



City of Loma Linda

From the Department of Community Development

REGULAR MEETING AGENDA

HISTORICAL COMMISSION

MONDAY, MARCH 04, 2019 at 5:30 PM

25541 BARTON ROAD, LOMA LINDA, CA - COMMUNITY ROOM

A. CALL TO ORDER

B. ROLL CALL *(five members present constitutes a quorum)*

C. COMMENTS FROM THE FLOOR/PUBLIC PARTICIPATION

(Limited to 3 minutes; three minutes allotted for each person)

D. DISCUSSION ITEMS

1. **MINOR MODIFICATION** to Approved Plan No. P19-031 to modify the approved Precise Plan of Design application No. 17-163 project known as "Citrus Glen by KB Home" and allow a 6th floor plan option (1,771 sqft home with 415 sqft garage) within the 95-lot community located on a 49.9 acre site on the southeast corner of Citrus Ave and New Jersey St within the Low Density Land Use Designation and R-1 Zone.

RECOMMENDATION: Staff recommends the Historical Commission recommend approval to the Planning Commission of the proposed modification to add a 6th floor plan in the Citrus Glen community in association with Minor Modification Application No. P19-031.

2. **Architectural elevations for potential senior housing structure in the groves/SPA-D area.**
3. **Signage for wayfinding in the historic district.**
4. **APPROVAL OF MINUTES:** February 04, 2019

E. OTHER ITEMS

F. ADJOURNMENT



City of Loma Linda Community Development Department

Staff Report

HISTORICAL COMMISSION MEETING OF MARCH 4, 2019, 5:30PM

TO: Historical Commission

FROM: Konrad Bolowich, Assistant City Manager
Community Development Department

SUBJECT: Minor Modification to Approved Plan No. P19-031 to modify the approved Precise Plan of Design application No. 17-163 project known as “Citrus Glen by KB Home” and allow a 6th floor plan option (1,771 sqft home with 415 sqft garage) within the 95-lot community located on a 49.9 acre site on the southeast corner of Citrus Ave and New Jersey St within the Low Density Land Use Designation and R-1 Zone.

RECOMMENDATION

Staff recommends the Historical Commission recommend approval to the Planning Commission of the proposed modification to add a 6th floor plan in the Citrus Glen community in association with Minor Modification Application No. P19-031.

BACKGROUND AND SUMMARY

On October 11, 2016, Loma Linda City Council approved a General Plan Amendment, Pre-Zone, Annexation, and a Tentative Tract Map application which included a 95-lot subdivision for the residential tract known as Citrus Glen. The Council adopted the above referenced applications along with a Mitigated Negative Declaration. Project numbers included: GPA 15-044, ZMA 15-045, ANX 15-043, TTM 15-046.

One year after Council’s approval, KB Home Southern California purchased the entitled site and submitted a Precise Plan of Design application (PPD No. 17-163) for the review and approval of the architectural elevations and configuration of residential Tract No. 19963. The PPD application, along with the project plans, was reviewed by the Historical Commission on December 4, 2017. The Historical Commission recommended approval and provided suggestions in regards to street names and architectural design changes. On March 7, 2018, the PPD application was reviewed and approved by the Planning Commission.

On December 13, 2018, KB Home submitted a Minor Modification application to add a 5th floor plan to the home options for future residents. The plan was reviewed by Historical and approved by Planning Commission on February 6, 2019. Shortly after, on February 14, 2019, KB Home submitted another Minor Modification application to add a 6th floor plan.

To keep up with the current housing trends and other production home builders, the applicant believes adding a 6th floor plan reflects KB Home’s goals to satisfy buyer’s desires to have various options to choose from that will allow them to personalize their home. Adding to the library of floor plans, each with a limited array of personalization options, will insure an attractive mix of homes in this new Loma Linda community.

Because the original PPD application was reviewed by Historical in 2017, this request must once again be reviewed by the same Commission. The Historical Commission should review the

modification request to add a 6th floor plan and provide recommendations and comments to the Planning Commission in regards to compatibility with the cultural heritage and landscape of the nearby historic area, as well as the previously approved elevations.

PERTINENT DATA

Property Owner/Applicant:	KB Home Southern California/Inland Empire
General Plan:	Low Density Residential (0 to 4 du/acre)
Zoning:	Single-Family Residence (R-1)
Site:	Approximately 49.9 Acres
Topography:	Relatively flat
Vegetation:	Landscaped lots, water retention basin, park areas and trail ways

EXISTING SETTING

The 49.9 acre site contained a citrus grove that was removed in 2017. The site is intersected by New Jersey Street, and is south of Citrus Avenue and north of Orange Avenue. Surrounding land uses include agriculture and a church to the east, single-family residential currently under construction (Citrus Lane) to the west, scattered single-family residential to the north, and multiple-family residential development to the south.

The project site is transected by the Morrey Arroyo and occurs within a 100-year floodplain (Zone A and Zone AO). The dry riverbed with sandy-bottom with drainage traverses from southeast to northwest. Morrey Arroyo flows offsite to the northwest where it eventually flows into the Mission Zanja Channel, which is tributary to the Santa Ana River. A portion of Morrey Arroyo consists of an unvegetated stream bed with non-native tree species and ornamentals along the channel side slopes and banks. As part of the original project conditions, the applicant was required to do improvements to the channel, which were designed to reduce impacts from flooding. The Morrey Arroyo is considered to be Waters of the State and Waters of the United States; and, therefore falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), State Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). Permits from these agencies have already been obtained. The applicant has been complying with all current mitigation requirements and has obtained the proper permits for the flood control channel construction and development within jurisdictional drainage.

All comments received from the Administrative Review Committee (ARC) have been addressed through the Conditions of Approval and/or in the final documents for the project. Copies of all comments are maintained in the file for the project.

ANALYSIS

The approved 95 residential units are currently being built and are located by the southeast corner of Citrus Avenue and New Jersey Street within the Low Density Land Use Designation and the Single-family Residential Zone (R-1).

According to the submitted Cultural Resources Study, the subject area is considered a locally significant resource with a cultural landscape which includes historic roads, the Morey Arroyo

channel, and is located near the Assistencia and Village of Guachama – two historically significant Native American sites.

Although not directly located within the city’s Historic Mission Overlay District, staff agreed with the study that the site was locally and historically significant for the city. Pursuant to Chapter 17.82 “Historic Mission Overlay District”, new development in such areas as described above “shall be sensitive to the historic nature of the area while encouraging the use of interpretive historical architectural styles and site designs.” All proposed elevations were designed using historical architectural styles from the list supplied in Chapter 17.82. The applicant has already been approved to incorporate the following 3 architectural styles: Prairie, Bungalow and Mediterranean Revival.

Out of 3 styles, there are many floor plan options to choose from, including a pop-top bonus room. With the addition of the 6th floor plan, there will now be 25 distinctive style elevations and floor plans options within Citrus Glen. See Attachment B for the proposed 6th Floor Plan.

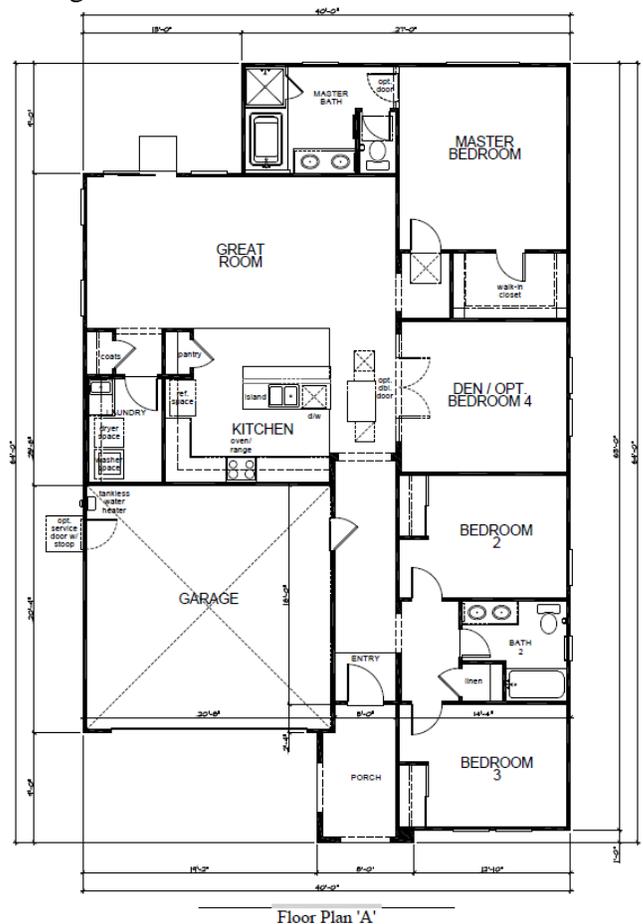
The new, 6th floor plan will be 1,771 sq.ft. in size. The 2-car garage will be an additional 415 sq.ft. The porch will range from 65 to 138 sq.ft, depending on the architectural style chosen. Each home includes 3 bedrooms, 2 full baths, laundry room, kitchen, and a living room. The buyer will also have the option to install a 117 sq.ft. patio and/or nook, as well as a 4th bedroom or den. This plan will be similar in design to the previously approved plans. Like the other plans, it will include a sliding door to the back yard and plenty of window space for extra lighting. The home option will also include multiple types of materials such as stucco, wood, and stone, as well as several paint colors on the exterior of the home. See Figure 1 below and Attachment B for the proposed 6th Floor Plan and its elevations.

SQUARE FOOTAGE			
PLAN 140.1771			
FLOOR AREA	1771	SQ. FT.	
TOTAL AREA	1771	SQ. FT.	
GARAGE AREA	415	SQ. FT.	
PORCH AREA			
	ELEVATION "A"	70	SQ. FT.
	ELEVATION "B"	65	SQ. FT.
	ELEVATION "C"	138	SQ. FT.
OPT. PATIO	ALL ELEVATIONS	117	SQ. FT.
OPT. NOOK	ALL ELEVATIONS	117	SQ. FT.



Front Elevation 'B' (Bungalow)

Figure 1: Sample of the Bungalow Elevation, Floor Plan and Square Footage Specs



The approved “Pick-A-Lot” and plotting guidelines will provide a prospective home buyer with many different home options to choose from. The program allows the buyers to select a lot per the lot-fit-matrix. It includes plotting rules to ensure a mix of elevations and floor plans and includes but is not limited to: 1) No more than two of the same floor plans can occur directly adjacent to each other; 2) No identical elevations may be directly adjacent or directly across the street; and 3) No same exterior color schemes may be plotted adjacent to each other.

On February 6, 2019, the Planning Commission added an amendment to the existing pick-a-lot policy. The amendment is as follows: “To ensure diversity within the Citrus Glen community (Tract 19963), the 5th floor plan option and any proposed homes less than 1,600 square feet are limited up to 15% of the total homes, or up to 14 homes out of the 95.”

The Historical Commission should review the modification request and provide recommendations and comments to the Planning Commission in regards to compatibility with the cultural heritage and landscape of the nearby historic area, as well as the previously approved elevations. The Commission’s recommendations and comments for the 6th floor plan will be forwarded to the Planning Commission for their review and approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The application is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 which states that no subsequent environmental review or analysis is required because the proposed modification does not directly change the environment. The impacts associated with the original project and development was considered in the Environmental Initial Study and Mitigated Negative Declaration that was adopted by City Council on September 13, 2016. Staff’s review of the environmental document revealed that the proposed architectural design and modification falls within the scope of the original Initial Study and does not result in any additional significant impacts. The Minor Modification to add a 6th plan/elevation to the approved project is exempt from CEQA and no further environmental review is necessary.

PUBLIC COMMENTS

In accordance with the Brown Act, the notice for this project and meeting date was posted at 3 public locations within the city (City Hall, Library, and Post Office) as well as on the city website. As of the date of this report, the City has received no written or oral comments.

In accordance with California Code Section 65091 and 65092, a public hearing notice will be mailed to surrounding property owners and posted in 3 public locations at least 10 days prior the Planning Commission scheduled date. The hearing is tentatively scheduled for Wednesday, March 6, 2019, 7:00pm in the council chambers.

CONCLUSION

The proposed modification continues to be consistent with the General Plan and is in compliance with the Loma Linda Municipal Code (LLMC) and Single-family Residential Zoning standards. The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project. The single-family residential use is compatible with the existing and future uses in the surrounding area. The previous findings and current Conditions of Approval will continue to apply with the proposed modification.

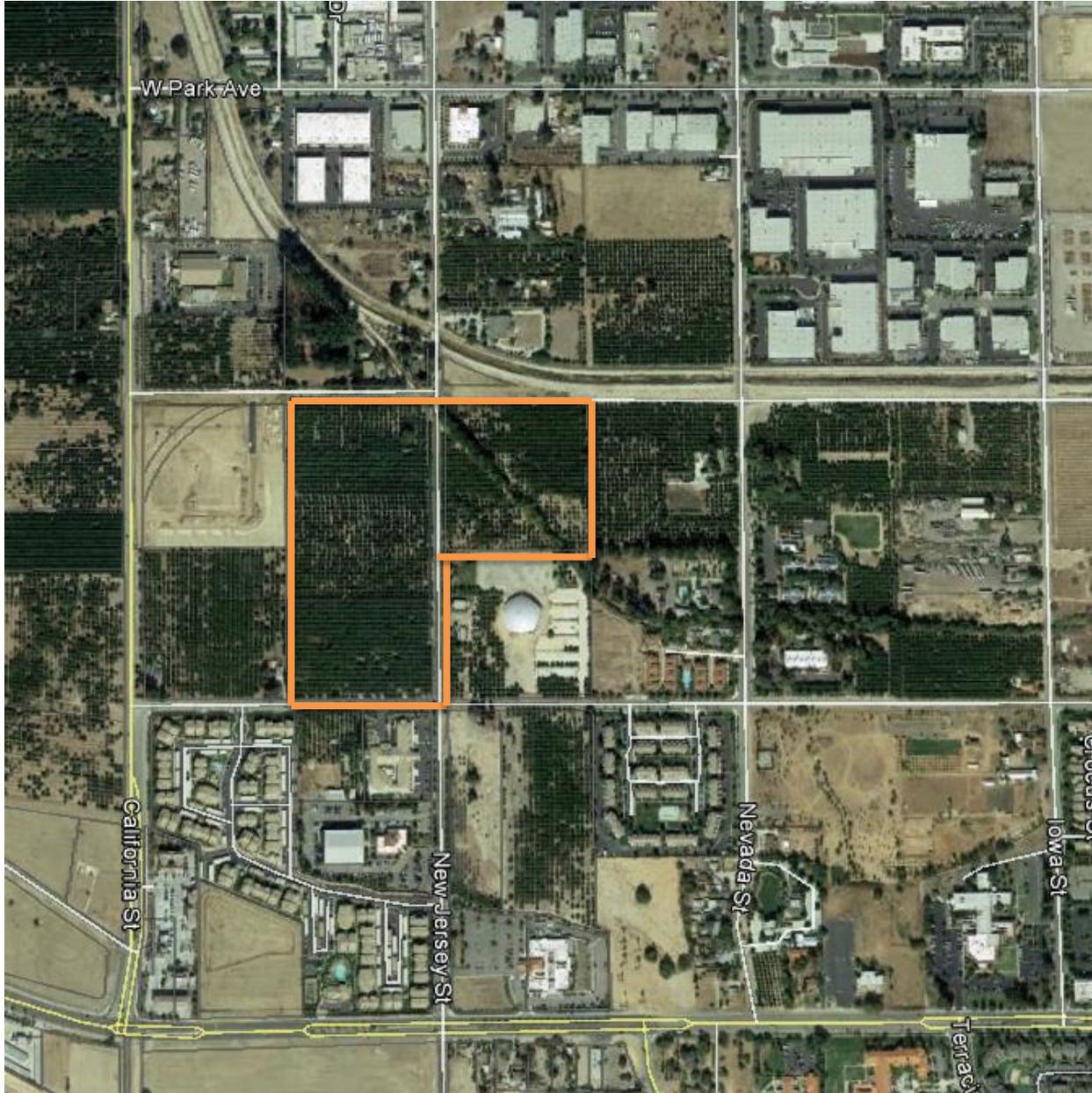
Respectfully submitted,

Lorena A. Matarrita
Associate Planner

ATTACHMENTS

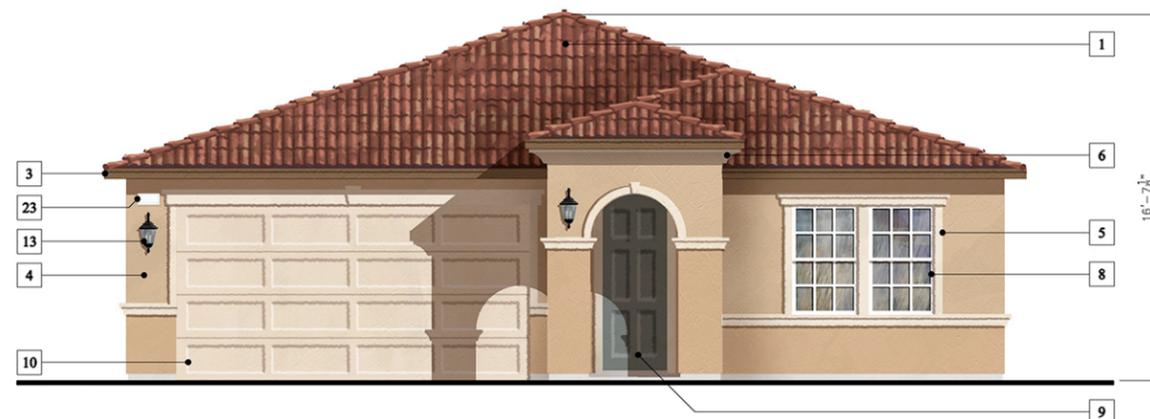
- A. Vicinity Map
- B. Proposed 6th Floor Plan and Elevations
- C. Approved Site Plan
- D. Approved Renderings (October 2017)
- E. Approved Colors and Materials

VICINITY MAP

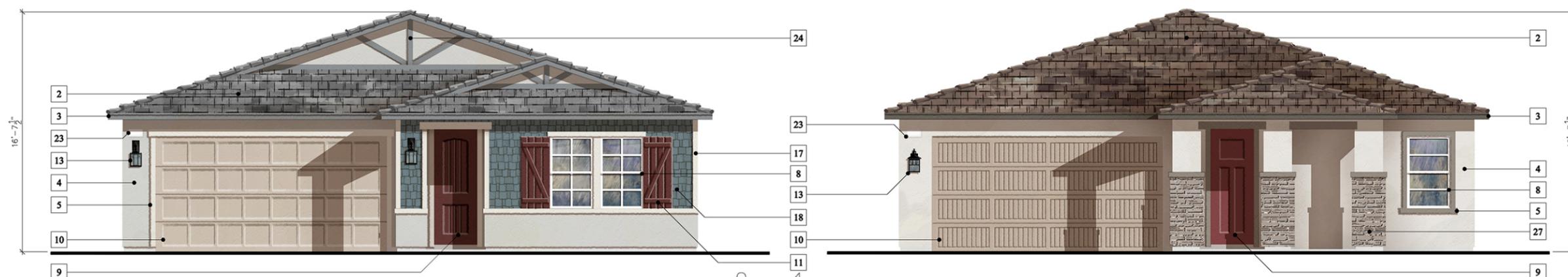


ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 FIBER CEMENT SIDING WITH VERTICAL BATTENS AT 16" O.C., U.N.O.
- 13 COACH LIGHTS
- 14 WOOD POST
- 15 DECORATIVE CERAMIC TILE SURROUND
- 16 RESERVED
- 17 FIBER CEMENT TRIM
- 18 FIBER CEMENT SHAKE SIDING
- 19 FIBER CEMENT LAP SIDING
- 20 DECORATIVE EXPOSED RAFTER TAILS
- 21 STUCCO POTSHELF
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 ILLUMINATED ADDRESS SIGN
- 24 GABLE END DETAIL
- 25 RESERVED
- 26 DECORATIVE GABLE END VENT
- 27 BRICK VENEER

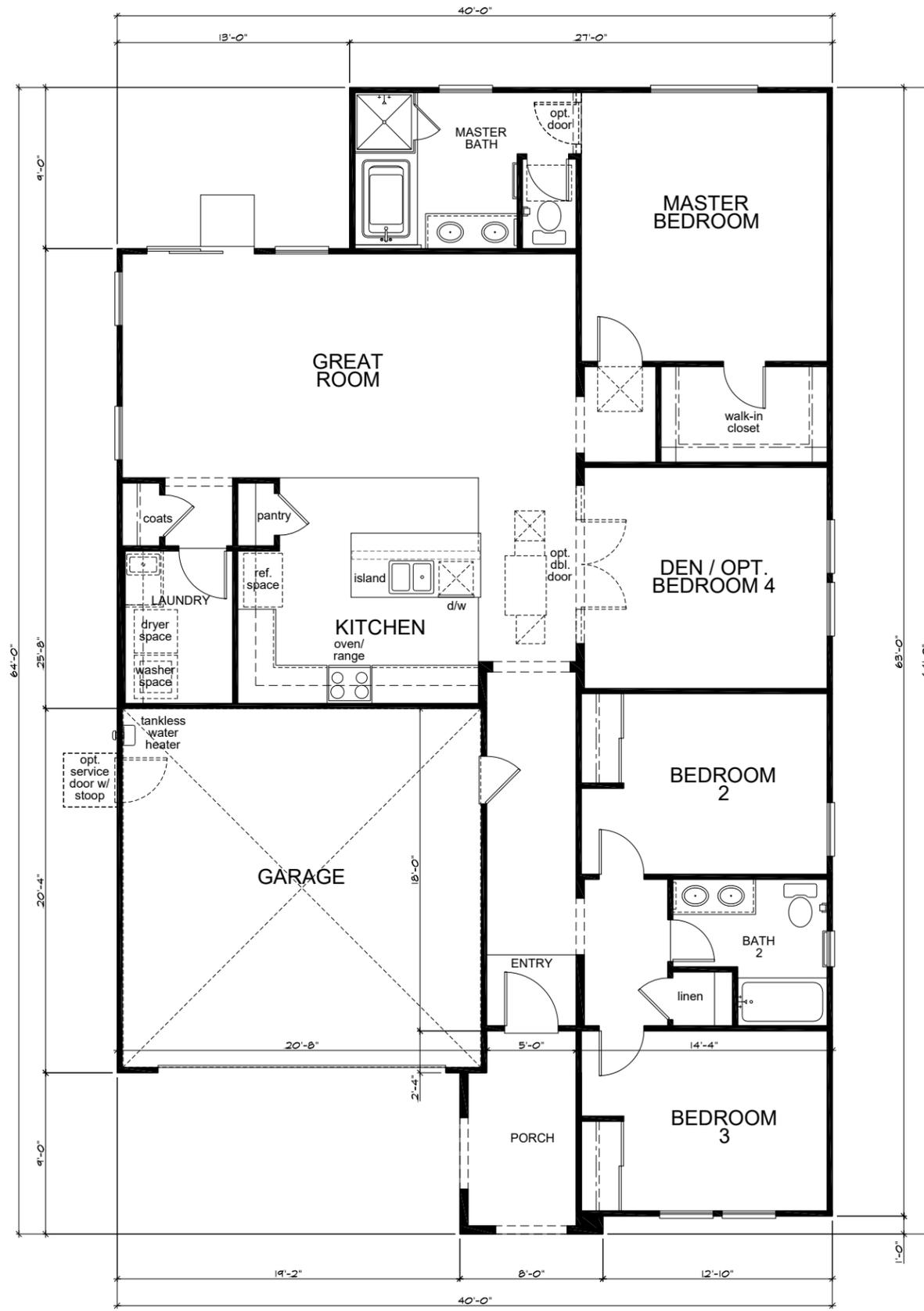


Elevation 'A' (Italianate)



Elevation 'B' (Bungalow)

Elevation 'C' (Prairie)



Floor Plan 'A'

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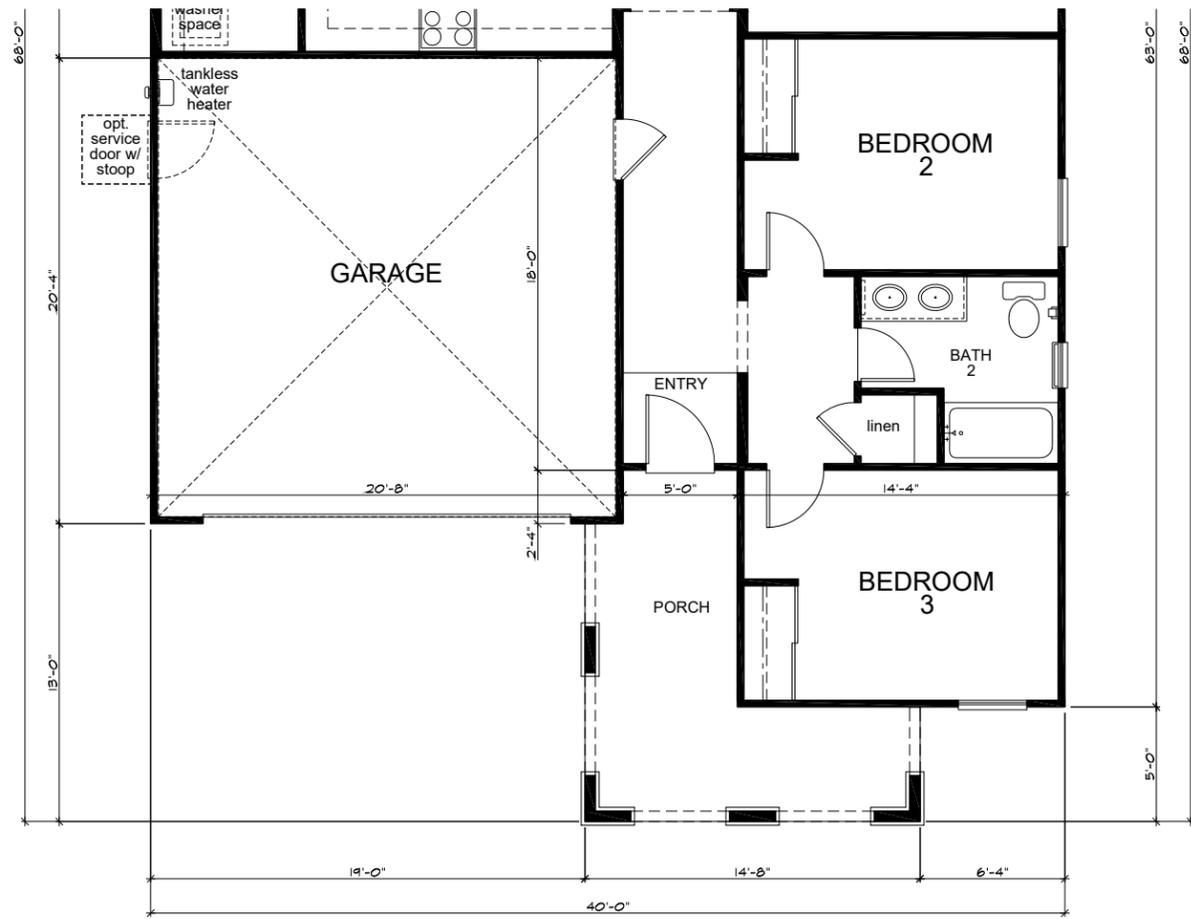
PLAN 6



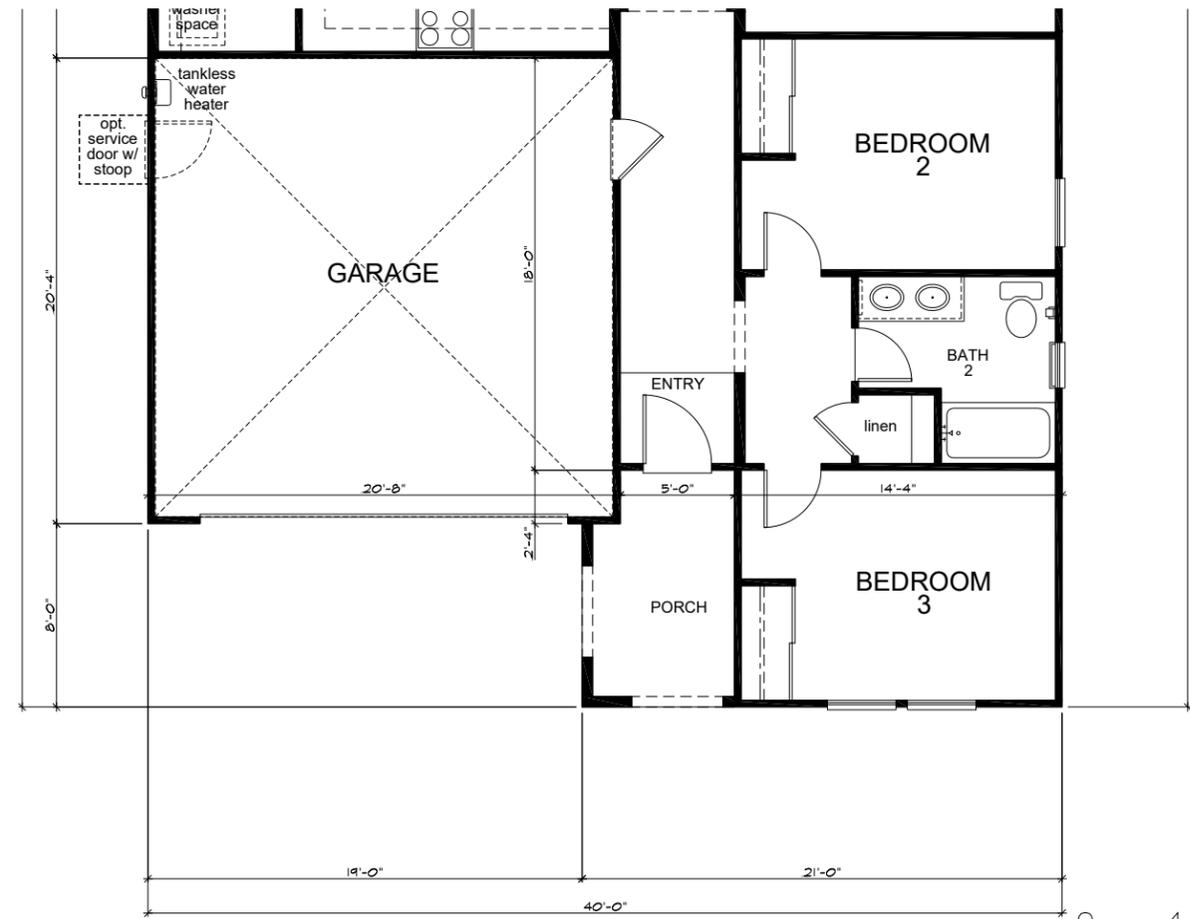
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 CITY OF LOMA LINDA

CITRUS GLEN
 TRACT NO. 19963

PLAN No. : 140.1771
 JOB No. : 350690
 STORY: 1-Story
 January 22, 2019

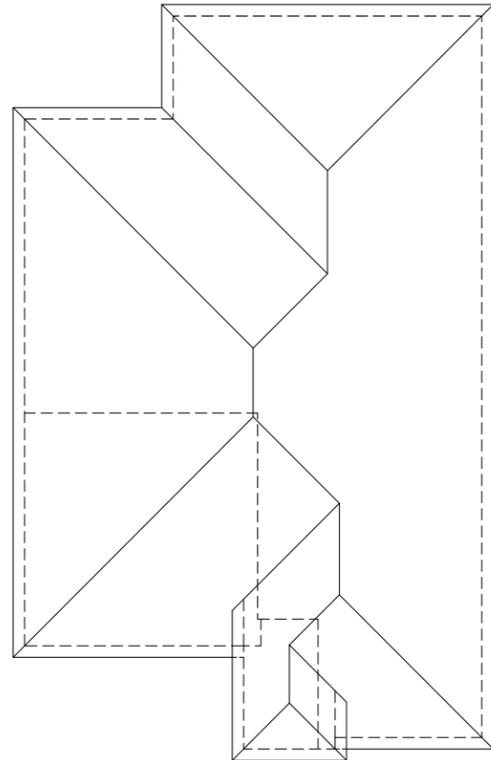


Floor Plan 'C'

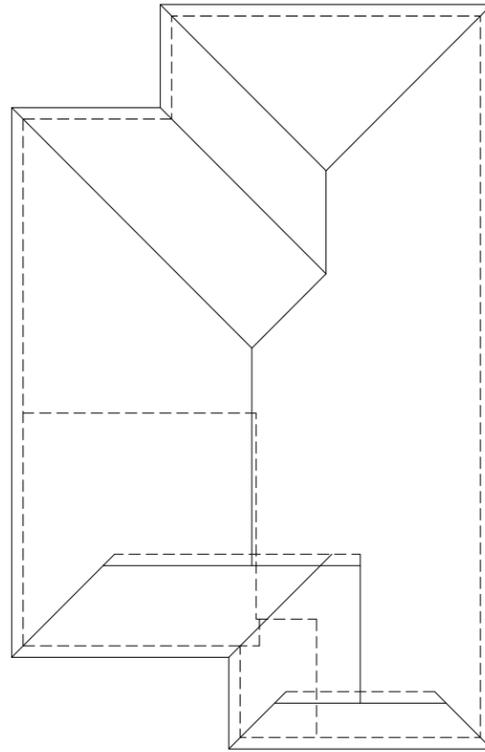


Floor Plan 'B'

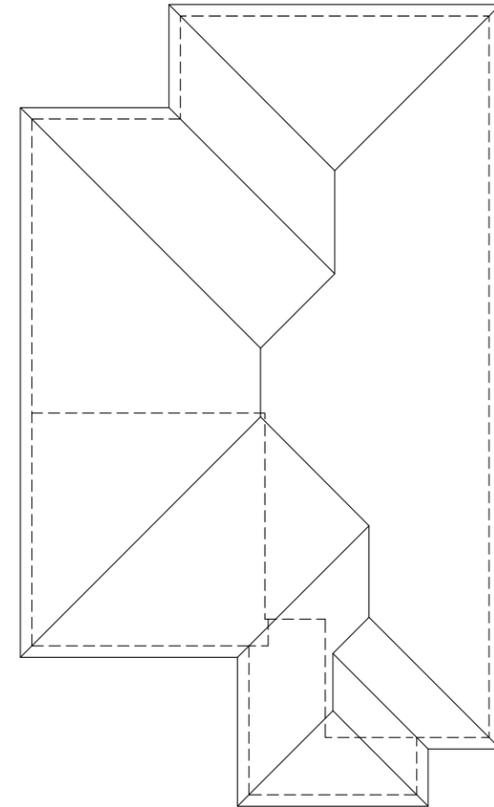




'A' Italianate
4:12



'B' Bungalow
4:12



'C' Prairie
4:12

Roof Plans





Left Elevation 'A' (Italianate)



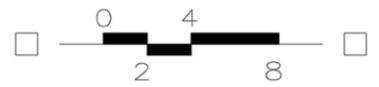
Front Elevation 'A' (Italianate)



Right Elevation 'A' (Italianate)



Rear Elevation 'A' (Italianate)



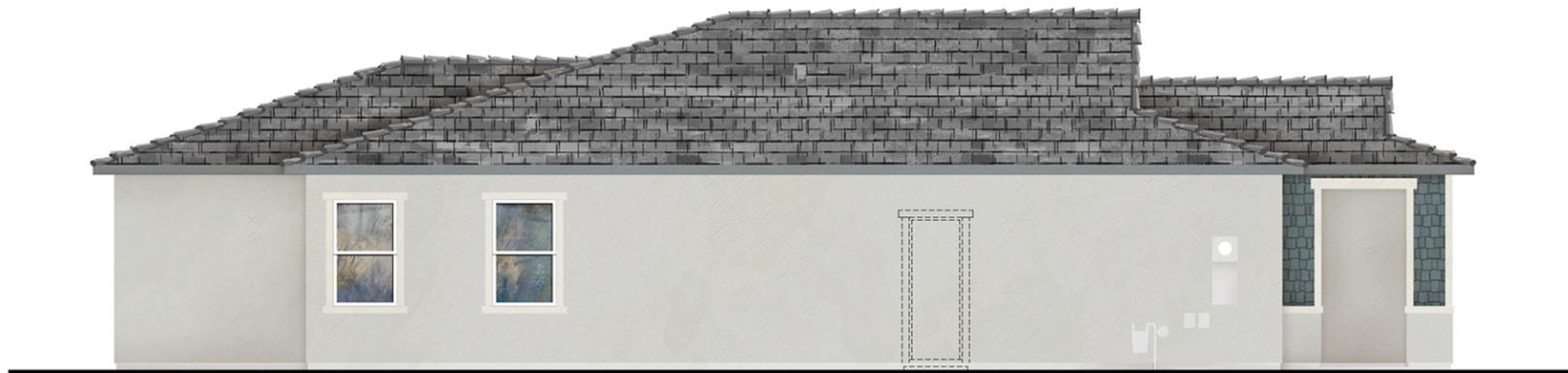
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Left Elevation 'B' (Bungalow)



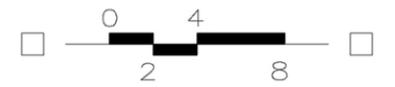
Front Elevation 'B' (Bungalow)



Right Elevation 'B' (Bungalow)



Rear Elevation 'B' (Bungalow)





Left Elevation 'C' (Prairie)



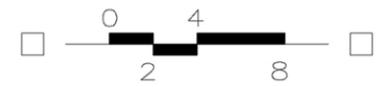
Front Elevation 'C' (Prairie)



Right Elevation 'C' (Prairie)



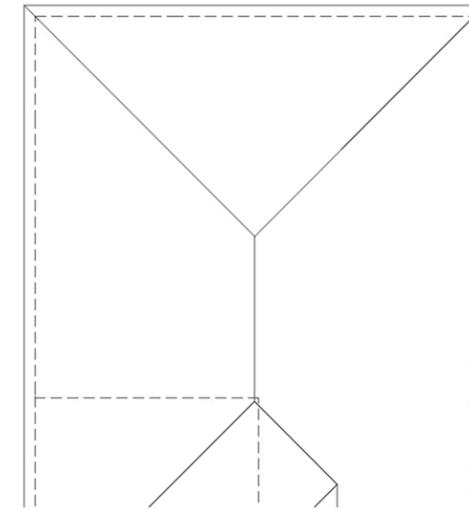
Rear Elevation 'C' (Prairie)



PLAN 6



Rear Elevation 'A' at Opt. Nook



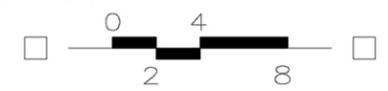
Partial Roof Plan 'A' at Opt. Nook



Partial Left Elevation 'A' at Opt. Nook

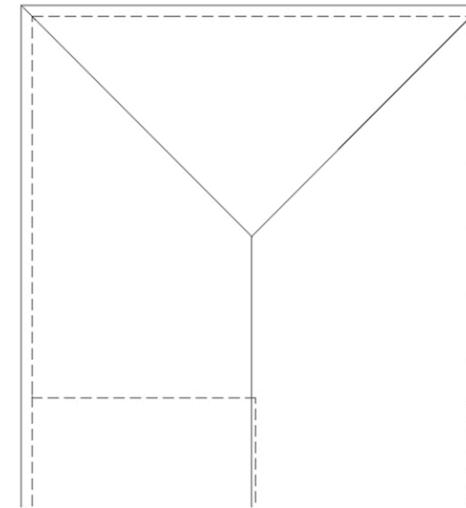


Partial Floor Plan 'A' at Opt. Nook





Rear Elevation 'B' at Opt. Nook



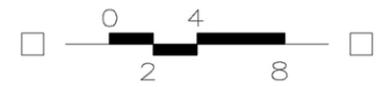
Partial Roof Plan 'B' at Opt. Nook



Partial Left Elevation 'B' at Opt. Nook

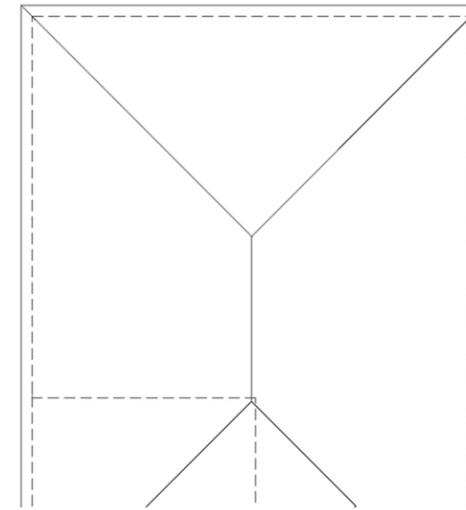


Partial Floor Plan 'B' at Opt. Nook





Rear Elevation 'C' at Opt. Nook



Partial Roof Plan 'C' at Opt. Nook



Partial Left Elevation 'C' at Opt. Nook



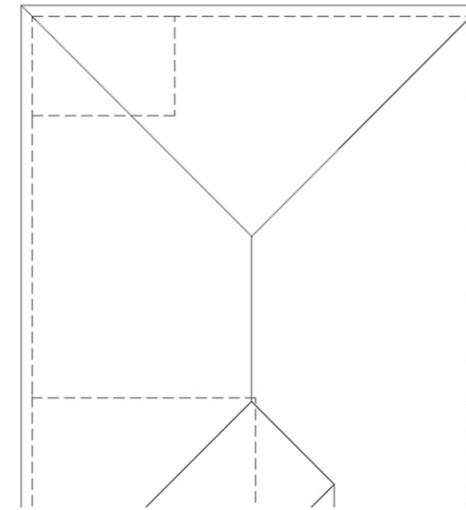
Partial Floor Plan 'C' at Opt. Nook

PLAN 6





Rear Elevation 'A' at Opt. Covered Patio



Partial Roof Plan 'A' at Opt. Covered Patio



Partial Left Elevation 'A' at Opt. Covered Patio



Partial Floor Plan 'A' at Opt. Covered Patio

PLAN 6



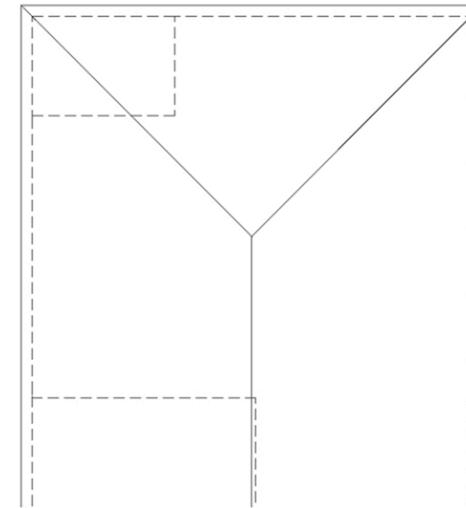
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Rear Elevation 'B' at Opt. Covered Patio



Partial Roof Plan 'B' at Opt. Covered Patio



Partial Left Elevation 'B' at Opt. Covered Patio

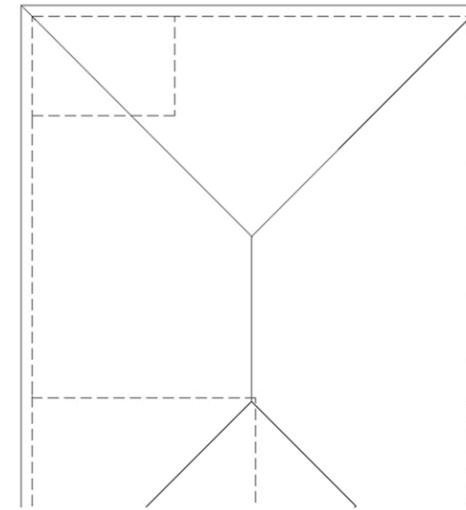


Partial Floor Plan 'B' at Opt. Covered Patio





Rear Elevation 'C' at Opt. Covered Patio



Partial Roof Plan 'C' at Opt. Covered Patio



Partial Left Elevation 'C' at Opt. Covered Patio



Partial Floor Plan 'C' at Opt. Covered Patio

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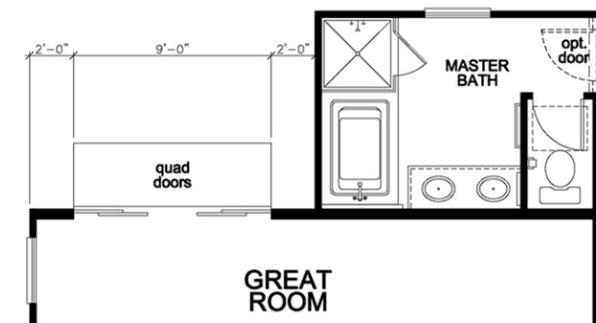
Rear Elevation 'A' at Quad Door Option



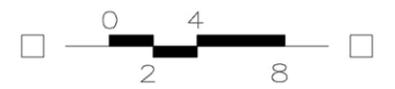
Rear Elevation 'B' at Quad Door Option



Rear Elevation 'C' at Quad Door Option



Quad Door Option



PLAN 6



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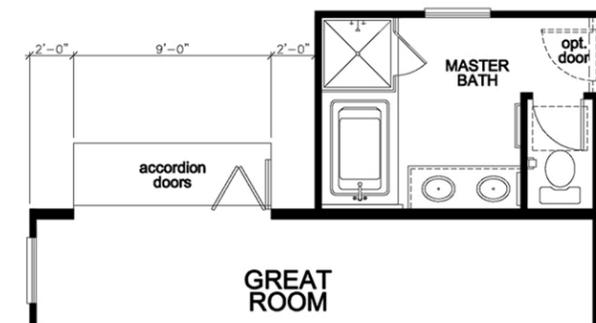
Rear Elevation 'A' at Accordion Door Option



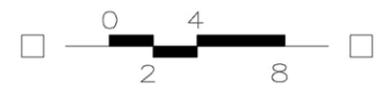
Rear Elevation 'B' at Accordion Door Option



Rear Elevation 'C' at Accordion Door Option



Accordion Door Option



PLAN 6





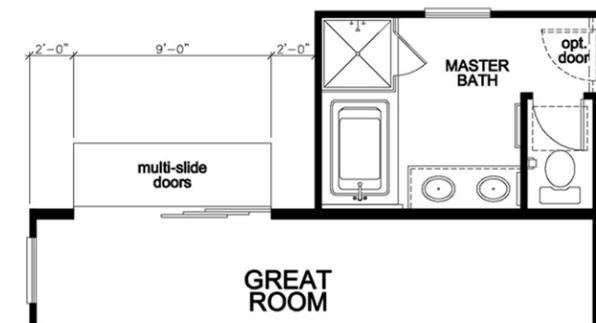
Rear Elevation 'A' at Multi-Slide Option



Rear Elevation 'B' at Multi-Slide Option



Rear Elevation 'C' at Multi-Slide Option



Multi-Slide Option



PLAN 6

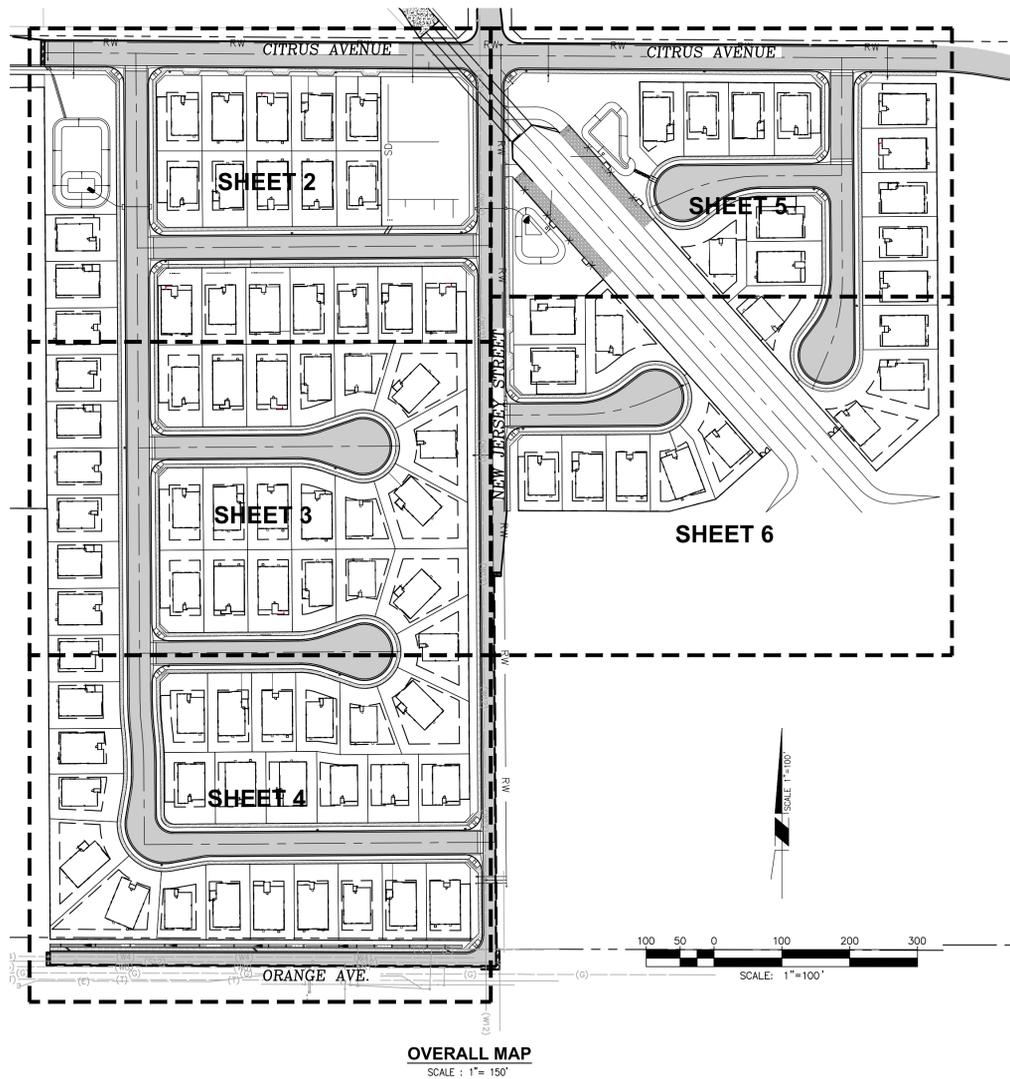
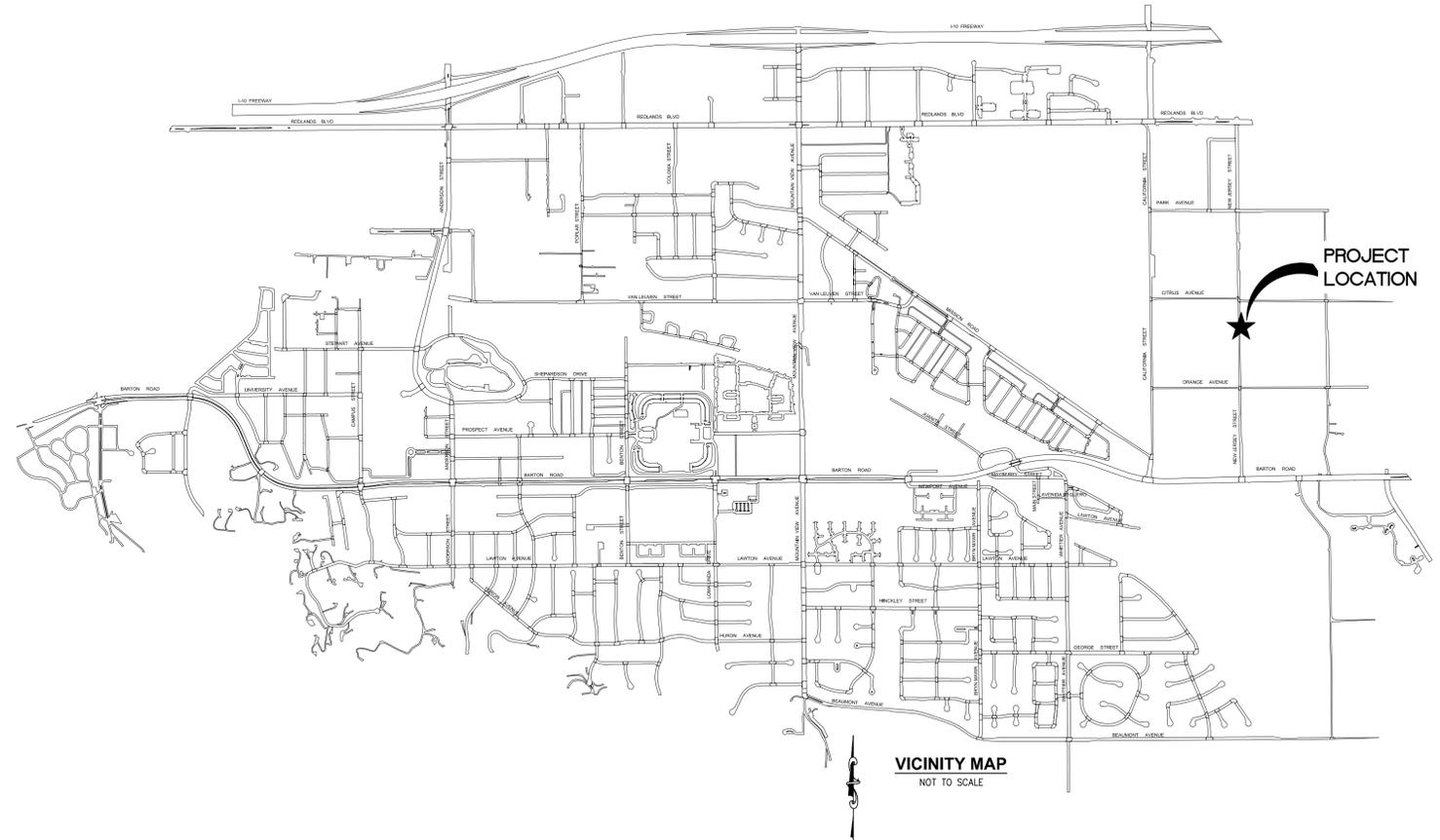


CITY OF LOMA LINDA

SITE PLAN FOR KB HOME - CITRUS GLEN TRACT NO. 19963 PPD 17-163

Environmental Permits Secured for the Morrey Arroyo Channel Construction

401 Certification (Regional Water Quality Control Board) Dated Aug. 25, 2017
 404 Nationwide Permit Verification (US Army Corp of Engineers) Dated Feb. 6, 2018
 1602 Notice to Proceed (California Department of Fish & Wildlife) Dated Sept 28, 2017



LEGEND AND ABBREVIATIONS

	ASPHALT CONCRETE
	CONCRETE SIDEWALK
	PROPERTY LINE
	CENTERLINE
	CURB AND GUTTER
	EDGE OF GRADING
	SAW CUT LIMIT
	PROPOSED MINIMAL 6' SPLIT FACE BLOCK WALL
	PROPOSED MINIMAL 6' SPLIT FACE BLOCK WALL W/ RETAINING
	PROPOSED MINIMAL 6' VINYL WALL
	PROPOSED MINIMAL 6' CHAIN LINK FENCE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED SEWER LINE
	EXISTING ELECTRICAL
	EXISTING DOMESTIC WATER
	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING TREE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED RESIDENTIAL DRIVEWAY
	PROPOSED SITE BMPs
	BEGIN CURB RETURN
	END CURB RETURN
	TOP OF CURB
	FINISHED SURFACE
	FLOW LINE
	FINISHED GRADE
	RIGHT OF WAY
	EXISTING OVER HEAD LINE
	CURB AND GUTTER
	ASPHALT CONCRETE
	AGGREGATE BASE
	FINISH FLOOR ELEVATION

GENERAL NOTES

ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE LOMA LINDA MUNICIPAL CODE, 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA FIRE CODE (CFC), AND THE 2015 INTERNATIONAL FIRE CODE (IFC) AS ADOPTED AND AMENDED BY THE CITY OF LOMA LINDA AND LEGALLY IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

PROJECT WILL COMPLY WITH THE LOMA LINDA CONNECTED COMMUNITY PROGRAM (LLCCP) AND EACH RESIDENCE WILL BE EQUIPPED WITH CITY'S NEW FIBER-OPTICS INTERFACE AND COPPER CABLING PLANS FOR THE LOCATION OF THE INFRASTRUCTURE SHALL BE PROVIDED WITH THE PRECISE GRADING PLANS AND REVIEWED AND APPROVED BY THE CITY OF LOMA LINDA PRIOR TO ISSUING GRADING PERMITS. (PLEASE NOTE, OTHER VENDORS AND WIRING PLANS CAN OPTIONALLY BE INSTALLED, PROVIDED THE BUILDING MEETS THE MINIMUM CODE REQUIREMENTS. LLCCP CAN BE FOUND AT FOLLOWING LINK: [HTTP://WWW.LOMALINDA-CA.GOV/ASP/SITE/LLCCP/ABOUTLLCCP/INTRODUCTION/INDEX.ASP](http://www.lomalinda-ca.gov/asp/site/llccp/aboutllccp/introduction/index.asp))

LEGAL DESCRIPTION

PARCEL NO. 1:
 THE EAST ONE-HALF OF BLOCK 2, BARTON RANCH, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 419.50 FEET THEREOF.

PARCEL NO. 2:
 A PORTION OF THE SOUTHEAST ONE-QUARTER OF BLOCK 2, BARTON RANCH, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ORANGE AVENUE AND NEW JERSEY STREET; THENCE ALONG THE NORTH LINE OF ORANGE AVENUE WESTERLY 622.60 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF BLOCK 2; THENCE ALONG SAID WEST LINE NORTHERLY 419.50 FEET; THENCE EASTERLY 622.40 FEET TO THE WEST LINE OF NEW JERSEY STREET; THENCE ALONG SAID WEST LINE OF NEW JERSEY STREET SOUTHERLY, 418.62 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
 THE NORTH ONE-HALF OF THE WEST ONE-HALF OF LOT OF BLOCK 6 OF BARTON RANCH, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 0292-161-02-0-000, 0292-161-03-0-000 and 0292-163-08-0-000

ASSESSOR'S PARCEL NUMBERS

APN: 0292-161-02-0-000 (AFFECTS PARCEL 1)
 APN: 0292-161-03-0-000 (AFFECTS PARCEL 2)
 APN: 0292-163-08-0-000 (AFFECTS PARCEL 3)

NOTE:

A PERMIT WILL BE OBTAINED FROM SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR IMPROVEMENTS IN THE MORREY ARROYO CHANNEL

ATTACHMENT - C
 Approved March 7, 2018

APPLICANT/DEVELOPER

KB HOME
 36310 INLAND VALLEY DR
 WILDOMAR, CA 92504

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
 3536 CONCOURS SUITE 100
 ONTARIO, CA 91764
 ATTN: ANGEL CESAR, P.E.

SITE INFORMATION

EXISTING ZONING:	SINGLE-FAMILY RESIDENTIAL (R-1)
GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING BUILDINGS:	N/A
PROPOSED BUILDINGS:	95 SINGLE FAMILY RESIDENTIAL
NET PROPERTY ACREAGE:	49.9 ACRES
PERCENTAGE OF LOT COVERAGE:	N/A
PERCENTAGE OF LANDSCAPING:	TBD
BUILDING OCCUPANCY CODE:	
CONSTRUCTION TYPE:	

SHEET INDEX

SHEET TITLE	SHEET NO.
SITE PLAN - TITLE SHEET	1
SITE PLAN - 20 SCALE	2
SITE PLAN - 20 SCALE	3
SITE PLAN - 20 SCALE	4
SITE PLAN - 20 SCALE	5
SITE PLAN - 20 SCALE	6

UNDERGROUND SERVICE ALERT: CALL TOLL FREE 811 TWO WORKING DAYS BEFORE YOU DIG	DESIGNED BY: WS PLANS PREPARED UNDER THE SUPERVISION OF ANGEL CESAR DATE: 2018-2-26	DRAWN BY: WS	CHECKED BY: AC R.C.E. 87222	REFERENCE PLANS FOR THESE IMPROVEMENTS	DATE	BY	REVISIONS
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BENCH MARK: CITY OF REDLANDS BENCHMARK R-65 BRASS DISK IN TOP OF SOUTH END OF HEAVENWALL OF BRIDGE WEST SIDE NEWHAAS STREET NEAR INTERSECTION NEWHAAS STREET AND CITRUS AVENUE. ELEVATION: 102.078 Scale: 1" = 40'	APPROVED T. JARB THAIPEJR R.C.E 47907 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER	DATE
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Michael Baker INTERNATIONAL
 3536 CONCOURS SUITE 100
 ONTARIO, CA 91764



CITY OF LOMA LINDA
 KB HOME - CITRUS GLEN
 SITE PLAN
 SITE PLAN - TITLE SHEET

PPD 17-163
 DRAWING NO.
 SH. 1 OF 6



PLAN 2
'C' Prairie

PLAN 1
'B' Bungalow

PLAN 4
'C' Prairie

PLAN 3
'A' Italianate

STREET SCENE 3

CITRUS GLEN
TRACT NO. 19963



KB HOME Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595

Revised February 27, 2018
Approved March 7, 2018

CITRUS GLEN

Southern California Coastal, Inc.

Project #350690

Rev. August 9, 2018



ITALIANATE 'A' ELEVATIONS

<p>SCHEME 1</p>  <p>ROOF BARCELONA Casa Grande Blend 1 BCCS 6169</p> <p>STUCCO 2014 Safari (SW 7697)</p> <p>FASCIA Umber (SW 6146)</p> <p>TRIM Casa Blanca (SW 7571)</p> <p>FRONT ENTRY / SHUTTERS Rimberg Gray (SW 7522)</p> <p>GARAGE FACTORY ALMOND (SW 7572)</p> <p>STUCCO HIGHLIGHT Shoreline (SW 7623)</p>	<p>SCHEME 2</p>  <p>ROOF BARCELONA Cliffside 1 BCCS 3940</p> <p>STUCCO 1300 Tamarind (SW 7538)</p> <p>FASCIA / TRIM Believable Buff (SW 6120)</p> <p>FRONT ENTRY / SHUTTERS Bart (SW 6194)</p> <p>GARAGE FACTORY BROWN (SW 6006)</p> <p>STUCCO HIGHLIGHT Meadowlark (SW 7522)</p>	<p>SCHEME 3</p>  <p>ROOF BARCELONA California Mission Blend 1 BCCS 6464</p> <p>STUCCO 1300 Rennick Rose Bridge (SW 2804)</p> <p>FASCIA / TRIM Casa Blanca (SW 7571)</p> <p>FRONT ENTRY / SHUTTERS Cast Iron (SW 6252)</p> <p>GARAGE DESERT TAN (SW 7506)</p> <p>STUCCO HIGHLIGHT Moroccan Brown (SW 6060)</p>
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BUNGALOW 'B' ELEVATIONS

<p>SCHEME 4</p>  <p>ROOF SHAKE Charcoal Blend 1 FBCC 1430</p> <p>STUCCO 1200 Front Porch (SW 7651)</p> <p>FASCIA / TRIM Heron Plume (SW 6070)</p> <p>FRONT ENTRY / SHUTTERS Rockwood Dark Red (SW 2851)</p> <p>GARAGE DESERT TAN (SW 7506)</p> <p>SHAKE Slate Tile (SW 7624)</p>	<p>SCHEME 5</p>  <p>ROOF SHAKE Brown Blend 1 FBCC 3233</p> <p>STUCCO 1306 Rumie (SW 6156)</p> <p>FASCIA / TRIM Pearl Onion (SW 7126)</p> <p>FRONT ENTRY / SHUTTERS Black Fox (SW 7626)</p> <p>GARAGE FACTORY WHITE (SW 7656)</p> <p>SHAKE Avocado (SW 2861)</p>	<p>SCHEME 6</p>  <p>ROOF SHAKE Charcoal Brown Blend 1 FBCC 1132</p> <p>STUCCO 1251 Colonnade Gray (SW 7641)</p> <p>FASCIA / TRIM Arcade White (SW 7100)</p> <p>FRONT ENTRY / SHUTTERS Cypress (SW 7576)</p> <p>GARAGE FACTORY WHITE (SW 7656)</p> <p>SHAKE Powder Tanband (SW 0023)</p>
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PRAIRIE 'C' ELEVATIONS

<p>SCHEME 7</p>  <p>ROOF SHAKE Charcoal Brown Blend 1 FBCC 1132</p> <p>STUCCO 1208 Elder White (SW 7014)</p> <p>FASCIA Urbane Bronze (SW 7048)</p> <p>TRIM Anonymous (SW 7346)</p> <p>FRONT ENTRY / SHUTTERS Red Theatre (SW 7364)</p> <p>GARAGE FACTORY TALPE (SW 7038)</p> <p>BRICK TUNDRA BRICK Ashland</p> <p>STUCCO HIGHLIGHT Mindful Gray (SW 7016)</p> 	<p>SCHEME 8</p>  <p>ROOF SHAKE Forest Green 1 FBCC 4598</p> <p>STUCCO 1302 Anonymous (SW 7046)</p> <p>FASCIA / TRIM Ice Cube (SW 6252)</p> <p>FRONT ENTRY / SHUTTERS Seaspray (SW 7073)</p> <p>GARAGE FACTORY WHITE (SW 7656)</p> <p>BRICK TUNDRA BRICK Ironside</p> <p>STUCCO HIGHLIGHT Suitable Brown (SW 7054)</p> 	<p>SCHEME 9</p>  <p>ROOF SHAKE Toffee 1 FBCC 0007</p> <p>STUCCO 2002 Antler Velvet (SW 9111)</p> <p>FASCIA French Roast (SW 6069)</p> <p>TRIM Warm Stone (SW 7032)</p> <p>FRONT ENTRY / SHUTTERS Ripe Olive (SW 6209)</p> <p>GARAGE FACTORY BROWN (SW 6006)</p> <p>BRICK TUNDRA BRICK Harford</p> <p>STUCCO HIGHLIGHT Nutmack (SW 6088)</p> 
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HISTORICAL COMMISSION

Regular Meeting of February 04, 2019

A regular meeting of the Historical Commission was called to order by Vice Chairman Stewart at 5:35PM, Monday, February 4, 2019 in the Community Room, 25541 Barton Road, Loma Linda, California.

Commissioners present: Michael Stewart, Vice Chairman
Dick Wiley, Commissioner
Betty Stark, Commissioner
Richard Schaefer, Commissioner
Lori Curtis, Commissioner
Georgia Hodgkins, Commissioner

Commissioners absent: James Shipp, Chairman
Fred Ramos, Commissioner
William B. Coffman Commissioner

Staff present: Konrad Bolowich, Assistant City Manager
Lorena Matarrita, Associate Planner
Alexa F. Zamora Administrative Specialist I

Applicant: LLU, Kurtis Sharp

Vice Chairman Stewart called the meeting to order and opened the floor for public comments.

Commissioner Schaefer asked about the Zanja being affected by construction. He also corrected his provided report stating that the largest building is 48 years old rather than 50 years old as previously stated.

Audience member thanked commission for porch light put up at Adobe House and commented on homeless camp in the area; And discussion continued about homelessness issue in the city.

D. DISCUSSION ITEMS

- 1. SINGLE-FAMILY RESIDENTIAL APPLICATION NO. P18-124 AND VARIANCE REQUEST NO. P18-125 to construct 2-story single-family residence, 1,309 sq.ft. in size with an attached 421 sq.ft. garage and 26 sq.ft. porch on a .13-acre lot located within the Bryn Mawr community on Juanita Street. Project also includes the construction of a 2-story 1,196 sq.ft. accessory dwelling unit; and, a Variance Request to encroach 1 foot into the 15-foot side yard setback and 5 feet into the 5-foot side yard setback (2nd story portion only) within the Medium Density Land Use Designation and Single-family Residential Zone (R-1).**

Planner Matarrita presented information about incoming development including setbacks, and interior and exterior house design. Commissioner Hodgkins asked about lot sizes and Measure B; the discussion continued about lot size, setbacks, and house design.

Vice-Chairman Stewart shared he thinks improvements to the area modernize it in a good way.

Commissioner Hodgkins asked what is being preserved, what the purpose of these houses serve, and if the city needed more low income houses.

ACM Bolowich explained the houses being built are not low income. In regards to the design, the applicant is appeasing the surrounding neighbors by keeping the exterior design consistent with the area, it was requested that the incoming houses look like the other new houses being built.

Commissioner Wiley motioned to approve the minutes, seconded by Commissioner Curtis. 5 yes, 1 nays, 0 abstentions, 3 absent.

2. CERTIFICATE OF APPROPRIATENESS: Request to demolish 4 commercial structures more than 50 years old found within a commercial conservation area at the southwest corner of Redlands Boulevard and Anderson Street for the future construction of a public open space. The submitted report indicates the 4 structures are not associated with any significant person or event, are not architecturally important, and do not exhibit unique characteristics. Project site has a Land Use Designation of Commercial and is zoned East Valley Corridor –General Commercial. APNs: 0283-062-21, -22, -23, -24, -25.

Applicant Kurtis Sharp presented an overview of proposed demolition and projected plan to transform southwest corner of Redlands and Anderson into a “gateway” to LLU campus. The aim is for the property to be esthetically pleasing area, and provide an open space for future construction.

Member in the audience asked about the selling the land, applicant responded the conceptual plan is to create a green space now to reserve for future development.

Commissioner Wiley suggested making a 10-15 year commitment because the trees would not produce fruit for at least 2-3 years. Applicant reassured that building would not immediately begin and conceptually, the goal is to create an open, green space.

Commissioner Hodgkins asked if Applicant has contacted the University Church, he explained he has, they have been in contact, and the church owned building would be the last to be demolished.

Discussion continued and questions were asked about keeping homeless out of planted groves. The applicant shared a curved fence would be installed that would make it difficult for people to get in. The overall aim of the project is to improve the site.

Vice-Chairman Stewart shared concerns about not having a say in what gets built on the property.

Commissioner Hodgkins asked if they can vote and attach a recommendation/requirement of selling the property. Commissioner Curtis disagreed and stated they should not try to require the university to sell *today* because they don't have a plan *today*; it should keep it for future developments.

ACM Bolowich shared about a conversation he had with Dr. Martin regarding a piece of property, he asked “what’s going to be there 100 years from now?” That is the vision that needs to be kept in mind with this property. He compared Loma Linda to Orange County and said the buildings there used to look like the ones here and now they are all different. The commission can make *recommendations* to the applicant, however cannot make them do anything, only recommend.

Applicant shared the real estate department company typically does not sell property around the campus because of their expansion goals. The proposed open space is a transitioning, and eventually there will be something built on the corner.

Multiple conversions ensued, ACM Bolowich explained the commission is voting whether the buildings can or cannot be torn down.

Commissioner Stark motioned to approve Certificate of Appropriateness, Commissioner Curtis seconded. Commissioner Hodgkins made a motion to sell property to commercial purchasers. Motion died for lack of second. Discussion continued regarding original motion.

Commissioner Schaefer asked if he should abstain because he produced the report, ACM Bolowich said he should. Discussion continued, 3 commissioners are employed by university, 1 owns property within 300 feet, leaving only 2 to vote. As a result, there was not a quorum and item goes directly to city council.

3. Architectural elevations for potential senior housing structure in the groves/SPA-D area:

ACM Bolowich explained the area of the project, and the aim of the building style to be unique to Loma Linda with a historic look. The structures will be close to the sidewalk, rather than setback. He continued to explain the examples of the buildings.

4. Signage for wayfinding in the historic district:

ACM Bolowich presented example to the commission. He asked the commissioners to find and bring examples to next meeting.

5. APPROVAL OF MINUTES: January 07, 2019

Commissioner Stark motioned to approve the minutes, seconded by Commissioner Wiley. 5 yeas, 0 nays, 1 abstentions, 3 absent.

E. OTHER ITEMS

Chairman James Shipp resigned, ACM Bolowich asked commissioners if they want to fill his seat, or stay at 8 commissioners. The majority said they want to fill it.

F. ADJOURNMENT – 6:49 PM.