
 D/F - PL-33, PL-34
 S/F - PL-31, PL-32



Qnty = 8 panels @ 4 locations
 (4 D/F locations)
 D/F - PL-35, PL-36, PL-37, PL-38



Qnty = 8 panels @ 4 locations
 (4 D/F locations)
 D/F - PL-42, PL-43, PL-44, PL-45



Qnty = 12 panels @ 6 locations
 (6 D/F locations)
 D/F - PL-48, PL-49, PL-50, PL-51,
 PL-52, PL-53

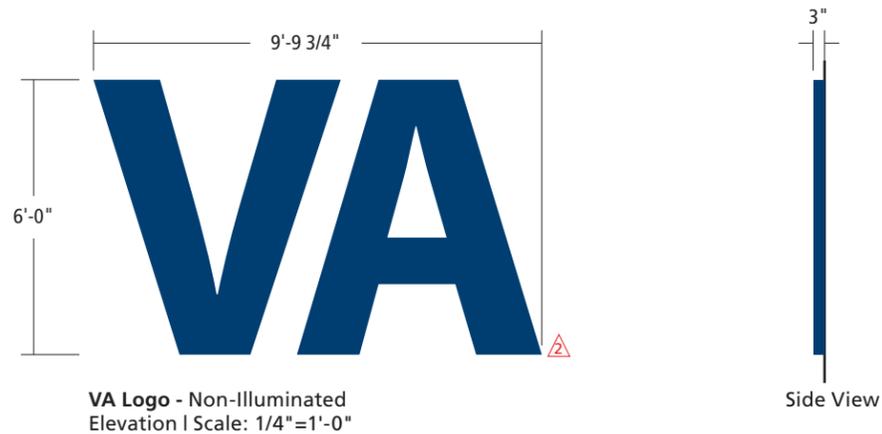


Qnty = 4 panels @ 2 locations
 (2 D/F locations)
 D/F - PL-54, PL-55



Qnty = 4 panels @ 2 locations
 (2 D/F locations)
 D/F - PL-56, PL-57

⚠ PL-12.06 - Layouts
 Elevation | Scale: 3/4"=1'-0"

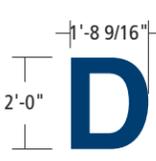
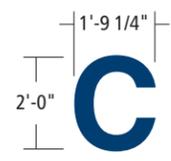
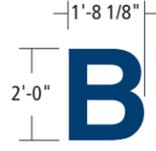
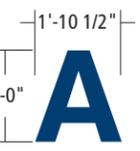


VA Logo - Non-Illuminated
Elevation | Scale: 1/4"=1'-0"

Manufacture and Install Two (2) RPC Logos - Non-Illuminated

3" deep, .125" aluminum face with .063" aluminum returns. Paint to match PMS 541 (Blue).
Clip mount flush to exterior wall with screws in returns, paint to match returns.

NEW LOGO - 3/3/16
OLD LOGO DELETED FROM PACKAGE



LL Letters - RPC Halo-Illuminated
Elevation | Scale: 1/4"=1'-0"

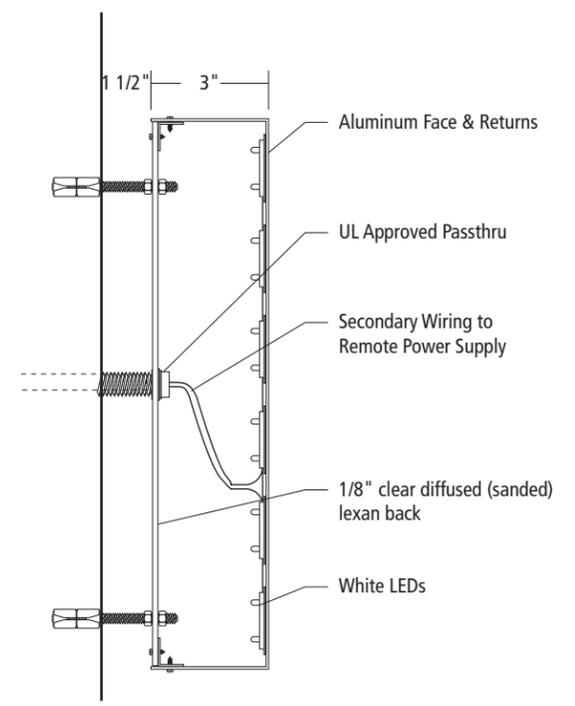
Manufacture and Install Five (5) (1 set of each) RPC Letters - Halo-Illuminated

3" deep, .125" aluminum face with .050" aluminum returns. Paint to match PMS 541 (Blue).
3/16" clear lexan backs. Halo-illuminant with White LEDs with remote power supplies.
Mount to exterior wall with 1 1/2" stand-off.

ADDRESS ADDED - 3/18/16
NEW LETTERS - 3/3/16
OLD NORTH, EAST, SOUTH, WEST DELETED FROM PACKAGE



Typical Side View



TYPICAL SECTION OF ILLUMINATED RPC LETTER
SCALE: NTS

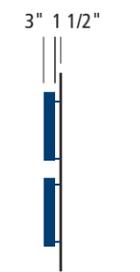


LL Letters - RPC Halo-Illuminated
Elevation | Scale: 1/4"=1'-0"

Manufacture and Install Three (3) sets of RPC Letters - Halo-Illuminated

3" deep, .125" aluminum face with .050" aluminum returns. Paint to match PMS 541 (Blue).
3/16" clear lexan backs. Halo-illuminant with White LEDs with remote power supplies.
Mount to exterior wall with 1 1/2" stand-off.

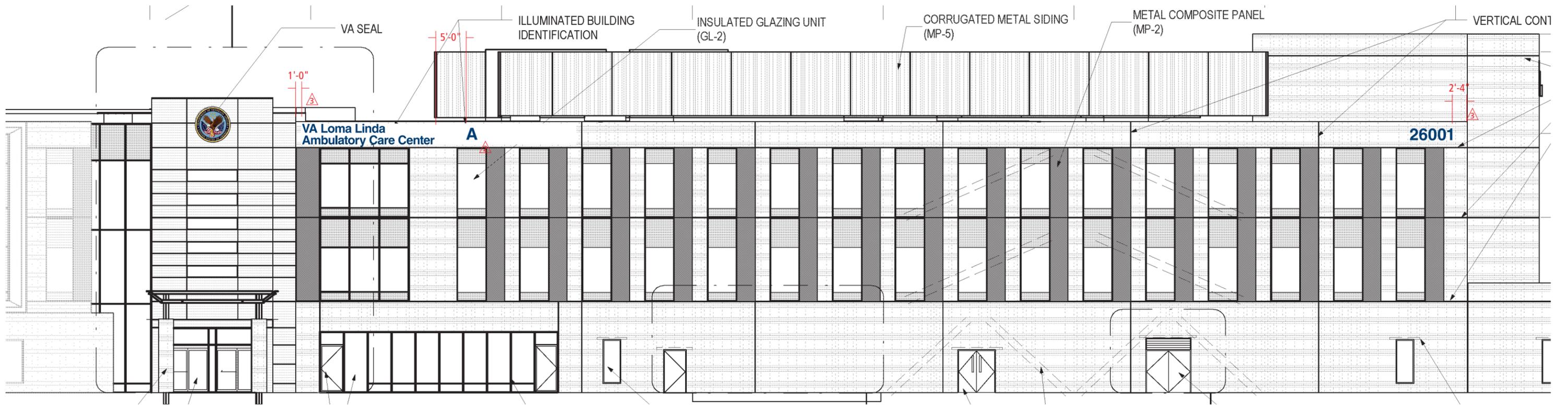
NEW LAYOUT - 3/3/16
"Healthcare System" DELETED FROM PACKAGE, "VA" ADDED



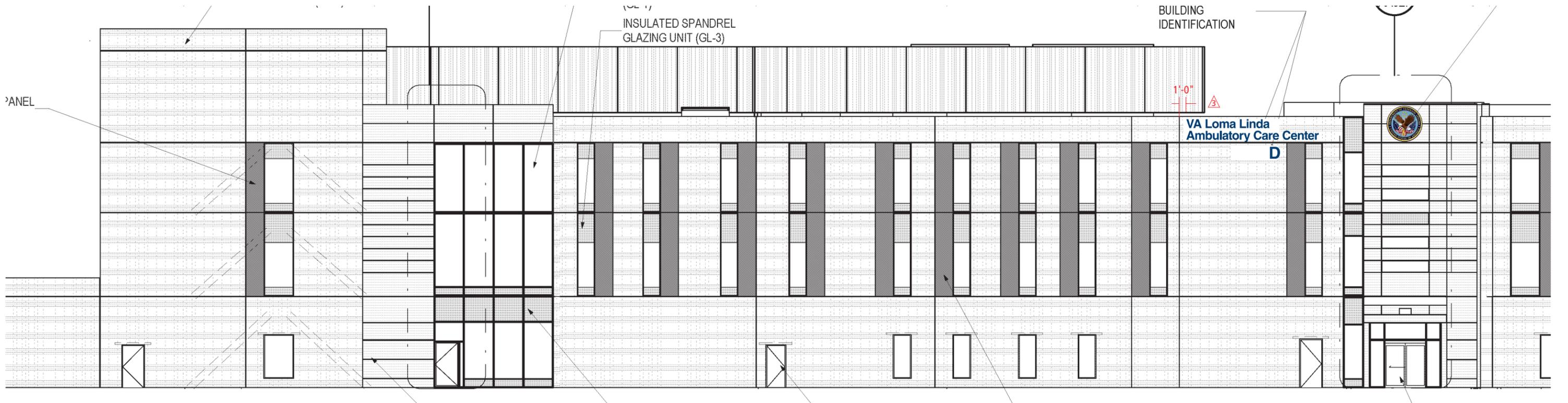
Side View

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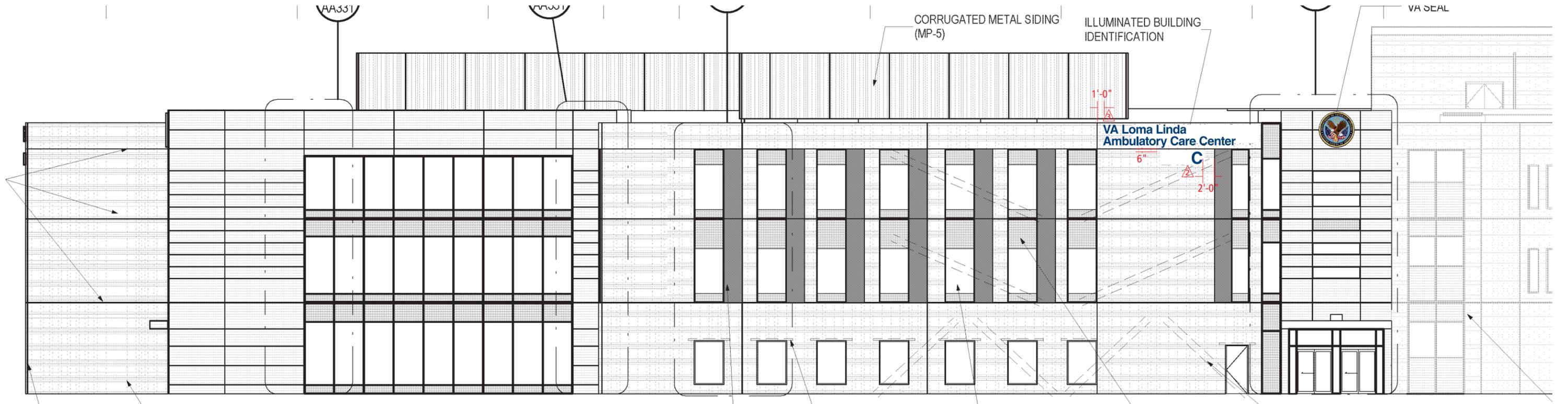




North Elevation
Scale: 1/16"=1'-0"



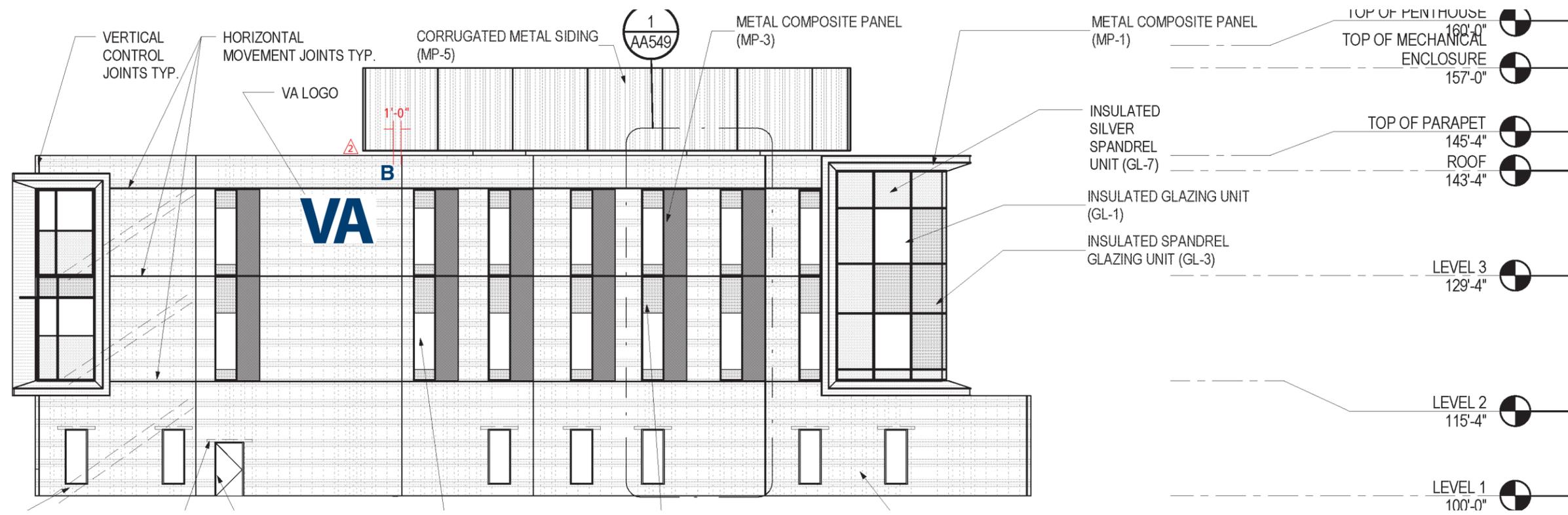
South Elevation
Scale: 1/16"=1'-0"



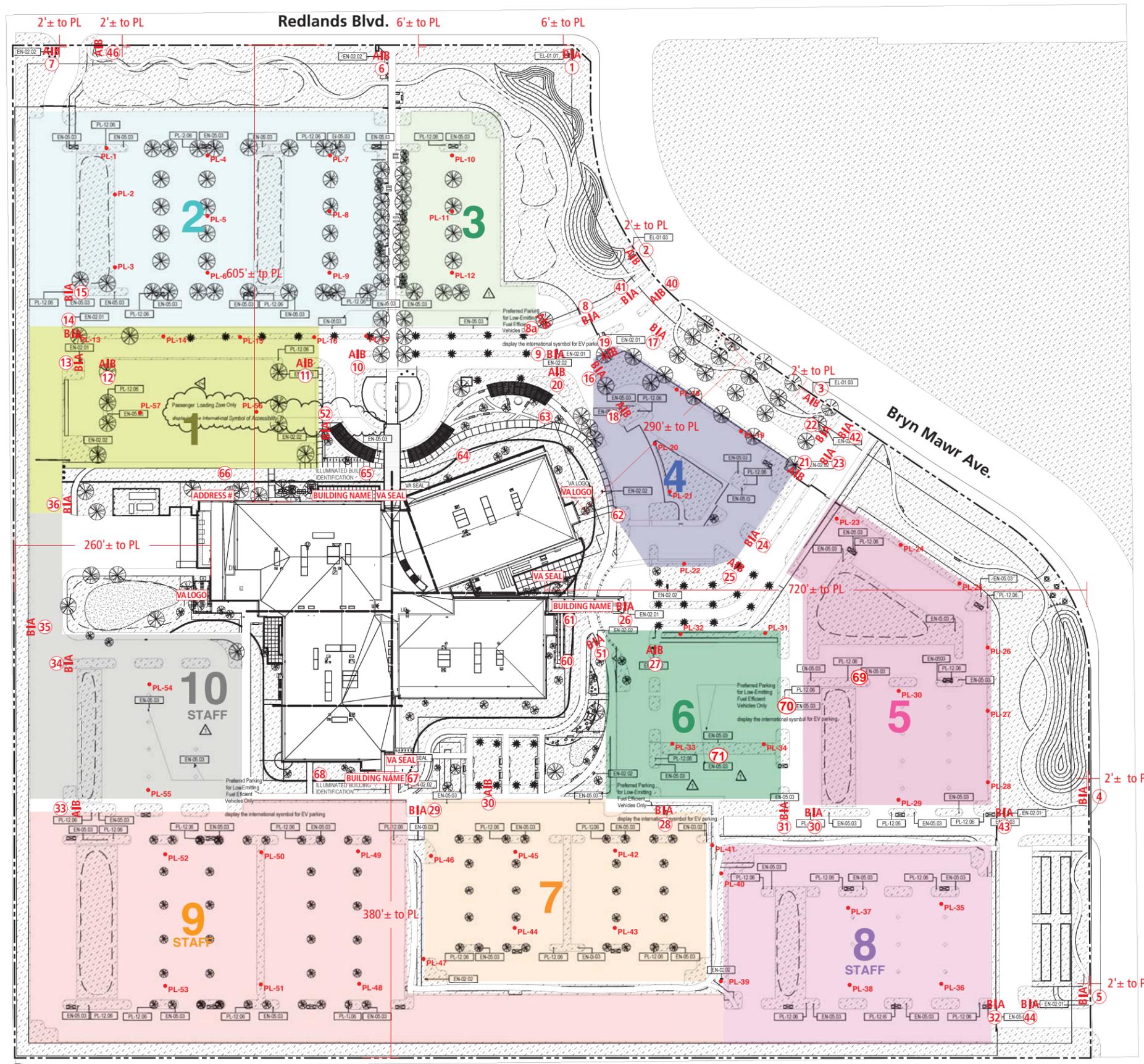
East Elevation
Scale: 1/16"=1'-0"



West Elevation
Scale: 1/16"=1'-0"



East Elevation - Zone B
Scale: 1/16"=1'-0"



- SIGNAGE GENERAL NOTES**
1. SIGN TYPE IN-04.04 TO BE PROVIDED FOR ROOM IDENTIFICATION. P. CONFERENCE/MEETING ROOMS WITH IN-07.07 AND TOILET ROOMS WHICH PLAN.
 2. FOR RIGHT OF WAY SIGNS REQUIRE LINDA, REFER TO THE SHEETS THAT FOLLOW.
 3. FOR SIGN TYPE DESCRIPTIONS, REFER TO SPECIFICATIONS SECTION 10.14.00.P SHEETS THAT FOLLOW.
 4. SIGNAGE LOCATIONS AND QUANTITIES BY VA AND WALSH BEFORE FINAL DOCUMENTS.

Site Plan
Approximate Scale: 1"=150'

**BUILDING SIGNS ADDED
PL DIMENSIONS
4/11/16
PRODUCTION RELEASE**



3643 South 7th Street
Phoenix, AZ 85040.1130
602.268.1349 Office
602.268.1369 Facsimile

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REP: M. Kepp
BY: D. Rollins
DATE: 5/8/15
REV:

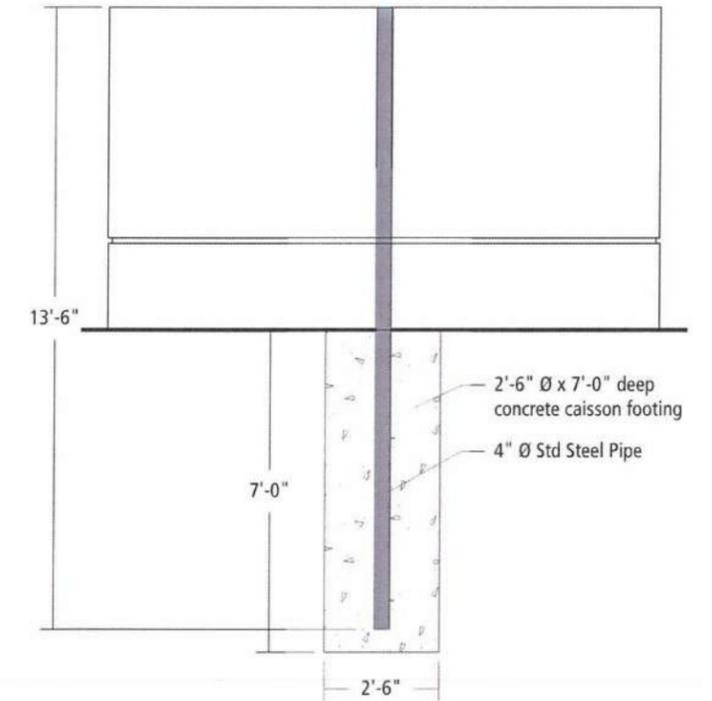
SPEC NO. XX00000
JOB NO. 15-033002

Loma Linda VA Clinic
Exterior Sign Location Plan
Install Address: 26001 Redlands Blvd. Loma Linda, CA 92354

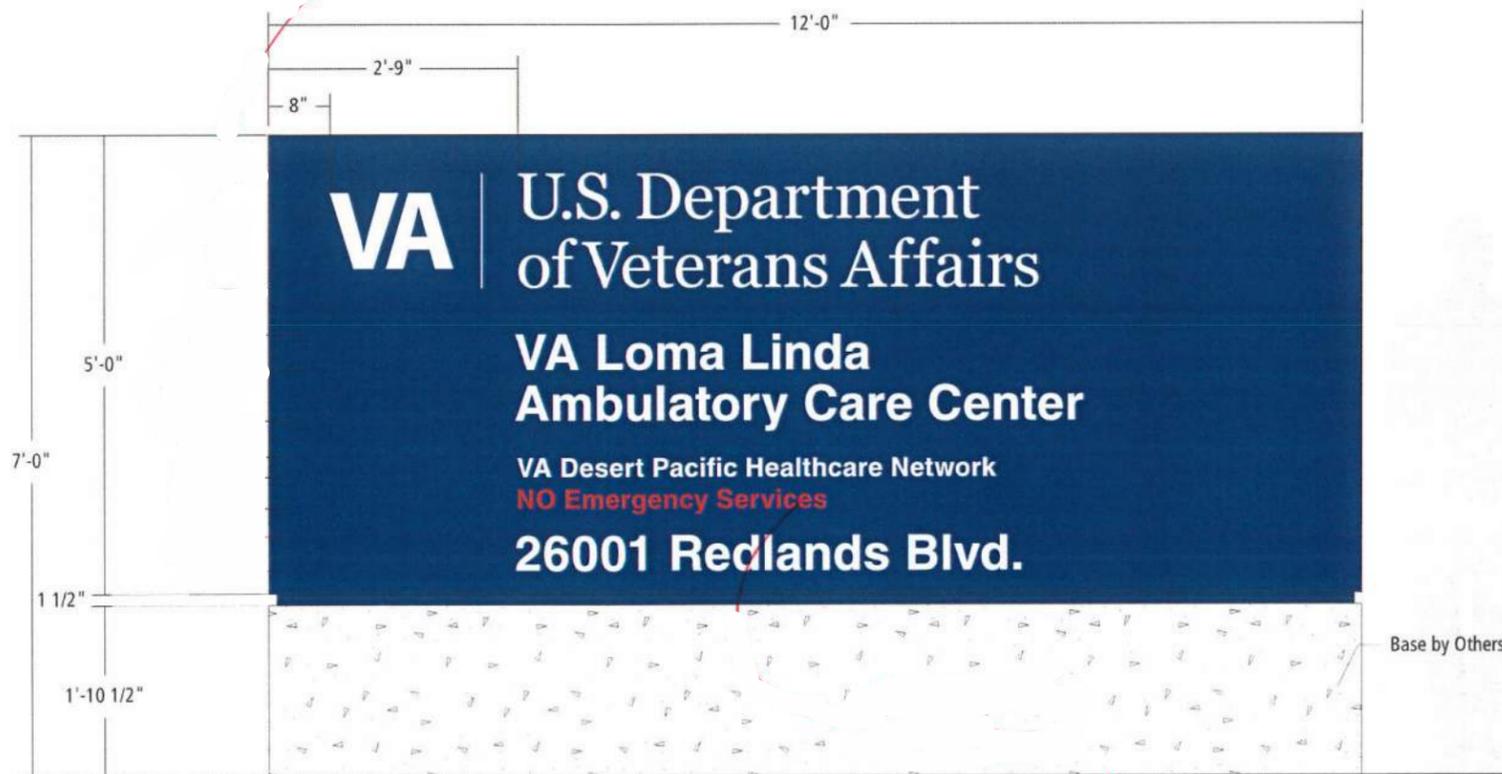
LOCATION
Exterior
Sign Location Plan

SHEET
19 of 19

SIGN #1
Main Monument Sign
Location: Corner of Redlands Blvd and Bryn Mawr



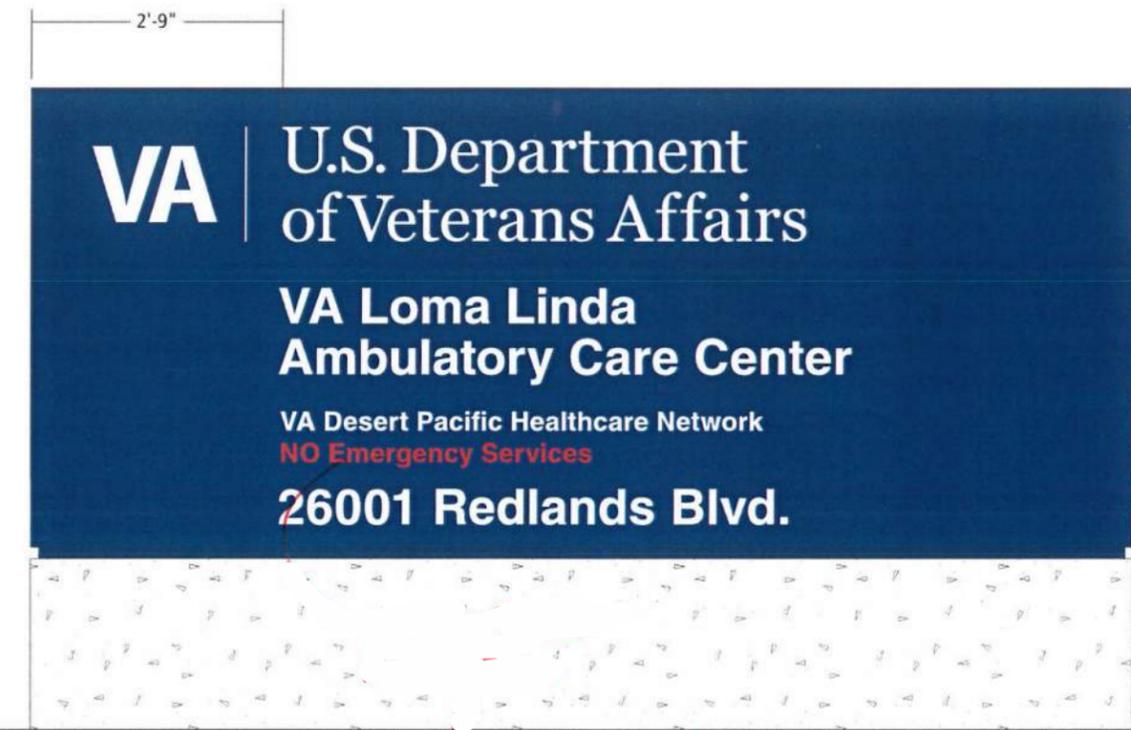
EI-01.01 - Structural
 Elevation | Scale: 1/4"=1'-0"



EI-01.01 - Site Monument - 60 Sq. Ft.
 Elevation | Scale: 1/2"=1'-0"
 Location - 1, Side A

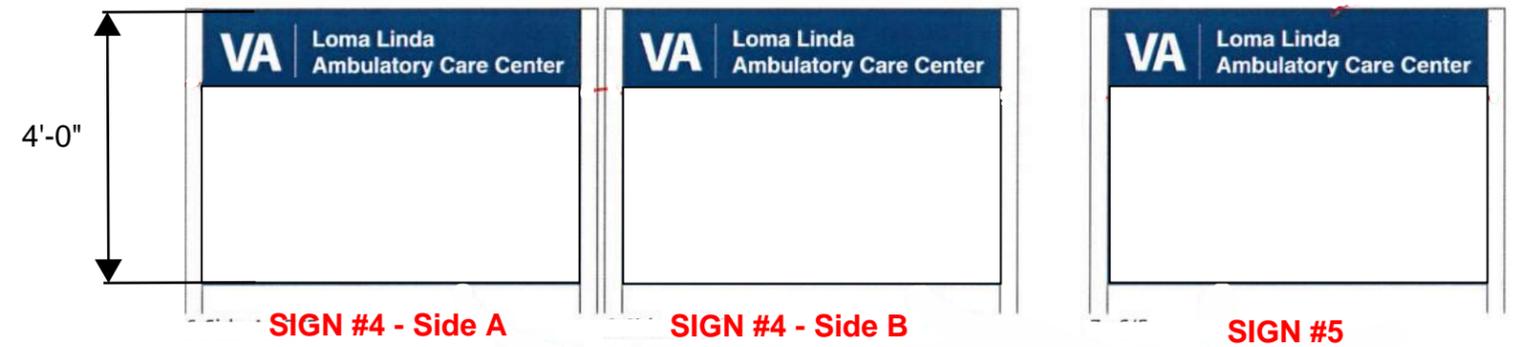
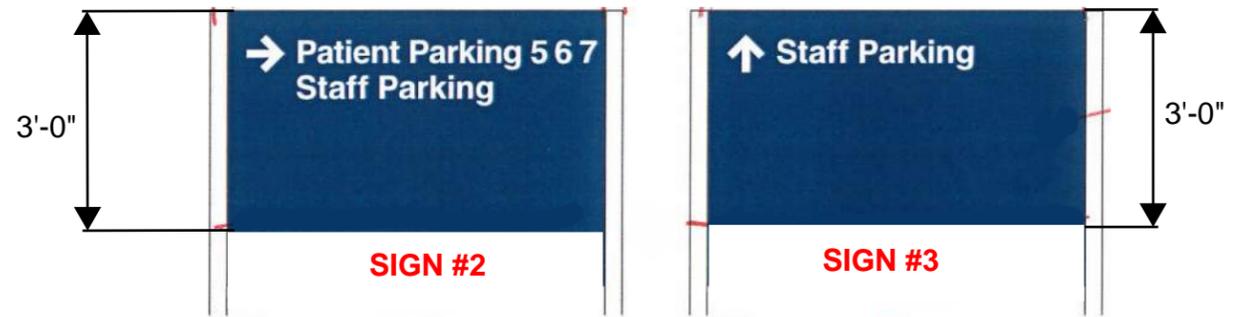
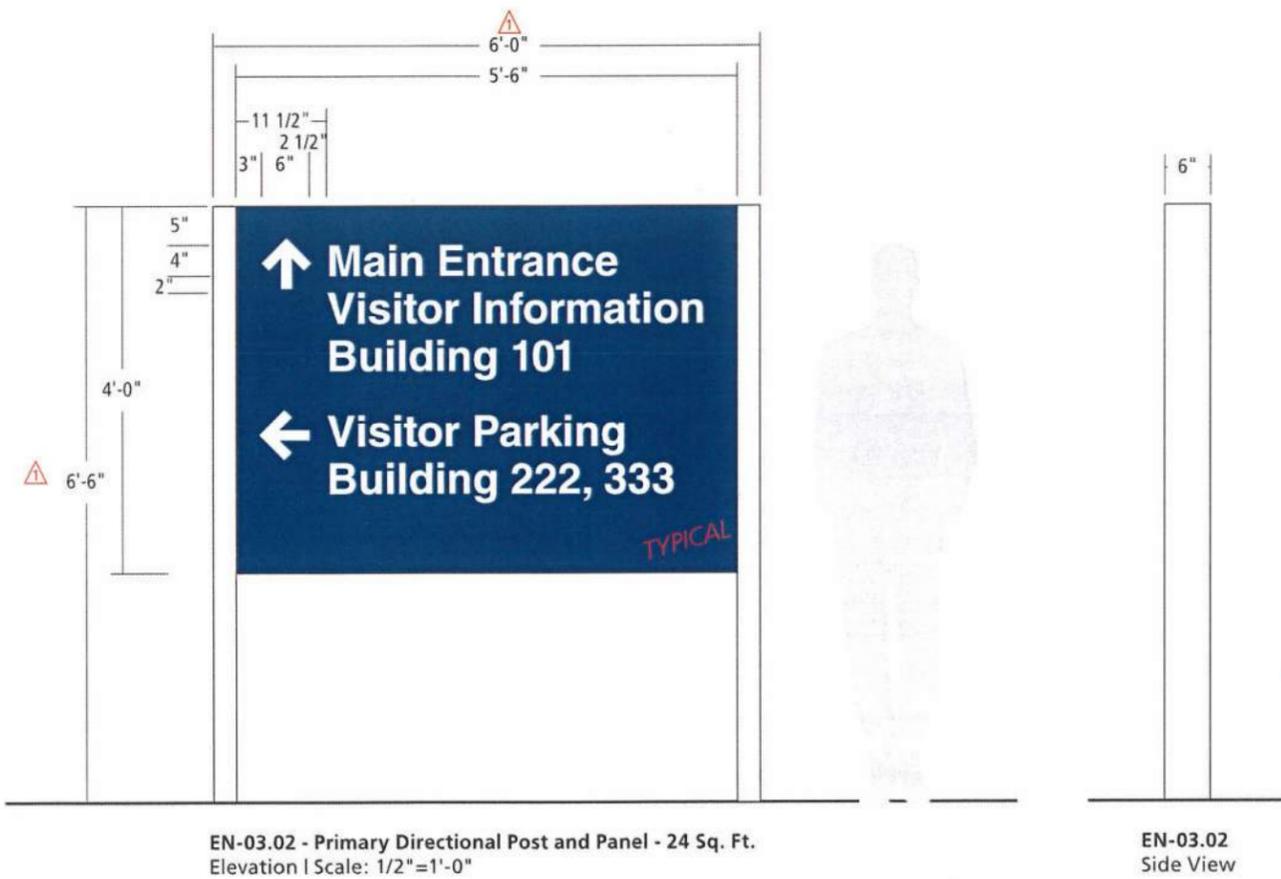
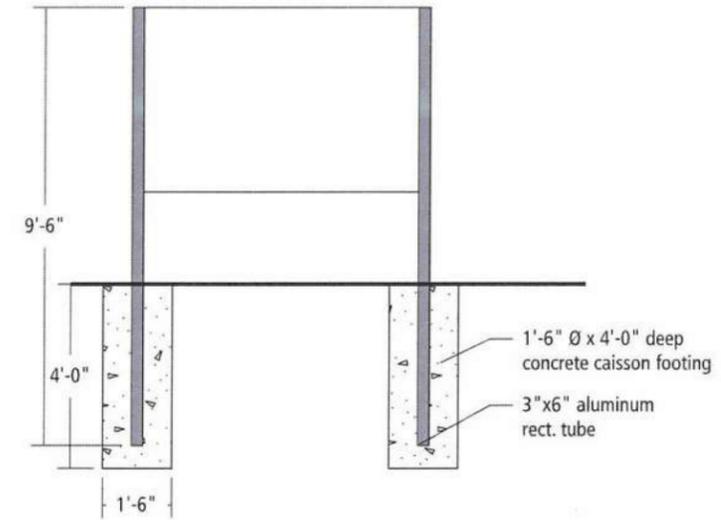


EI-01.01
 Side View



EI-01.01 - Site Monument - 60 Sq. Ft.
 Elevation | Scale: 1/2"=1'-0"
 Location - 1, Side B

SIGN #2, #3, #4, #5
Primary Directional Signs
Location: Along Redlands Blvd and Bryn Mawr



EN-03.02 - Layouts
 Scale: 3/8"=1'-0"



City of Loma Linda Community Development Department

Planning Division

CONDITIONS OF APPROVAL

VARIANCE NO. 16-053

PROJECT DESCRIPTION

Master Sign Program Application (MSA16-052) and Variance Application (V16-053) for the Veterans Affairs Ambulatory Care Center. The Sign Program is site specific and contains criteria for exterior signage. The Variance is to permit one 7-foot monument sign and four 24-square foot directional signs that exceed the allowable height and maximum area for signage. The variance request seeks relief from Section 17.18.030(36) and Section 17.18.030(17) of the Loma Linda Municipal Code. The subject site is located at 26001 Redlands Boulevard within the East Valley Corridor Specific Plan, Special Development District - Planned Development Overlay.

COMMUNITY DEVELOPMENT DEPARTMENT

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

1. Within one year of this approval, the Variance shall be exercised or the permit/approval shall become null and void. Within one year of development approval, commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of six months, then the permit/approval shall become null and void.

PROJECT:

Variance No. 16-053

EXPIRATION DATE:

July 6, 2017

2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
3. All construction shall meet the requirements of the editions of the *Uniform Building Code* (UBC)/California Building Code (CBC) and the *Uniform Fire Code* (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

EXHIBIT D

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative process. Any modification, which exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority as applicable.
5. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17, and the East Valley Corridor Specific Plan – Special Development zone in effect at the time of approval. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
6. All proposed plants associated with the proposed sign shall be maintained in a healthy, vibrant condition.
7. Monument signs shall not block to view of cross-traffic or pedestrians from travelers on adjacent streets or within the subject site.
8. Within 48 hours of approval of the subject project, the applicant shall deliver to the Community Development Department, a check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of \$50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation for the project. If within such 48 hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act may be significantly lengthened.

End of Conditions

Applicant signature

Date

Owner signature

Date