



# City of Loma Linda

*From the Department of Community Development*

## **SPECIAL MEETING AGENDA HISTORICAL COMMISSION**

MONDAY, APRIL 20, 2020 AT 5:30 PM

In order to maintain social distancing due to COVID-19, the Special Historical Meeting will be held via teleconference.

To attend meeting, please call **+1 408-638-0968**

Enter Meeting I.D. **143 622 582** followed by pound “#”

When asked for your participant I.D. press pound “#”

### **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. CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO. P20-**

**066:** Request for review and approval of the proposed architectural style and configuration of “Park Avenue 212”. The project, or “Park Avenue 212”, will consist of 213 residential units (senior citizen housing) and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located in Planning Areas 2-3 and 2-4 of The Groves at Loma Linda Specific Plan and within the Planned Community (PC) Zone. APNs: 0292-691-01 and -02.

**RECOMMENDATION:** Staff recommends the Historical Commission recommend approval of the Certificate of Appropriateness for the proposed architectural styles and configuration of “Park Avenue 212,” as described in the Staff Report and in association with Precise Plan of Design Application No. P20-066.

#### **2. APPROVAL OF MINUTES:**

- Meeting of March 04, 2019
- Meeting of December 02, 2019

### **E. OTHER ITEMS**

### **F. ADJOURNMENT**



# Memorandum

**To:** Historical Commissioners  
**From:** Lorena Matarrita, City Planner  
**Date:** April 7, 2020  
**Subject:** Special Historical Meeting Teleconference Instructions, April 20, 2020 at 5:30pm

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Historical Commissioners:

Staff has scheduled a Special Meeting for **Historical Commission on Monday, April 20 at 5:30pm** to review a proposed residential project located within the Mission Road Historic District. Please note, pursuant to Executive Order N-29-20 (in regards to public gatherings and Covid-19 guidelines), we will not allow commissioners or the public to meet at city hall. Instead, the city will hold this public meeting virtually via Zoom teleconference and online video. In order to participate in this recorded meeting, please follow the instructions below:

1. Download the agenda and project plans using the following link: [http://www.lomalinda-ca.gov/our\\_city/board\\_city\\_council/historical\\_commissions/agenda/2020](http://www.lomalinda-ca.gov/our_city/board_city_council/historical_commissions/agenda/2020)
2. Join us online or by phone by choosing one of the following options:
  - a) Go to the online livestream portal at <https://zoom.us/j/143622582>  
If applicable, enter Meeting ID 143 622 582  
**OR**
  - b) Pick up the phone and dial meeting phone number +1 408-638-0968
    - When the automated voice prompt asks for your Meeting ID, dial 143 622 582 followed by the pound key “#”
    - When the automated voice prompt asks for your Participant I.D. press the pound key again “#”
3. Once you complete the steps above, you will be placed into a virtual waiting room until City of Loma Linda staff begins the meeting. Staff will “unmute” your phone when applicable.

If the public wishes to speak, staff will be collecting comments via email at [lmatarrita@lomalinda-ca.gov](mailto:lmatarrita@lomalinda-ca.gov) up until Monday, April 20, 5:00pm. All comments will be read into the record. In addition, there will be opportunities for the commission and the applicant to speak via teleconference if they choose to. Further instructions will be explained by staff at the start of the meeting.



# City of Loma Linda

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

## Community Development Department

### HISTORICAL COMMISSION MEETING STAFF REPORT

**APRIL 6, 2020, 5:30PM**

**TO:** Historical Commission

**FROM:** Konrad Bolowich, Assistant City Manager and  
Community Development Department Director

**SUBJECT:** Certificate of Appropriateness for Precise Plan of Design Application No. P20-066

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#### DISCUSSION ITEM AND RECOMMENDATION

- 1. Certificate of Appropriateness for Precise Plan of Design No. P20-066:** Request for review and approval of the proposed architectural style and configuration of “Park Avenue 212”. The project, or “Park Avenue 212”, will consist of 213 residential units (senior citizen housing) and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located in Planning Areas 2-3 and 2-4 of The Groves at Loma Linda Specific Plan and within the Planned Community (PC) Zone. APNs: 0292-691-01 and -02.

**Recommendation:** Staff recommends the Historical Commission recommend approval of the Certificate of Appropriateness for the proposed architectural styles and configuration of “Park Avenue 212,” as described in the Staff Report and in association with Precise Plan of Design Application No. P20-066.

#### BACKGROUND

In 2018, the Historical Commission, Planning Commission, and City Council approved and adopted *The Groves at Loma Linda Specific Plan*. It was a city-initiated project for a 300-acre area designated as “Special Planning Area D” in the General Plan. The Specific Plan established development standards and design guidelines for the area. It incorporated previously approved components including the Veterans Affairs Healthcare Facility (Phase One Concept Area) and the Citrus Trails Master Plan (Phase Two Concept Area). The Phase Two Concept Area, approved in 2017, involved 111.7-acres that would accommodate development of up to 581 residential units, a maximum of 562,000 square feet of commercial/office uses, and 22 acres of parks, open space and trails. The proposed project, as described in this report, is consistent and in conformance with the Loma Linda General Plan and The Groves at Loma Linda Specific Plan.

As required by the Specific Plan and the Historic Mission Overlay District ordinance, any proposed development within the District must be reviewed by the Historical Commission before the issuance of any entitlement permits. Because of its location in the District, the project requires the approval of a Certificate of Appropriateness. The Historical Commission is being asked to review the proposed architectural styles and configuration of the project and provide comments in regards to the compatibility with the cultural heritage of the historic area. The Commission’s recommendation will be forwarded to the Planning Commission and City Council for final ratification of the Certificate of Appropriateness.

## **PROJECT DESCRIPTION**

The project applicant, Citrus 2020, LLC, is proposing 212 luxury, senior living apartment units, one manager's unit, and a 4,200 square foot (sq.ft.) retail building with 384 total parking spaces. The community will be known as "Park Avenue 212." The project consist of approximately 177,000 sq.ft. of livable area and 17,000 sq.ft. of amenity areas which includes a fitness center, club lounge, craft room, bocce court, pool, walking trails, and more. See Attachment D: Project Plans, for further amenity information. In addition, the project provide provides 135,000 sq.ft. of open space, a 4,833 sq.ft. 2<sup>nd</sup> story active deck, and over 20,000 sq.ft. of private open space allocated to patios and balconies.

### **Architecture and Landscape Design**

The construction will consist of 4 buildings with 6 different floor plans up to 2 or 3-stories in height. Each building will reflect the contemporary interpretation of Colonial Revival architecture with symmetrical design elements and classic building materials on all 4 sides. Materials include stucco, brick and masonry elements and embellishments like recesses, offsets, and window size variations. Moreover, for the business/retail portion of the project, the building will also incorporate notable features from Frank Lloyd's Usonian and Prairie architectural styles, such as horizontal orientation, low flat roofing with large overhangs, open usable areas, and integrated large windows to allow for plenty of natural lighting in all public areas. These particular styles strive to integrate spaces into a unified whole while connecting the indoor and outdoor spaces of the entire project site.

The street front design and landscaping on Park Avenue introduces sidewalk cafes and brownstone apartments reminisce of the historic downtown residential neighborhood and street scenes found in New York. As shown in the attached conceptual landscape plan, Park Avenue 212 will also develop and offer a 'trail head' at the entrance at Park Avenue with secure public parking and access to a local trail system being integrated throughout this area of the community. Pedestrian circulation between senior housing and the retail/services in the mixed-use areas is facilitated by limiting the use of walls and/or ensuring adequate pedestrian access.

All lighting will be consistent with the standards of the Loma Linda Municipal Code. The plan includes exterior lighting appropriate for the project, with fixtures that enhance the character of the architecture. Special care will be taken with the parking lighting to provide lighting levels that promote security while avoiding spill over onto adjacent residential properties.

As recommended by the Specific Plan and the Historic Mission Overlay District ordinance, this development has been designed to create a pedestrian friendly and architecturally attractive streetscape that is creative, achievable, sustainable and maintainable. The overall goal of the project's design is to help create a distinctive place to live supported by pedestrian connectivity, neighborhood gathering spaces, services, employment and recreational opportunities for all existing and future residents of Loma Linda.

### **Existing Setting**

The subject site, located within the boundaries of the Historic Mission Overlay District, is comprised of 2 adjacent, vacant parcels totaling 9 acres. The site is contained within the approved Tract Map 18990 and The Groves Specific Plan at Planning Areas (P.A.) 2-3 and 2-4. See Attached B – Specific Plan Land Use Map. The parcels are zoned Planned Community (PC) and have been designated for senior citizen housing (20 to 25 du/ac) per the Specific Plan. See Attachment B – The Groves Specific Plan Land Use Plan Map.

**ANALYSIS**

**The Groves at Loma Linda Specific Plan Purpose and Development Standards**

According to the Specific Plan, Planning Areas 2-3 and 2-4 are envisioned as an age-restricted multi-family community designed to meet the unique needs of seniors. The areas will also have access on the north to a walking trail that provides access to the Oak Woodland Preserve and connects to the “Main Street” for nearby goods and services. The 9.0 total acres in Planning Area allow the development of up to 213 senior housing units.

The following development standards regulate building development for the subject site:

Planning Area 2-3 and 2-4: SENIOR HOUSING		
Type	Minimum	Maximum
<b>SITE CONFIGURATION REQUIREMENTS</b>		
Lot Size – Non-Residential	None	None
Lot Width	None	None
Building Lot Coverage	None	None
<b>SETBACK REQUIREMENTS</b>		
From Park Avenue	15 ft	None
Private Drive or Street	10 ft	None
Abutting Off-Site One-Story Building	10 ft	None
Abutting Off-Site Multi-Story Building	20 ft	None
Abutting Park/Open Space	5 ft	None
Abutting Water Quality Basin – One Story Building	10 ft	None
Abutting Water Quality Basin – Multi-Story Building	20 ft	None
<b>BUILDING DENSITY / INTENSITY</b>		
Senior Housing	25 du/ac average	25 du/ac average
<b>BUILDING HEIGHTS</b>		
Senior Housing	2 Stories	3 Stories and 35 Feet
<b>OPEN SPACE AND LANDSCAPING REGULATIONS</b>		
The following open space and landscaping requirements shall apply to new development within Planning Area 2-3 and Planning Area 2-4.		
Type	Minimum	
NON-RESIDENTIAL USES	25% of lot not covered by building or parking shall be useable open space (e.g., public plazas, seating nodes, outdoor dining, pedestrian pathways).	
<b>RESIDENTIAL USES</b>		
Private Open Space	50 sf / unit	
Common Open Space	50 sf / unit	
<b>PARKING REQUIREMENTS</b>		

Planning Area 2-3 and 2-4: SENIOR HOUSING	
<p>The following parking requirements shall apply to new development within Planning Area 2-3 and Planning Area 2-4. Where feasible, shared parking is encouraged throughout, as well as with adjacent parking areas with an approved Shared Parking Agreement in accordance with Section 17.24.110 of the LLMC. Bike parking should be consolidated, and racks should be located in a convenient location.</p>	
Type	Minimum # of Spaces
<b>RESIDENTIAL USES</b>	
Senior Housing Unit	1 space / unit
SPECIAL REQUIREMENTS	
<p>The following requirements shall apply to new development within Planning Area 2-3 and Planning Area 2-4.</p> <ol style="list-style-type: none"> <li>1. <b>Comprehensive Planning:</b> A conceptual plan and/or tentative map of the entire planning area shall be prepared as part of any development application to demonstrate the location, height, of proposed buildings, public space, landscaping, public rights-of-way, access, and parking.</li> <li>2. <b>Shared Access:</b> A primary driveway from Park Avenue is required to serve both Planning Area 2-3 and Planning Area 2-4 in order to minimize curb cuts. Planning for Planning Area 2-3 must be coordinated with Planning Area 2-4 to provide reciprocal access.</li> <li>3. <b>Non-Vehicular Access:</b> A walking trail with a minimum width of 10 feet should be provided on the north side of Planning Area 2-3. This trail should also serve as a safe-route-to-school.</li> <li>4. <b>Frontages:</b> Although no specific frontage type requirements are required for Planning Area 2-4, development should include building placement and design along the northern part along the walking trail and the east edge of the planning area adjacent to Planning Area 2-5 so that development enhances the public realm and has appropriate bulk, scale, setbacks, and fenestration.</li> <li>5. <b>Oak Woodland Preserve Adjacency:</b> Landscaping within setback areas of private development adjacent to the Oak Woodland or public park should be designed to maximize views to the open space amenity. The landscape palette should be sensitive to the natural habitat or park landscaping.</li> </ol>	

Pursuant to Chapter 17.82 Historic Mission Overlay District, new development in such areas require an emphasis to further the public knowledge of Loma Linda’s local history and protect important elements of the Mission District. The intent of the ordinance is to provide a basic framework for future development that will:

- A. Preserve and enhance the Mission Road area and associated historical and cultural resources;
- B. Allow for the continued use and enjoyment of existing properties by limiting the focus of the ordinance codified in this chapter to new development projects and/or rehabilitation, restoration, adaptive reuse, and demolition of historical and/or cultural resources;
- C. Allow for consistent, compatible, and complementary development of the vacant properties (structures and lands) within the Mission Road area; and,
- D. Encourage new development in the area to be pedestrian friendly through the incorporation of livable/walkable community concepts.

As required under Chapter 17.82, the Specific Plan incorporates development standards and architectural and site design guidelines that reflect the historical designation and intent of the Historical Mission Overlay District. In preserving the historic attributes of the area, the applicant has chosen architectural styles and features that are consistent with the ordinance and the Specific Plan: Colonial Revival, Usonian, and Prairie. See Attachment D – Project Plans, for elevations and renderings. Any future, proposed community signage, specific landscape designs, trails, or street names, will require a similar review and approval process.

### **ENVIRONMENTAL DETERMINATION**

An Environmental Impact Report for The Groves Specific Plan project was adopted and certified by Planning Commission and City Council on June 12, 2018. All environmental impacts associated with current and future development was evaluated for the entire 300-acre site within Special Planning Area “D”. Planning Staff has conducted a review of the project as currently designed and submitted in light of the previous environmental document and determined that no new effects would result and no new mitigation measures would be required for the Precise Plan of Design application.

### **DISCUSSION AND COMMENTS REQUESTED**

The Community Development Department requests that the Historical Commission provide comments on potential land use and design considerations, as they relate to cultural and historic resources and the provisions of the Historic Mission Overlay District, that will be forwarded to the Planning Commission and City Council as they complete their review of the proposed Project. Specifically, it is requested that the Commission comment on the following:

1. Appropriateness of the architectural design styles and configuration of the project.
2. Preliminary conditions that could apply to project approvals.

### **CONCLUSION**

Staff recommends the Historical Commission recommend approval of the Certificate of Appropriateness for the proposed architectural styles and configuration of 213 residential units (senior citizen housing) and a 4,200 sq.ft retail building to be located in The Groves at Loma Linda Specific Plan, P.A. 2-3 and 2-4, in association with Precise Plan of Design Application No. P20-066.

Respectfully submitted,

Lorena A. Matarrita  
Associate Planner

### **ATTACHMENTS**

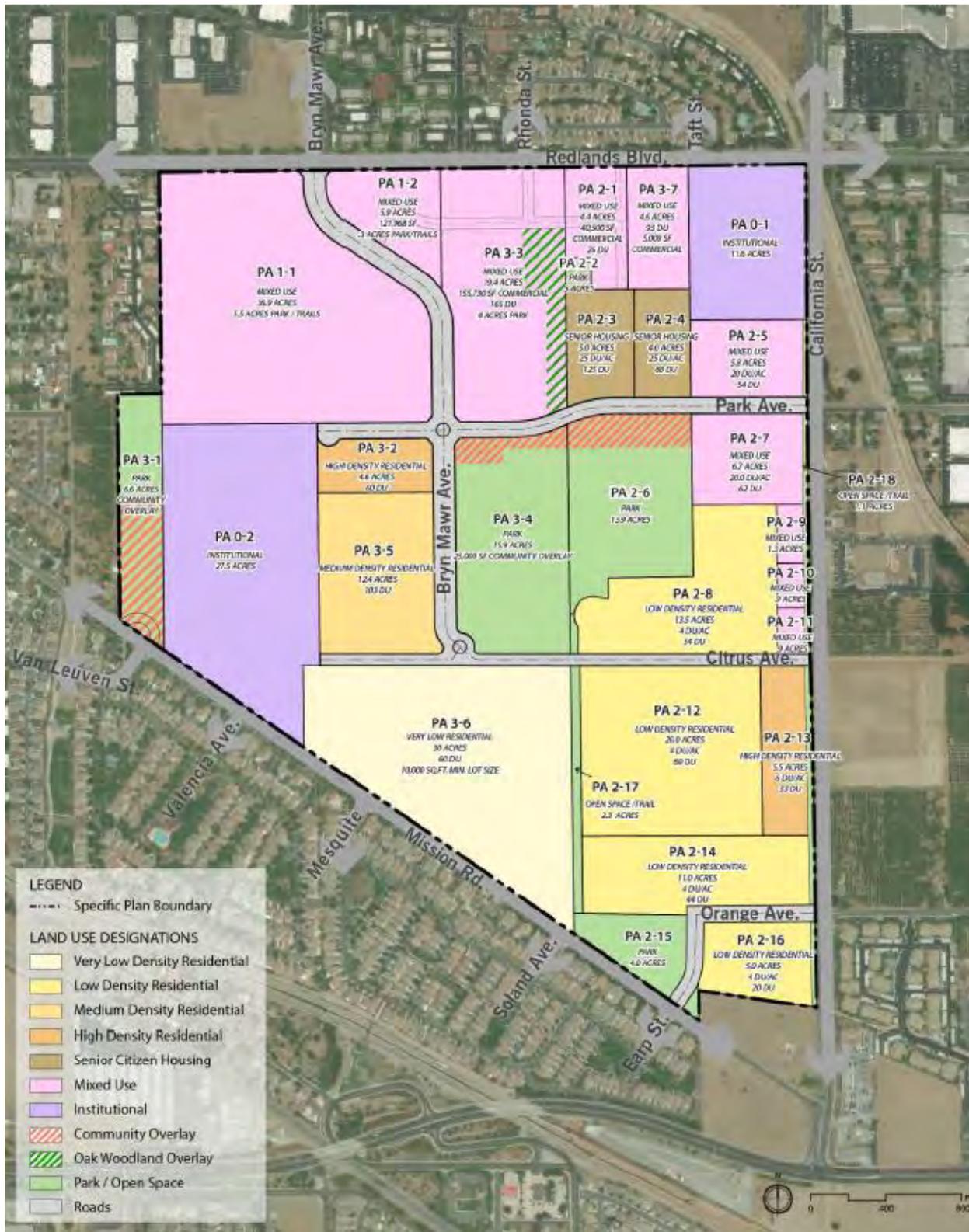
- A. Vicinity Map
- B. Specific Plan Land Use Plan Map
- C. Project Plans
- D. Conceptual Landscape Plans

## Vicinity Map



*The subject site is Planning Areas 2-3 and 2-4, two parcels in the Planned Community Zone within the boundaries of the Groves Specific Plan. The Plan has designated this site for senior living.*

# The Groves Specific Plan Land Use Plan Map





# PARK AVENUE 212

LOMA LINDA, CA

DEVELOPER:  
 UCR GROUP, LLC  
 P.O. BOX 9716  
 REDLANDS CA 92375

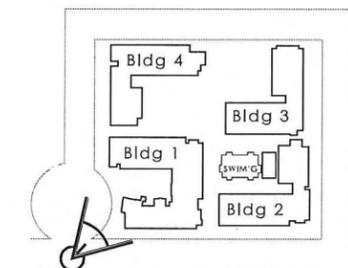
## SHEET INDEX

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- A. R1 VIEW FROM CORNER OF PARK AVE. AND OAK GROVE/PUBLIC PARK
- A. R2 ENTRY COURTYARD AND LEASING
- A. R3 STREET CAFE
- A. R4 CAFE & MARKET ENTRY
- A. R5 VIEW FROM FROM PARK AVENUE
- A. R6 VIEW OF BROWN STONE UNITS ON PARK AVE.
- A. R7 POOL VIEW 1
- A. R8 POOL VIEW 2
- A. R9 COURTYARD / GARDEN AND AMENITY DECK
- A. R10 OVERALL VIEW 1
- A. R11 OVERALL VIEW 2
  
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- A.03 OPEN SPACE PLAN
- A.04 TRASH / RECYCLING PLAN
- A.05 FIRE ACCESS PLAN
- A.06 EXTERIOR ELEVATIONS
- A.07 EXTERIOR ELEVATIONS
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- A.10 BUILDING 1 PLANS
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- A.13 BUILDING 2 ROOF PLAN
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- A.18 UNIT PLANS
- A.19 UNIT PLANS
  
- A.20 MISCELLANEOUS SITE STRUCTURES
- A.21 COLOR BOARD

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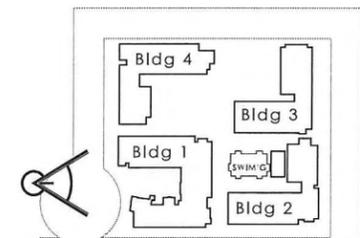
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 architects ■ planners  
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15106.2  
PARK AVENUE 212  
UCR GROUP, LLC  
LOMA LINDA, CA

**VIEW FROM CORNER OF PARK AVE.  
AND OAK GROVE / PUBLIC PARK**

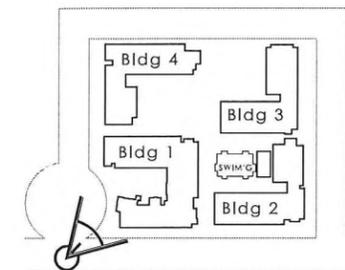
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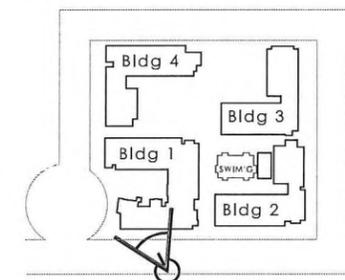
## ENTRY COURTYARD AND LEASING

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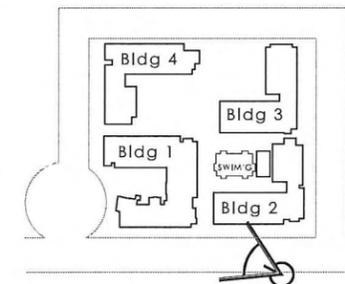
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## STREET CAFE



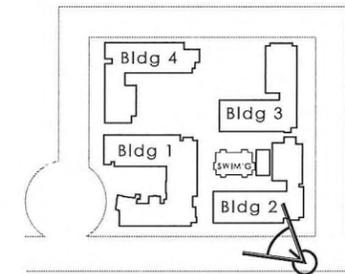
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**VIEW FROM PARK AVENUE  
 CAFE & MARKET ENTRY**



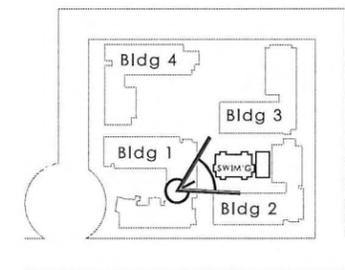
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**VIEW FROM PARK AVENUE  
LOOKING WEST**



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PARK AVENUE 212  
UCR GROUP, LLC  
LOMA LINDA, CA

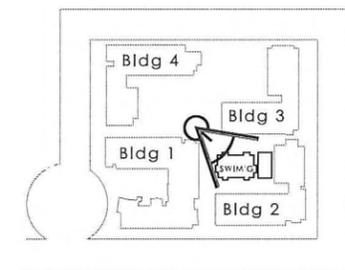
### VIEW OF BROWNSTONE UNITS ON PARK AVENUE



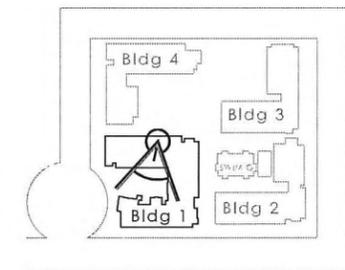
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PARK AVENUE 212  
UCR GROUP, LLC  
LOMA LINDA, CA

## POOL VIEW 1

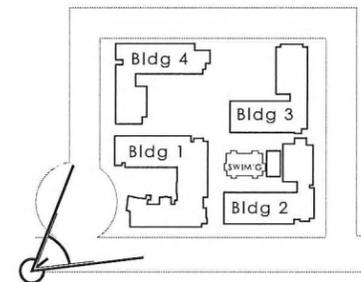
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**POOL VIEW 2**



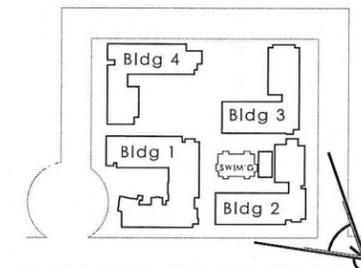
## COURTYARD/GARDEN AND AMENITY DECK



**OVERALL VIEW 1**

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## OVERALL VIEW 2

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LOMA LINDA, CA

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www.danielian.com 949.474.6030

# PROJECT INFORMATION

<b>DEVELOPER:</b>	<b>ARCHITECT:</b>	<b>CIVIL:</b>	<b>LANDSCAPE:</b>
UCR GROUP, LLC P.O. BOX 9716 REDLANDS, CA 92375 TEL: 909.283.7530 CONTACT: BOB COBERLY	DANIELIAN ASSOCIATES 60 CORPORATE PARK IRVINE, CA 92606 TEL: 949.474.6030 CONTACT: MICHAEL BOYD JOANN LEE KIM	TRANSTECH 13367 BENSON AVE CHINO CA 91710 TEL: 909.595.8599 CONTACT: DAVID MLYNARSKI	LAND ARQ, INC. 865 S. MILLIKEN AVE. SUITE C ONTARIO, CA 91761 TEL: 909.259.9428 CONTACT: FAUSTO REYES SANDRA PARRA

# PROJECT SUMMARY

**SITE**  
 ZONING : PLANNED COMMUNITY (PC)  
 GENERAL PLAN LAND USE DESIGNATION : SPECIAL PLANNING AREA D/ SENIOR CITIZEN HOUSING (20 TO 25 DU PER ACRE)

SITE COVERAGE CALCULATIONS		
SITE COVERAGE/ OPEN SPACE	AREA SF	PERCENTAGE OF SITE %
SITE AREA	396,182	100
BUILDING COVERAGE (FOOT PRINTS)	95,337	24
OPEN SPACE (GROUND FLOOR)	135,800	34
CABANA	2,510	1
GARAGES, CARPORTS, MAINTENANCE	35,630	9
PARKING AND DRIVE AISLES	126,905	32
<b>TOTAL</b>	<b>396,182</b>	<b>100</b>

**GOVERNING CODE**  
 2019 CALIFORNIA BUILDING CODE (CBC)  
 2019 CALIFORNIA FIRE CODE (CFC)  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)  
 LOMA LINDA MUNICIPAL CODE (LLMC)  
 THE GROVES SPECIFIC PLAN: LLCCP

PROJECT WILL COMPLY WITH THE LOMA LINDA CONNECTED COMMUNITY PROGRAM (LLCCP) AND EACH RESIDENCE WILL BE EQUIPPED WITH CITY'S NEW FIBER-OPTICS INTER FACE AND COPPER CABLING. PLANS FOR THE LOCATIONS OF THE INFRASTRUCTURES SHALL BE PROVIDED WITH THE PRECISE GRADING PLANS AND REVIEWED AND APPROVED BY THE CITY OF LOMA LINDA PRIOR TO ISSUING GRADING PERMITS.

# BUILDING

BUILDING DATA (CBC TABLE 506.2)			
BUILDING	OCCUPANCY TYPE	CONSTRUCTION TYPE	SPRINKLER
1	R/ M	VA	NFPA 13
2	R/ U	VA	NFPA 13
3	R	VA	NFPA 13
4	R/ U	VA	NFPA 13
POOL CABANA	B	VB	NONE
MANAGER'S UNIT O/ GARAGE	R/ U	VB (1-HR SEPARATION)	NFPA 13R
GARAGE BLDG	U	VB	NONE
CARPORTS	U	VB	NONE
MAINTENANCE BLDG	U	VB	NONE

BUILDING AREA					
BUILDING	1ST FLOOR (SF)	2ND FLOOR (SF)	3RD FLOOR (SF)	TOTAL (SF)	GARAGES (incl. in 1st flr sf)
BUILDING 1	29,280	23,280	19,091	71,631	
BUILDING 2	21,580	21,660	21,660	64,900	1,886
BUILDING 3	20,701	20,580	20,580	61,861	
BUILDING 4	21,922	22,285	22,285	66,492	2,708
<b>TOTAL/ FLOOR</b>	<b>93,463</b>	<b>87,805</b>	<b>83,616</b>	<b>264,884</b>	
CABANA	2,510				
AMENITY DECK @ BLDG 1		4,833			
MAINTENANCE	800				
GARAGE w/ MANAGER'S UNIT	2,390		(1) building - (10) 1-car garages with 1-Bd/Bth carriage unit/ Manager's unit above		
GARAGE	2,406	(3) structures - (10) 1-car garages per building			
SOLAR CARPORT Double Loaded	5,472	(4) structures - 32 or 31 carports per structure			
SOLAR CARPORT	1,908	(3) structures - (11) carports per structure			

# UNIT SUMMARY

## UNIT MIX BY BUILDING

BUILDING	UNIT TYPE							TOTAL
	STUDIO S	ONE BEDROOM		TWO BEDROOMS				
		1A 1BD/ 1BTH	1B 1BD/ 1BTH	2A 2BD/ 1BTH	2B 2BD/ 2BTH	2C 2BD/ 2BTH		
1	3	25 (+1*)	9	1	7	2	47 (+1*)	
2	3	15	14	0	14	8	54	
3	3	9	15	4	8	15	54	
4	3	22	15	3	8	6	57	
<b>TOTAL by TYPE</b>	<b>12</b>	<b>72</b>	<b>53</b>	<b>8</b>	<b>37</b>	<b>31</b>	<b>212 (+1*)</b>	
<b>TOTAL by BdRm</b>	<b>12</b>	<b>125</b>		<b>76</b>			<b>212 (+1*)</b>	

\* +1 Denotes non-rental / Permanent Model Unit

UNIT PLAN	SF UNIT	QUANTITY	SF UNIT PATIO/	TOTAL SF UNIT PATIO/	TOTAL SF UNITS	AVERAGE UNIT SF by
S	575	12	114	1,368	6,900	575
1A	687	71(+1)	81	5,832	49,464	727
1B	781	53	81	4,293	41,393	
2A	916	8	132	1,096	7,328	
2B	1,009	37	132	4,884	37,333	
2C	1,120	31	97	3,007	34,720	1044
<b>TOTAL</b>		<b>212 (+1*)</b>		<b>20,440</b>	<b>177,138</b>	

\* +1 Denotes non-rental / Permanent Model Unit

# PARKING CALCULATIONS

PARK AVENUE 212 PARKING CALCULATIONS				DA# 5106.03
				3/13/2020
PARKING - TYPE	REQUIRED			PROVIDED
	Unit Type/Count, Square Foot	Ratio	Required Parking	
RESIDENT	Studio / 12	1	12	
	1-BR / 122	1	122	
	2-BR / 79	1	79	
<b>TOTAL RESIDENT PARKING</b>	<b>213</b>		<b>213</b>	<b>213</b>
VISITORS	213	0.25	54	54
LEASING	1354 SF	1/250	6	6
RETAIL - MARKET	4,116 SF	1/250	17	17
- OUTDOOR CAFÉ	1,467 SF	1/250	6	6
USPS			1	1
<b>ADDITIONAL PARKING PROVIDED</b>				<b>87</b>
<b>TOTAL PARKING</b>			<b>297</b>	<b>384</b>

<b>COVERED PARKING</b> (Carports/ Garages)	1per resident unit	213	216
<b>SECURED PARKING</b> (Garages)	20% of Total Covered (216 x 20% = 43.2)	44	57

ACCESSIBLE PARKING - RESIDENTIAL			
ACCESSIBLE - STANDARD (CBC 1109A.4 & 1109A.5)	2% of 213 Resident Prkg 5% of 147 non-resident Prkg *384 total - 213 resident - 24 retail = 147 Total Req'd HC Prkg	5 8 13	13
ACCESSIBLE -VAN (Incl. in Total)	1per every 6 HC spaces	3	including 3 Van 1 Garage 2 Carport

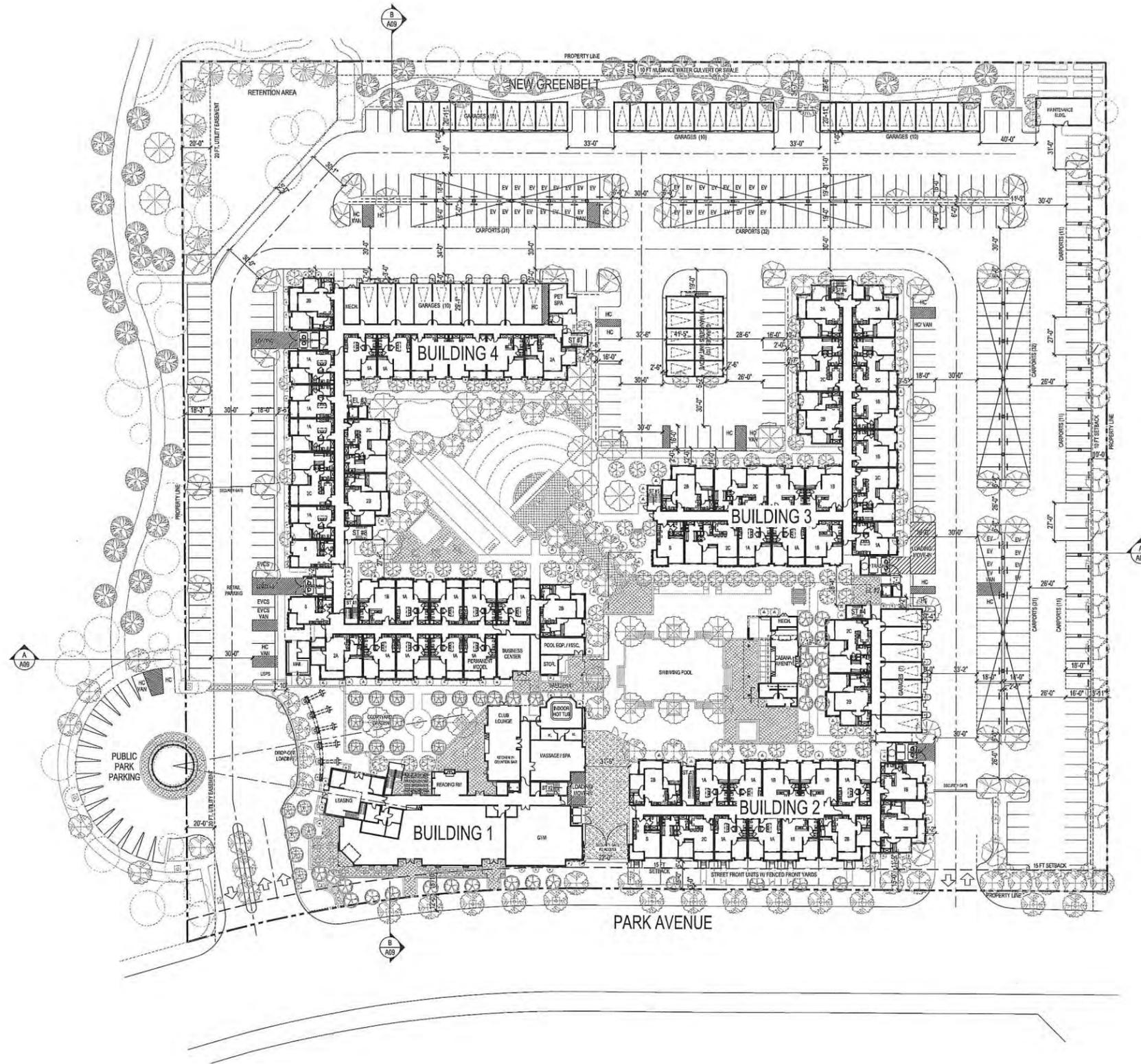
ACCESSIBLE PARKING - RETAIL			
ACCESSIBLE-STANDARD (for 24 retail parking spaces)	Per CBC11B-208	1 (Van)	1 (van)

EVCS READY - RESIDENTIAL			
TOTAL REQUIRED	10% of (384-24)=360 = 36	36	40
EVCS- ACCESSIBLE (CGC4.106.4.2.1 & CGC4.106.4.2.2)	144" + 60" ACCESS AISLE 1 per every 25 EVCS	2	including 2 Van
TOTAL REQUIRED (CBC Table 11b-228.3.2.1)	10% of total Prkg 24x 10%	3	3
EVCS - VAN ACCESSIBLE	144" + 60" ACCESS AISLE	1	including 1 Van

<b>PUBLIC PARKING AT TRAILHEAD (PROVIDED)</b>			17
including 1 Van & 1 HC			



VICINITY MAP  
N.T.S.



**LEGEND**

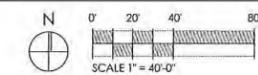
- PROPERTY LINE
- - - SETBACK
- - - CENTERLINE OF 30' DRIVE AISLE

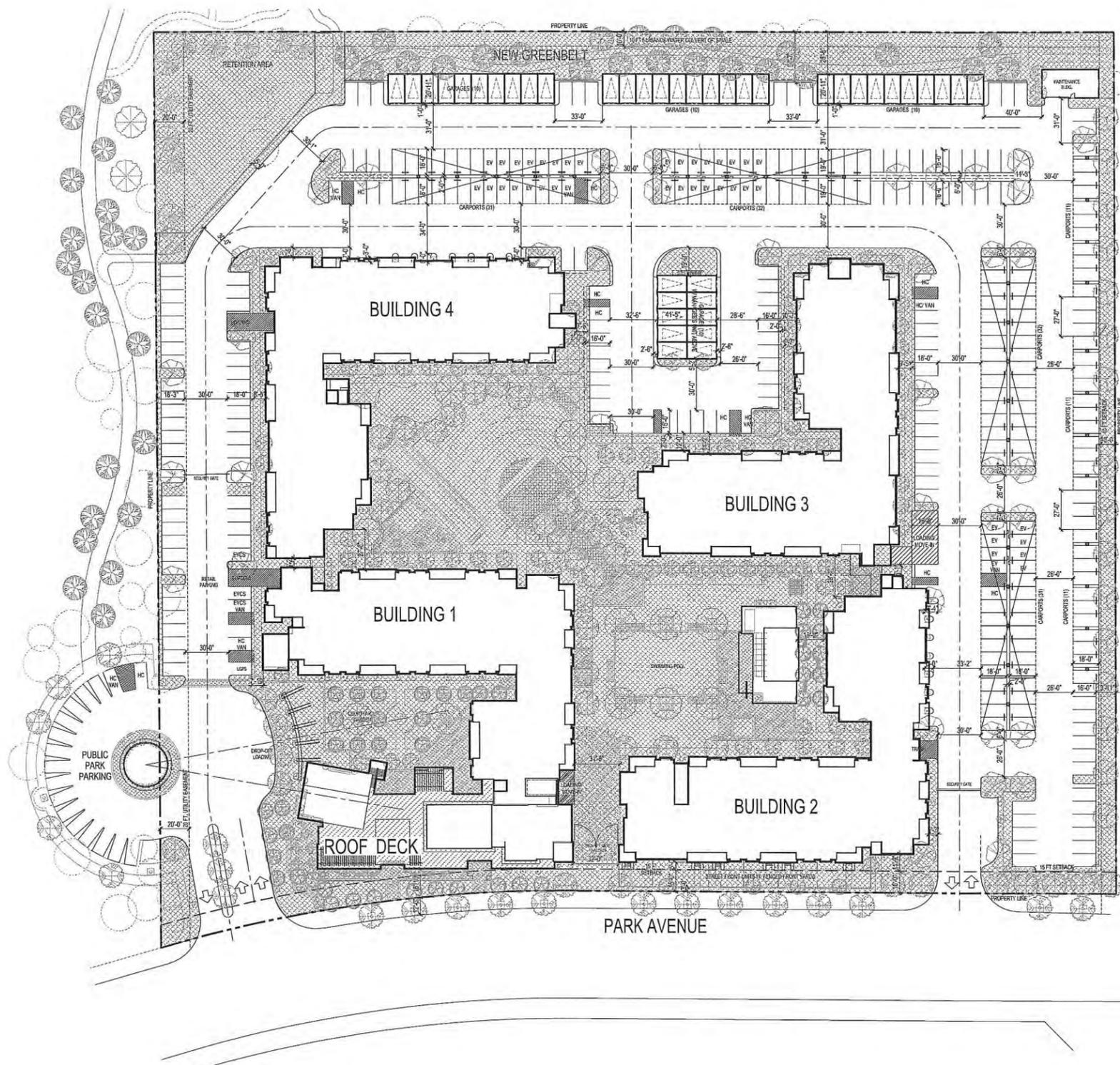
**NOTE:**

SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING AND SITE AMENITIES.

**SITE PLAN**

15106.2  
 PARK AVENUE 212  
 UCR GROUP, LLC  
 LOMA LINDA, CA





**LEGEND**

-  COMMON OPEN SPACE GROUND FLOOR
-  BUILDING 1 2nd FLOOR OPEN DECK:

**OPEN SPACE CALCULATION**

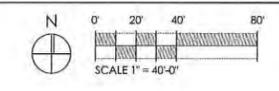
COMMON OPEN SPACE: 135,800 SF  
 BUILDING 1 2nd FLOOR OPEN DECK: 4,833 SF  
 PRIVATE OPEN SPACE: 2,0440 SF  
 TOTAL: 161,073 SF

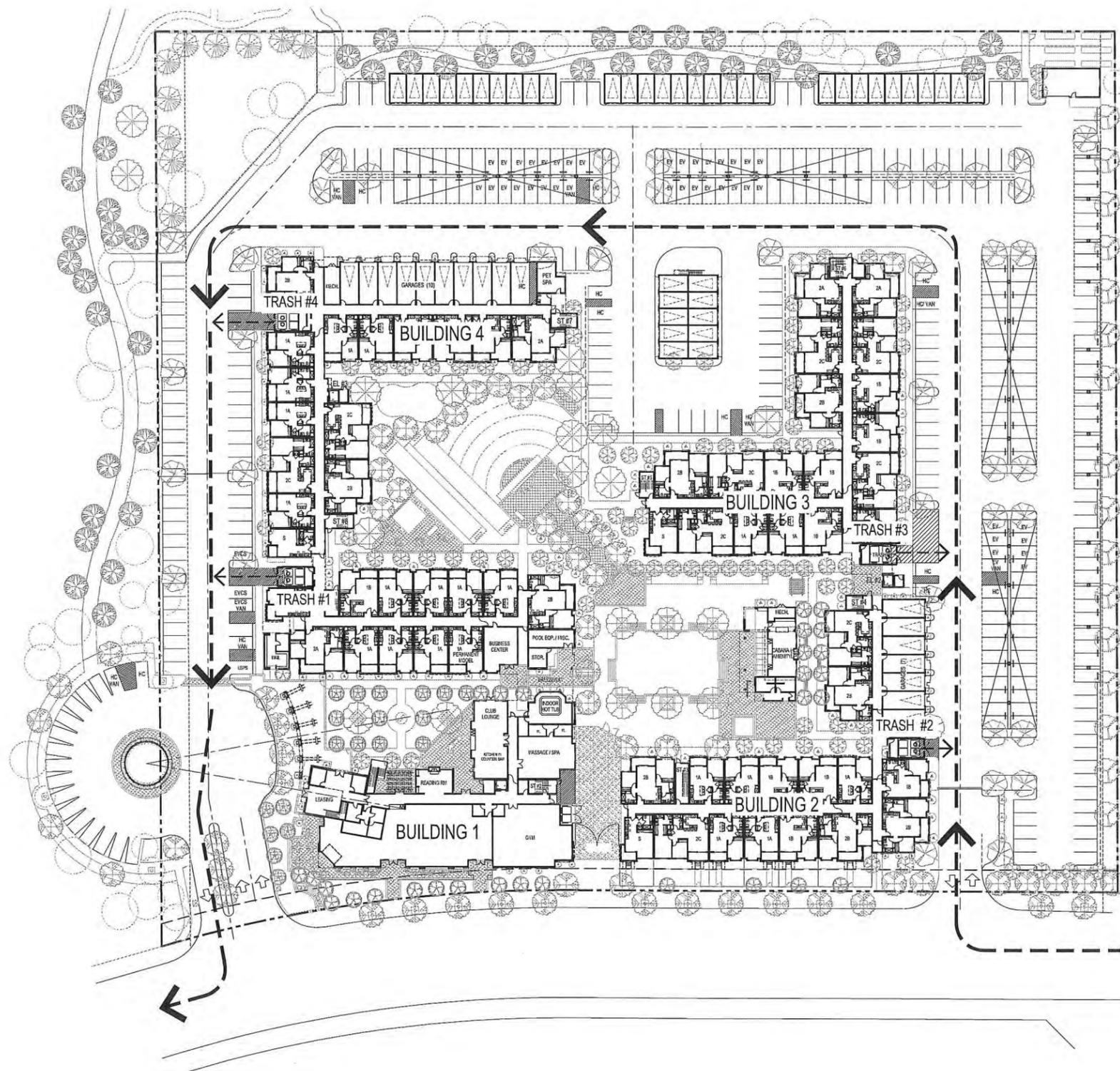
PRIVATE OPEN SPACE			
UNIT PLAN	QUANTITY	SF UNIT PATIO/ BALCONY	TOTAL SF UNIT PATIO/ BALCONY
S	12	114	1,368
1A	72	81	5,832
1B	53	81	4,293
2A	8	132	1,056
2B	37	132	4,884
2C	31	97	3,007
<b>TOTAL</b>	<b>213</b>		<b>20,440</b>

AMENITY PROGRAM		
AMENITY ROOMS	LOCATION	AREA (S.F.)
CLUB LOUNGE	BUILDING -1	1,389
INDOOR HOT TUB	BUILDING -1	620
MASSAGE/SPA	BUILDING -1	2,192
GYM	BUILDING -1	2,266
YOGA	BUILDING -1	1,019
READING ROOM	BUILDING -1	430
FOOD DELIVERY	BUILDING -1	107
DRY CLEAN	BUILDING -1	155
MEETING ROOM	BUILDING -1	833
BUSINESS CENTER	BUILDING -1	530
MULTI-PURPOSE RM	BUILDING -1	1,666
SEWING/CRAFT RM	BUILDING -1	508
PET SPA	BUILDING -4	216
POOL LOUNGE	POOL CABANA BLDG	590
OUTDOOR LOUNGE	POOL CABANA BLDG	240
COVERED PATIO	POOL CABANA BLDG	736
DRESSING RM/ SHWR	POOL CABANA BLDG	270
<b>TOTAL</b>		<b>13,767</b>
<b>OUTDOOR AMENITIES</b>		
ROOF DECK	BUILDING-1	
POOL		
SPA		
POOL CABANAS		
SITTING W/ FIRE PIT		
OUTDOOR DINING, BBQ/ PICNIC AREAS		
BOCCE BALL (2)		
PUTTING GREEN		
OUTDOOR THEATER		
FORMAL GARDEN		
WALKING TRAILS		
DOG RUN		

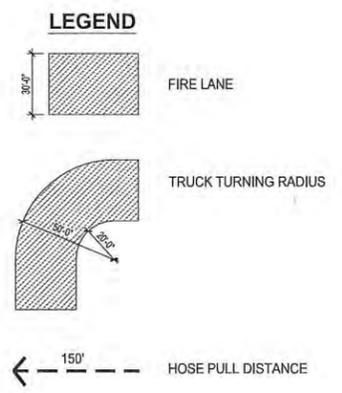
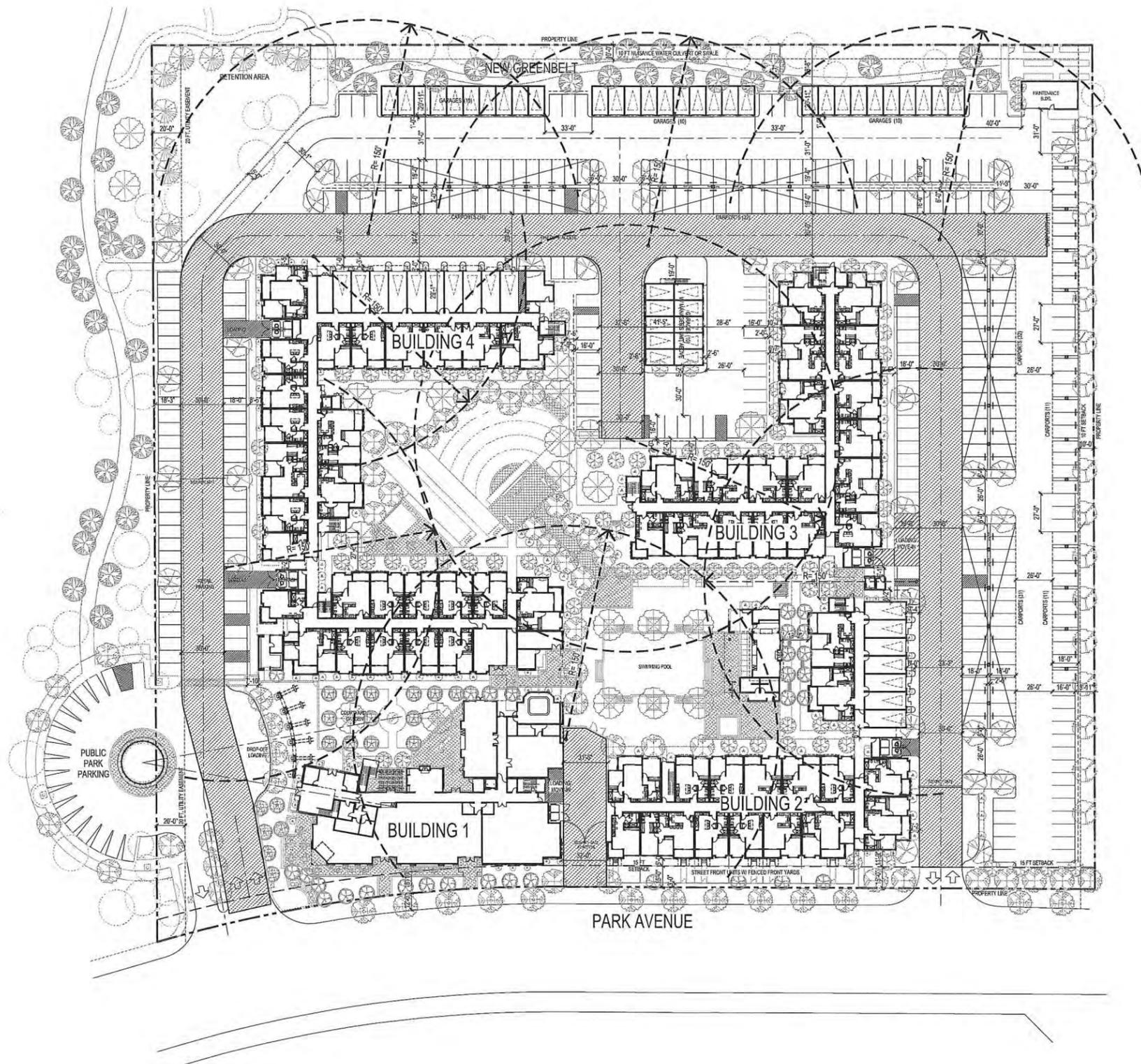
**OPEN SPACE PLAN**

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 LOMA LINDA, CA

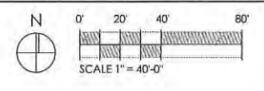




**TRASH/RECYCLING PLAN**



**FIRE ACCESS PLAN**





BUILDING 4

BUILDING 1

① WEST ELEVATION

**ELEVATION KEY NOTES**

- ① CEMENT PLASTER
- ② BRICK VENEER
- ③ HORIZONTAL SIDING
- ④ STANDING SEAM METAL ROOF
- ⑤ TRIM
- ⑥ METAL AWNING
- ⑦ METAL GUARDRAIL
- ⑧ ROLL-UP GARAGE DOOR
- ⑨ TRELLISES
- ⑩ SITE SECURITY GATE
- ⑪ METAL LOUVERS / SLATS
- ⑫ STOREFRONT SYSTEM
- ⑬ WROUGHT IRON FENCE



BUILDING 3

BUILDING 4

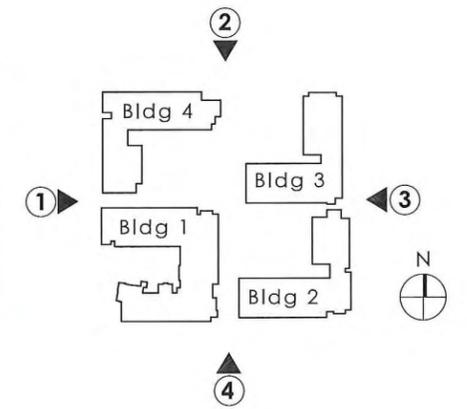
② NORTH ELEVATION



BUILDING 2

BUILDING 3

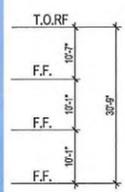
③ EAST ELEVATION



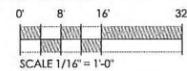
BUILDING 1

BUILDING 2

④ SOUTH / PARK AVE. ELEVATION



**EXTERIOR ELEVATIONS**



**ELEVATION KEY NOTES**

- 1 CEMENT PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL SIDING
- 4 STANDING SEAM METAL ROOF
- 5 TRIM
- 6 METAL AWNING
- 7 METAL GUARDRAIL
- 8 ROLL-UP GARAGE DOOR
- 9 TRELLISES
- 10 SITE SECURITY GATE
- 11 METAL LOUVERS / SLATS
- 12 STOREFRONT SYSTEM
- 13 WROUGHT IRON FENCE



1 BUILDING 2 WEST ELEVATION



2 BUILDING 2 NORTH ELEVATION



3 BUILDING 1 EAST ELEVATION



4 BUILDING 1 NORTH ELEVATION



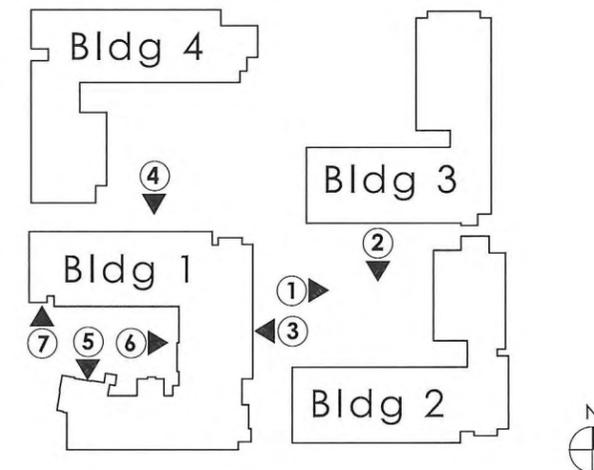
5 BLDG 1 ELEV @ COURTYARD LOOKING SOUTH



6 BLDG 1 ELEV @ COURTYARD LOOKING EAST



7 BLDG 1 ELEV @ COURTYARD LOOKING NORTH



**ELEVATION KEY NOTES**

- 1 CEMENT PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL SIDING
- 4 STANDING SEAM METAL ROOF
- 5 TRIM
- 6 METAL AWNING
- 7 METAL GUARDRAIL
- 8 ROLL-UP GARAGE DOOR
- 9 TRELLISES
- 10 SITE SECURITY GATE
- 11 METAL LOUVERS / SLATS
- 12 STOREFRONT SYSTEM
- 13 WROUGHT IRON FENCE



1 BUILDING 4 EAST ELEVATION



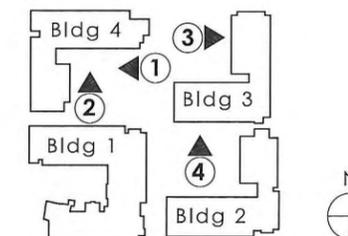
2 BUILDING 4 SOUTH ELEVATION

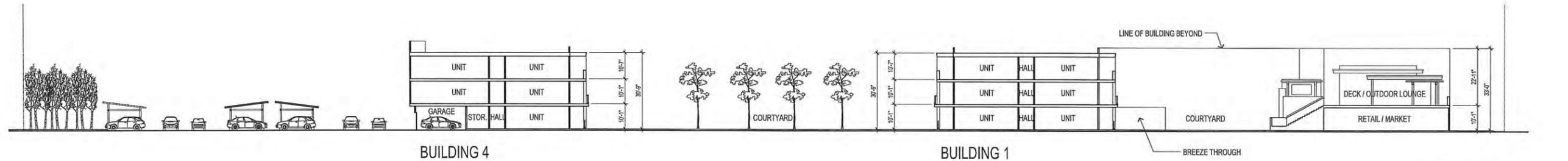


3 BUILDING 3 WEST ELEVATION

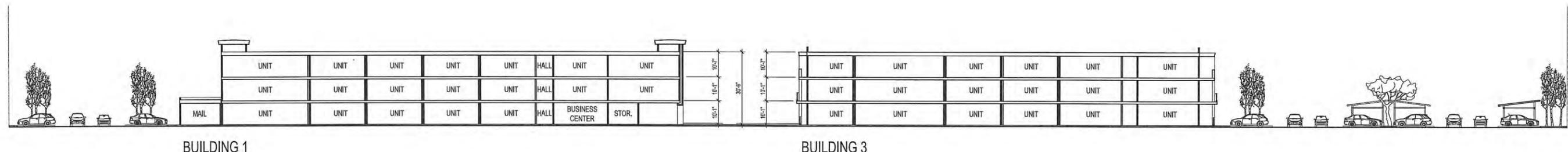


4 BUILDING 3 SOUTH ELEVATION

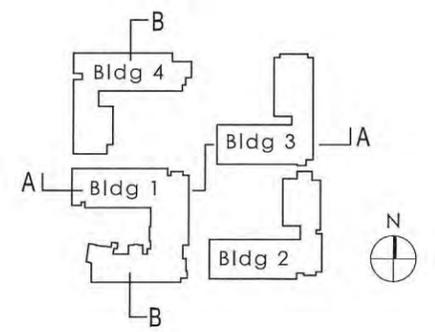




**SITE SECTION B**

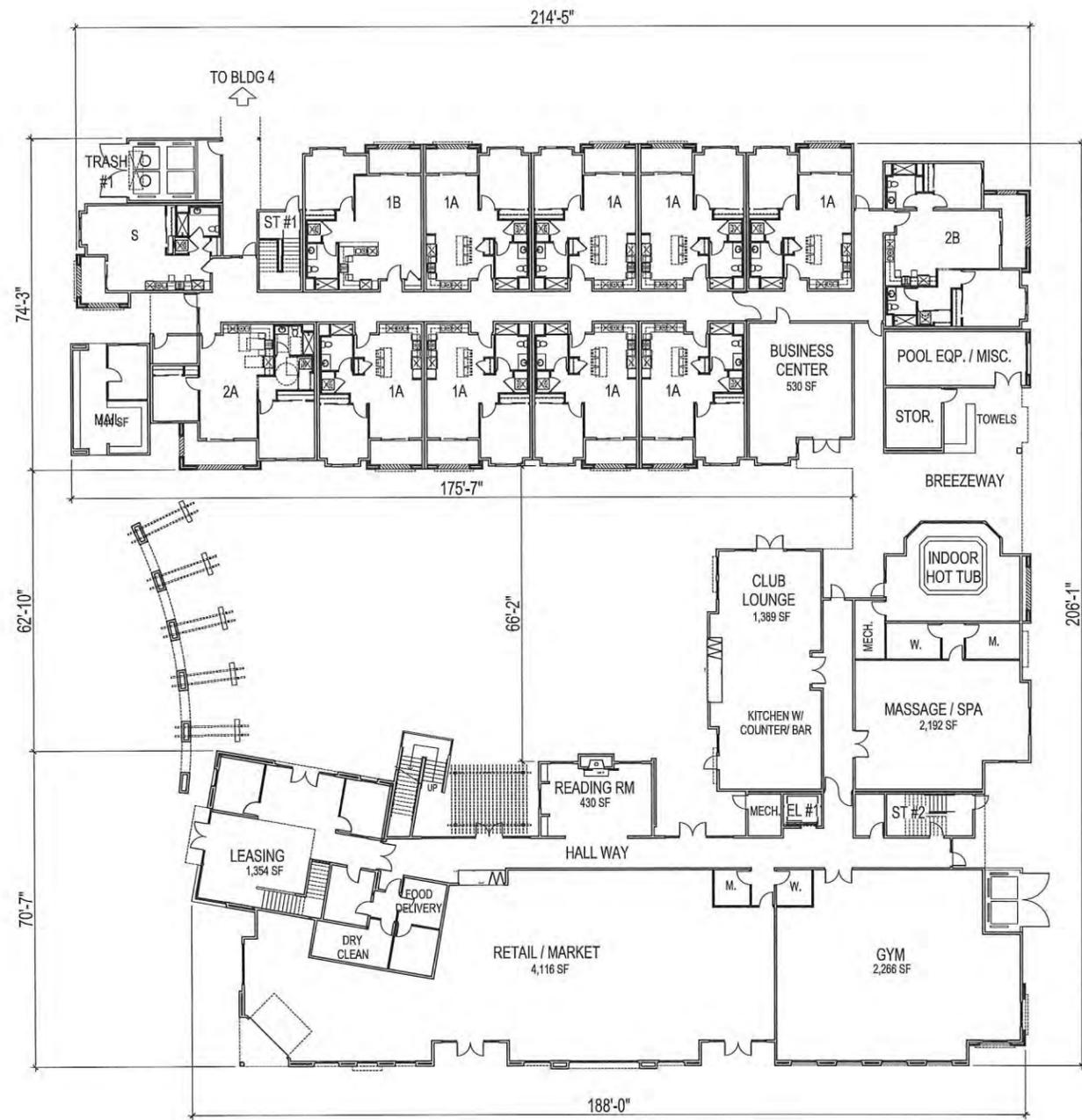


**SITE SECTION A**

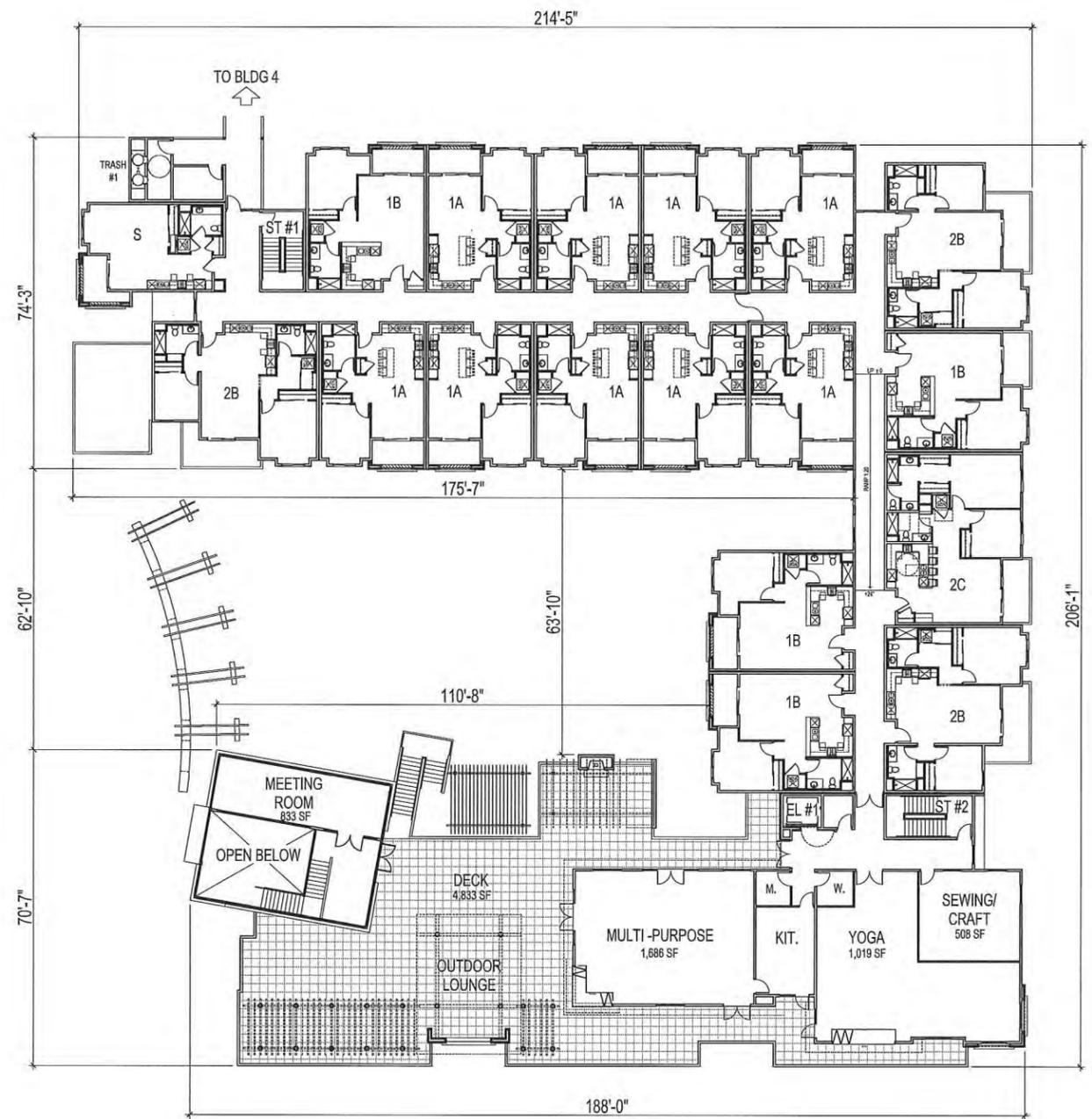


**SITE SECTIONS**

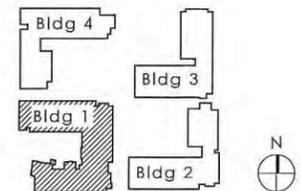
15106.2  
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 LOMA LINDA, CA



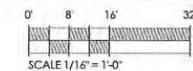
1st FLOOR PLAN

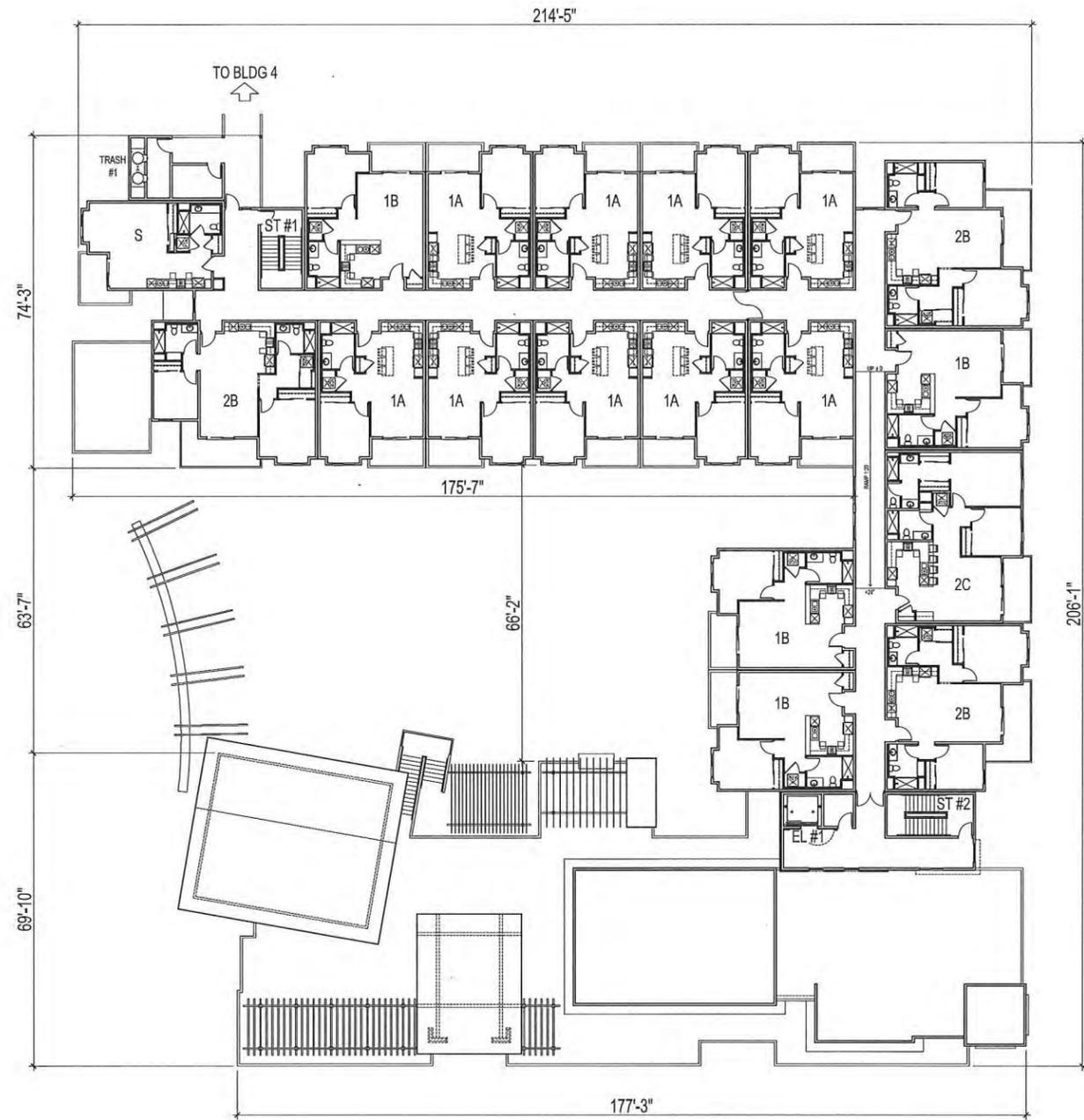


2nd FLOOR PLAN

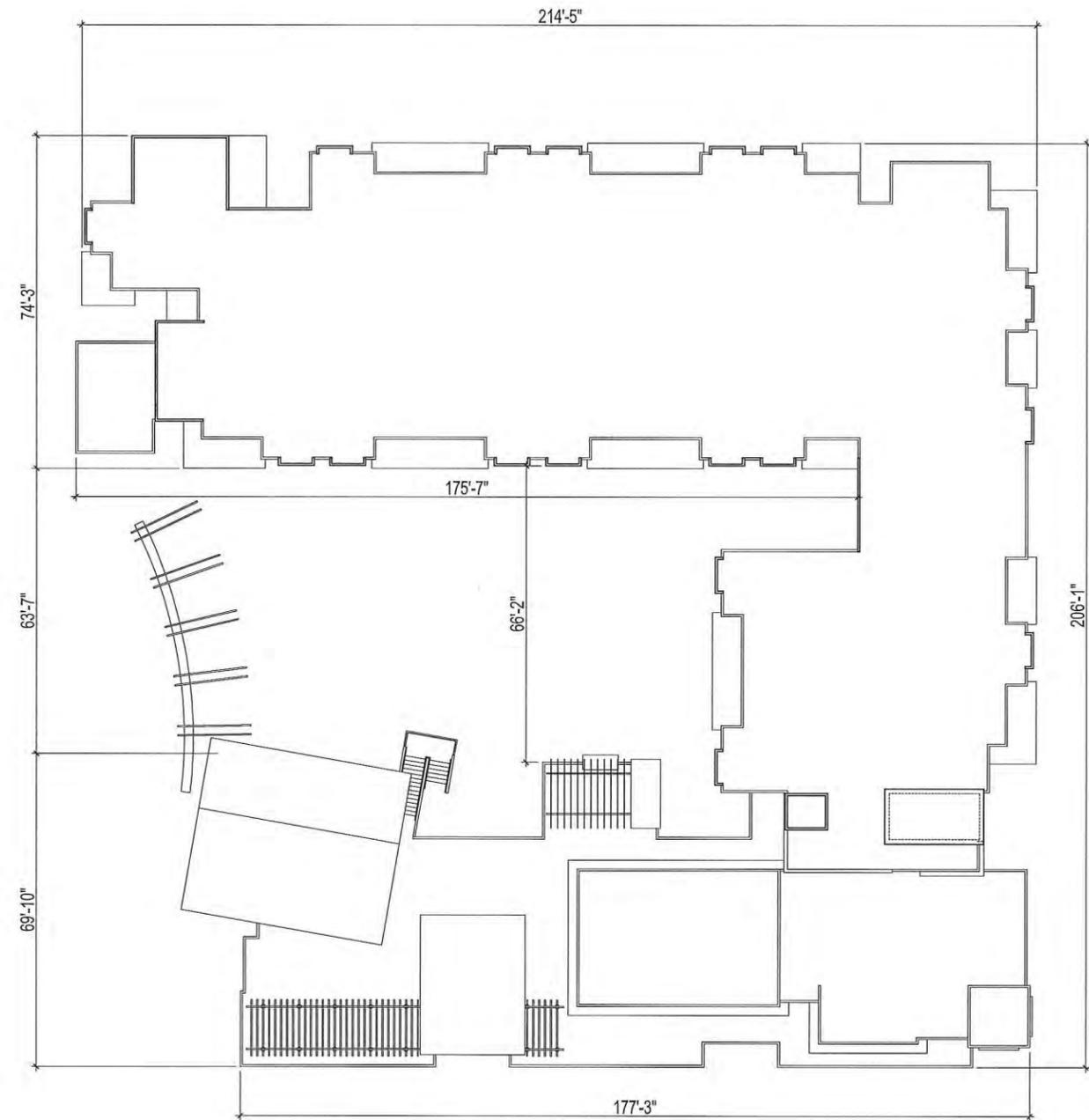


**BUILDING 1 PLANS**

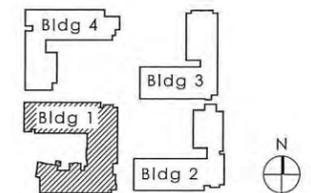




3rd FLOOR PLAN

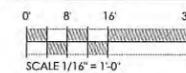


ROOF PLAN

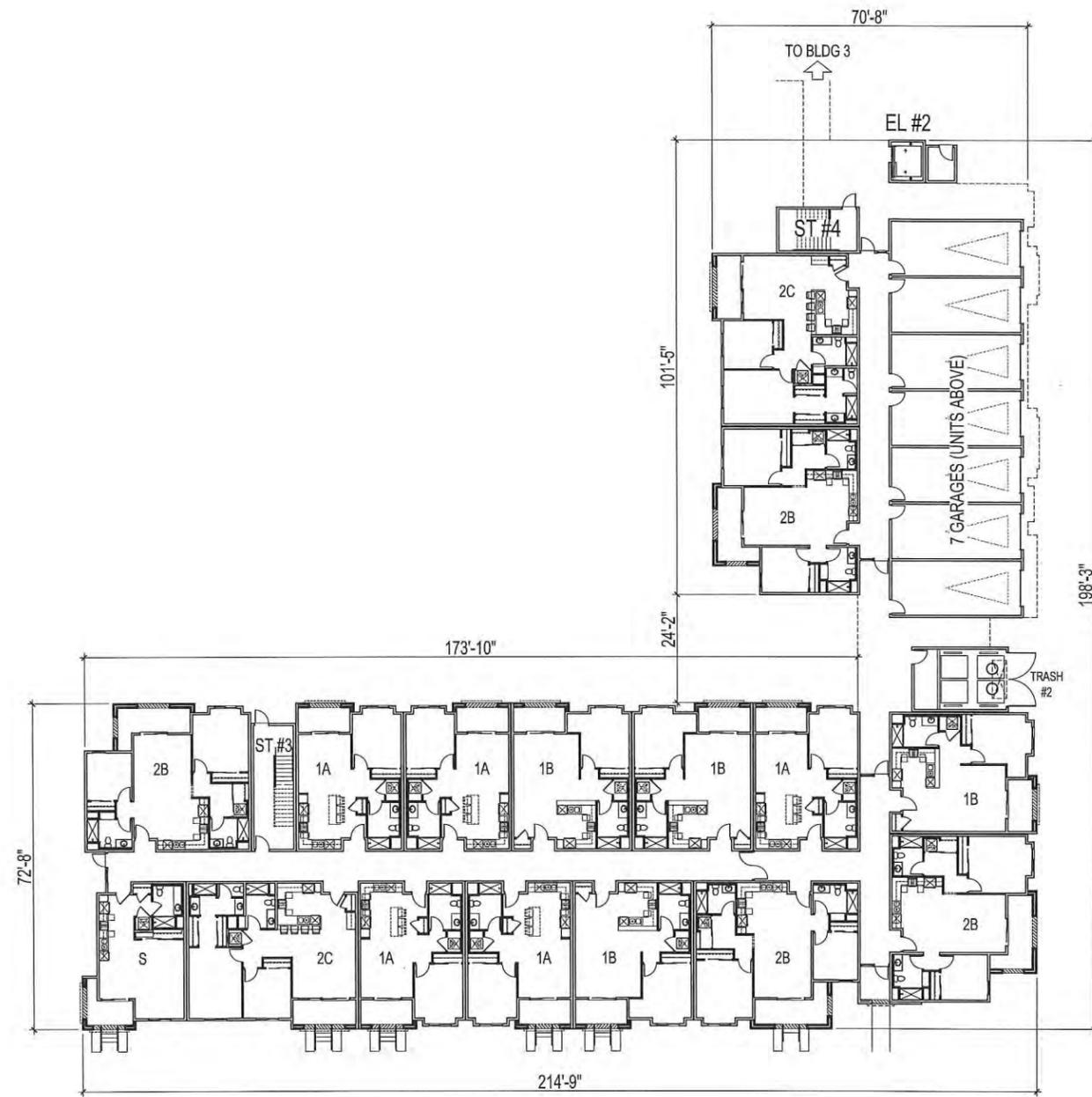


**BUILDING 1 PLANS**

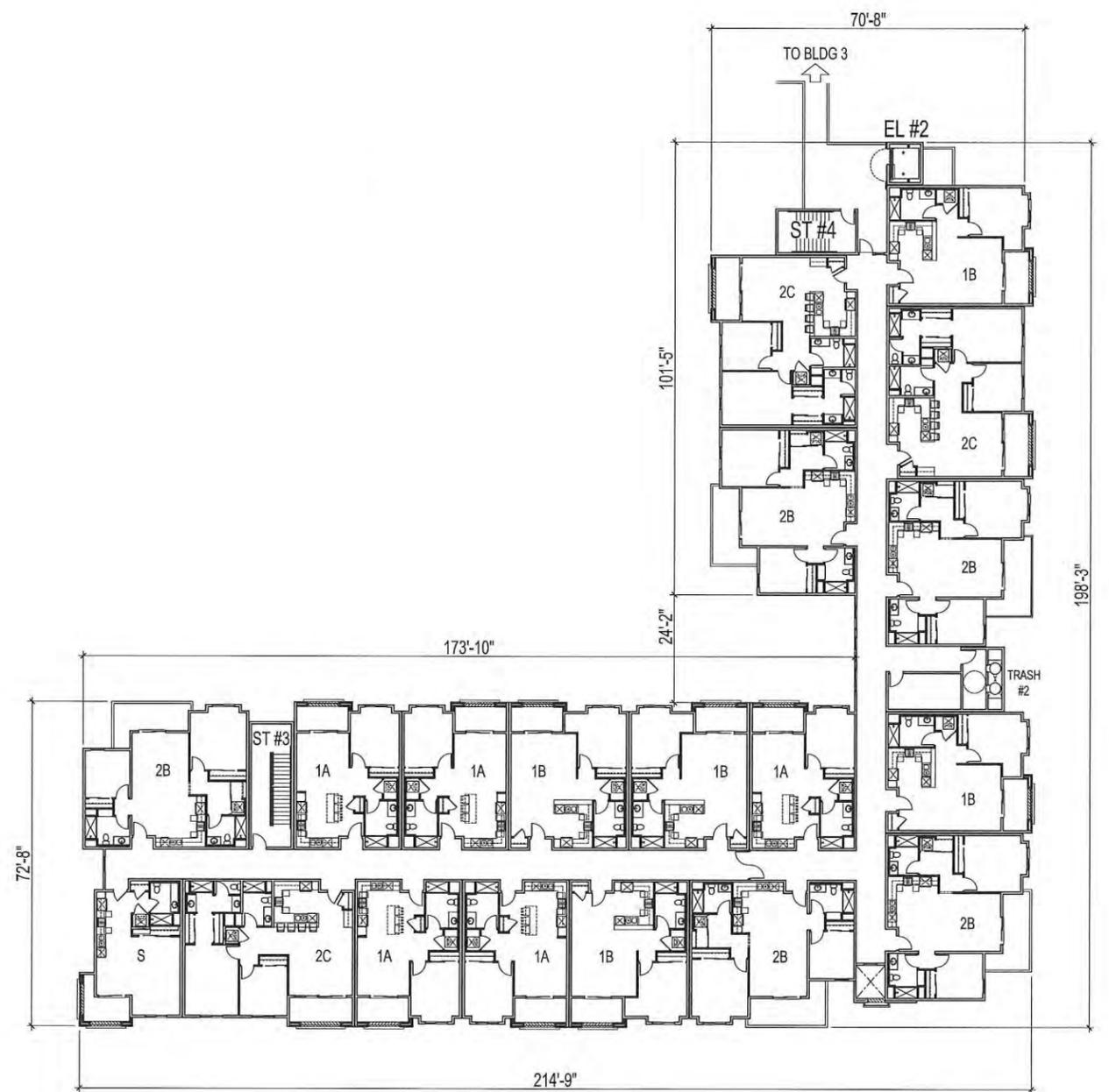
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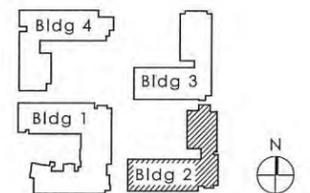
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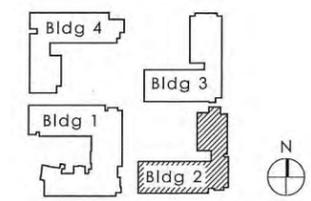
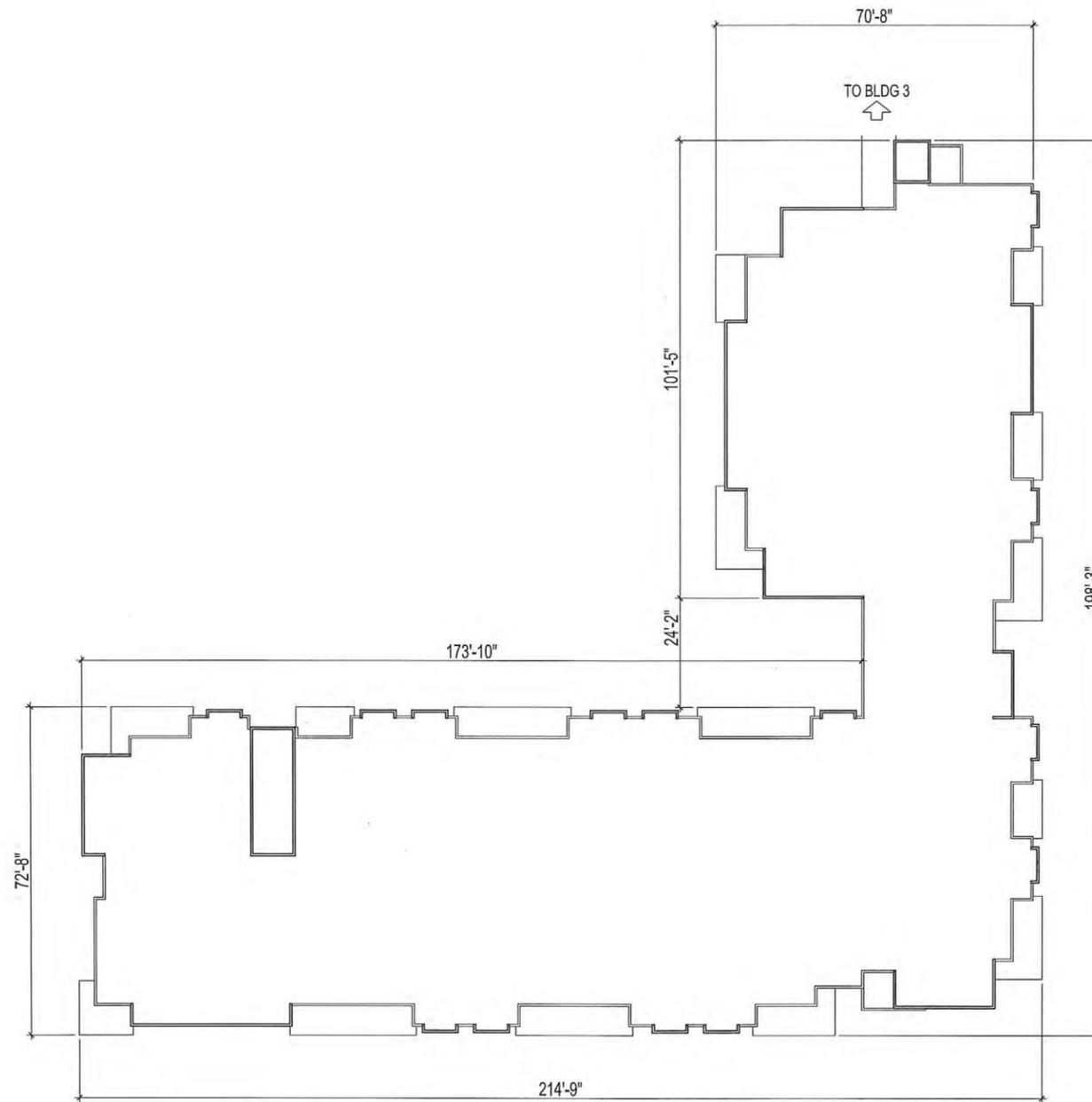
1st FLOOR PLAN



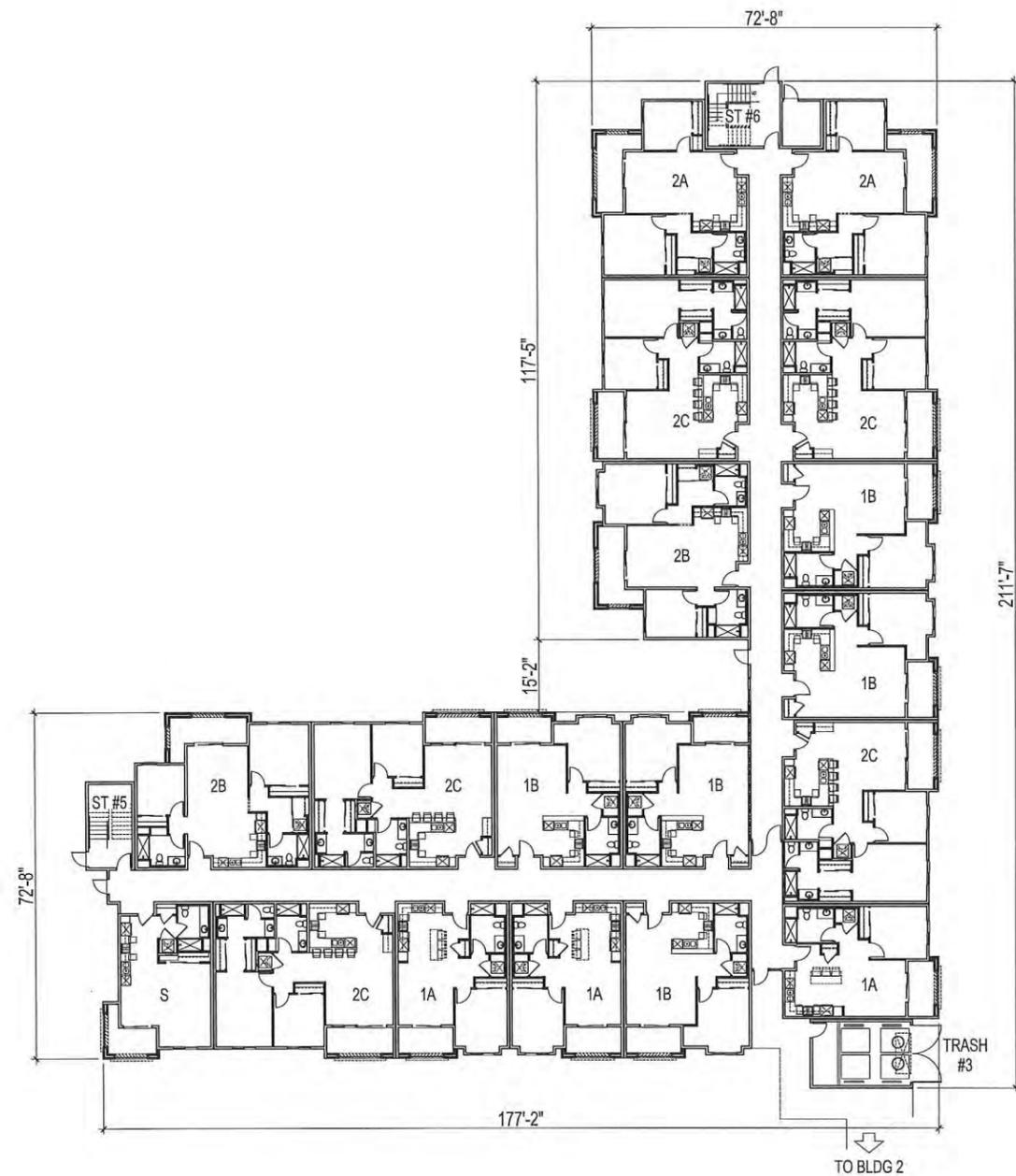
2nd & 3rd FLOOR PLAN



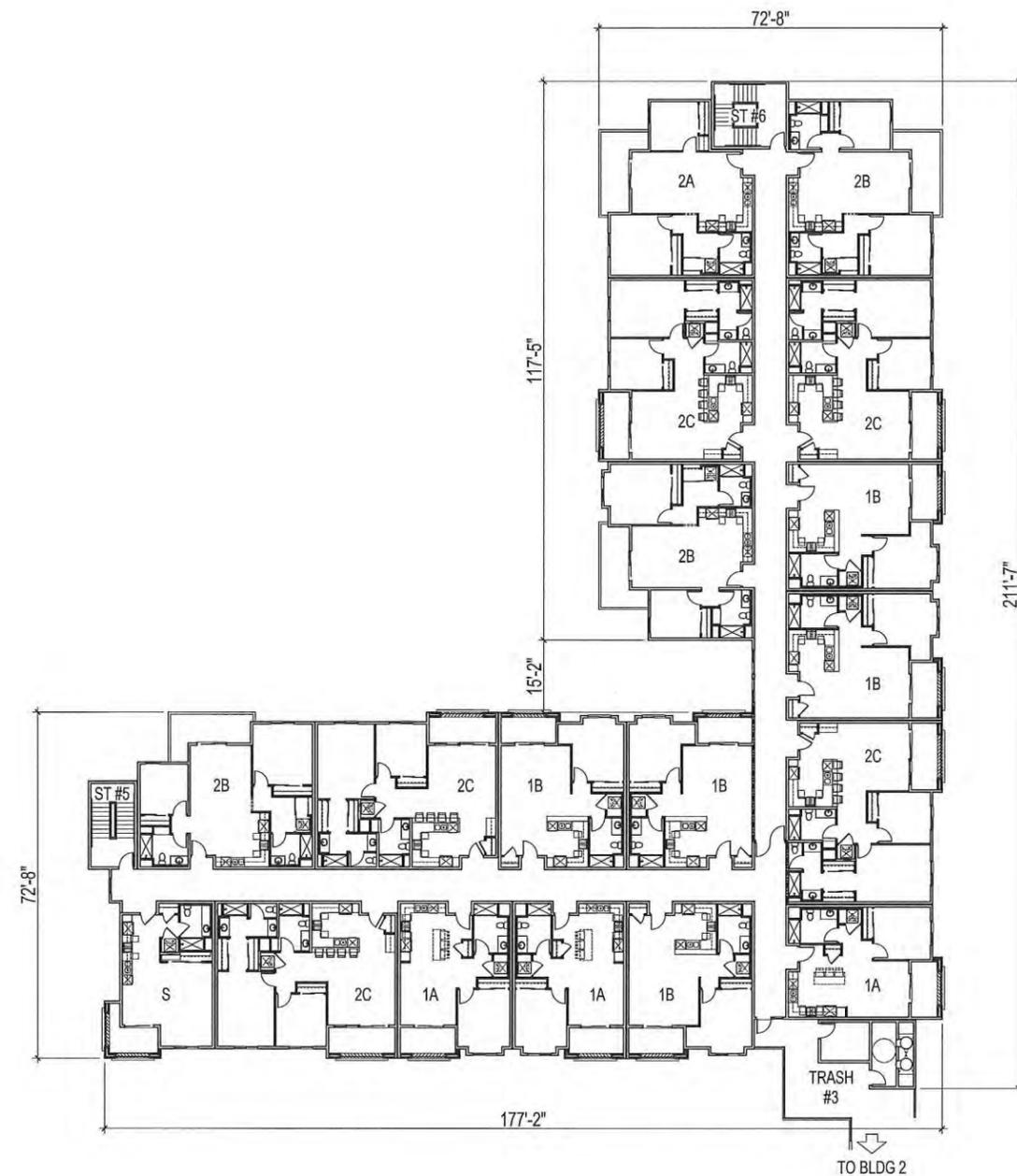
**BUILDING 2 PLANS**



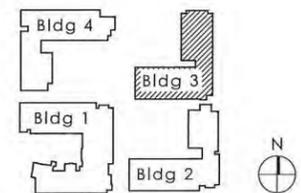
**BUILDING 2 ROOF PLAN**

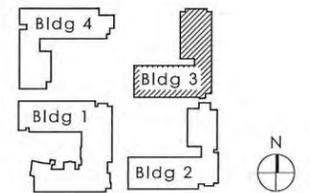
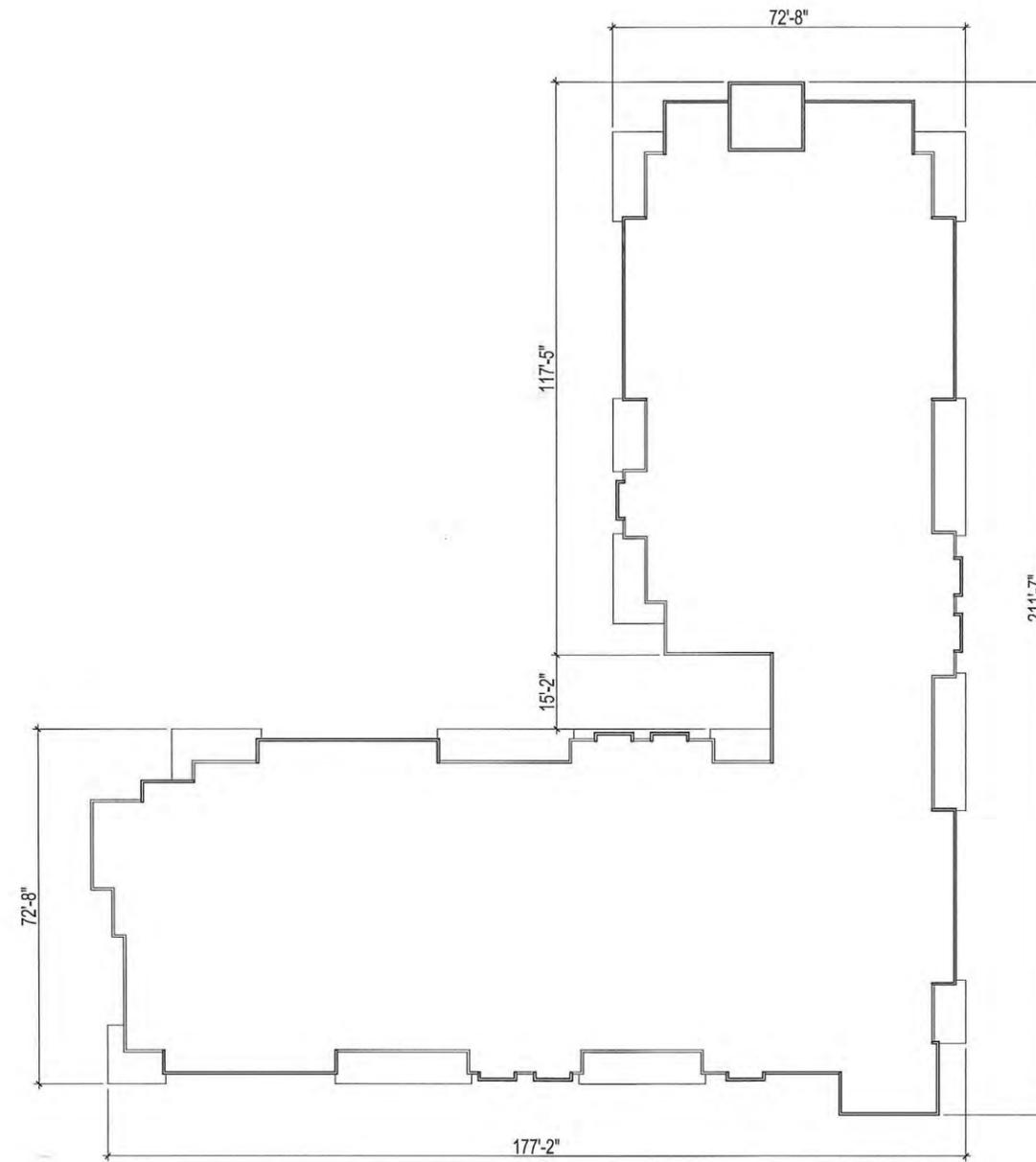


1st FLOOR PLAN



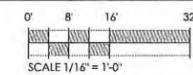
2nd & 3rd FLOOR PLAN



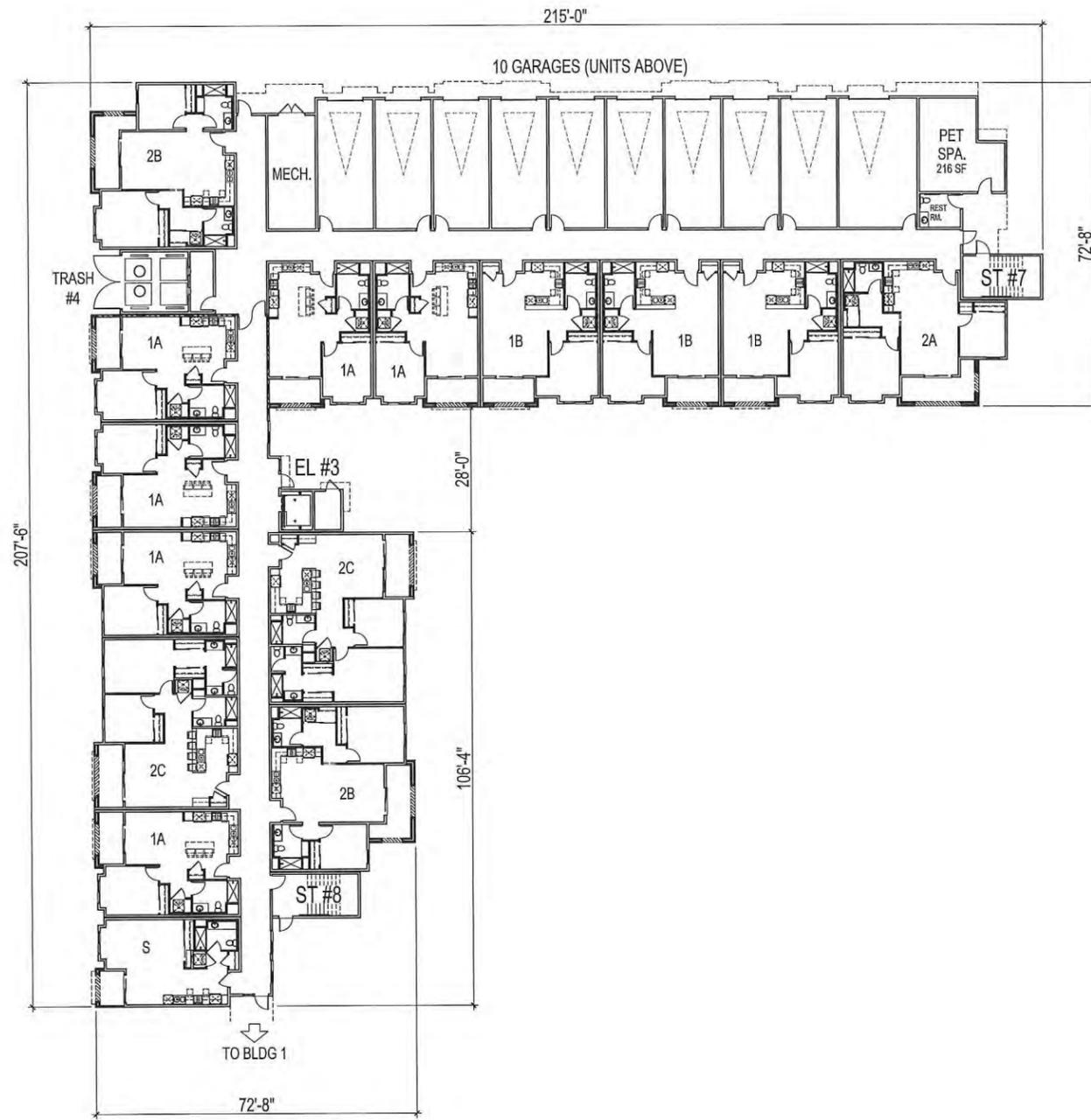


**BUILDING 3 ROOF PLAN**

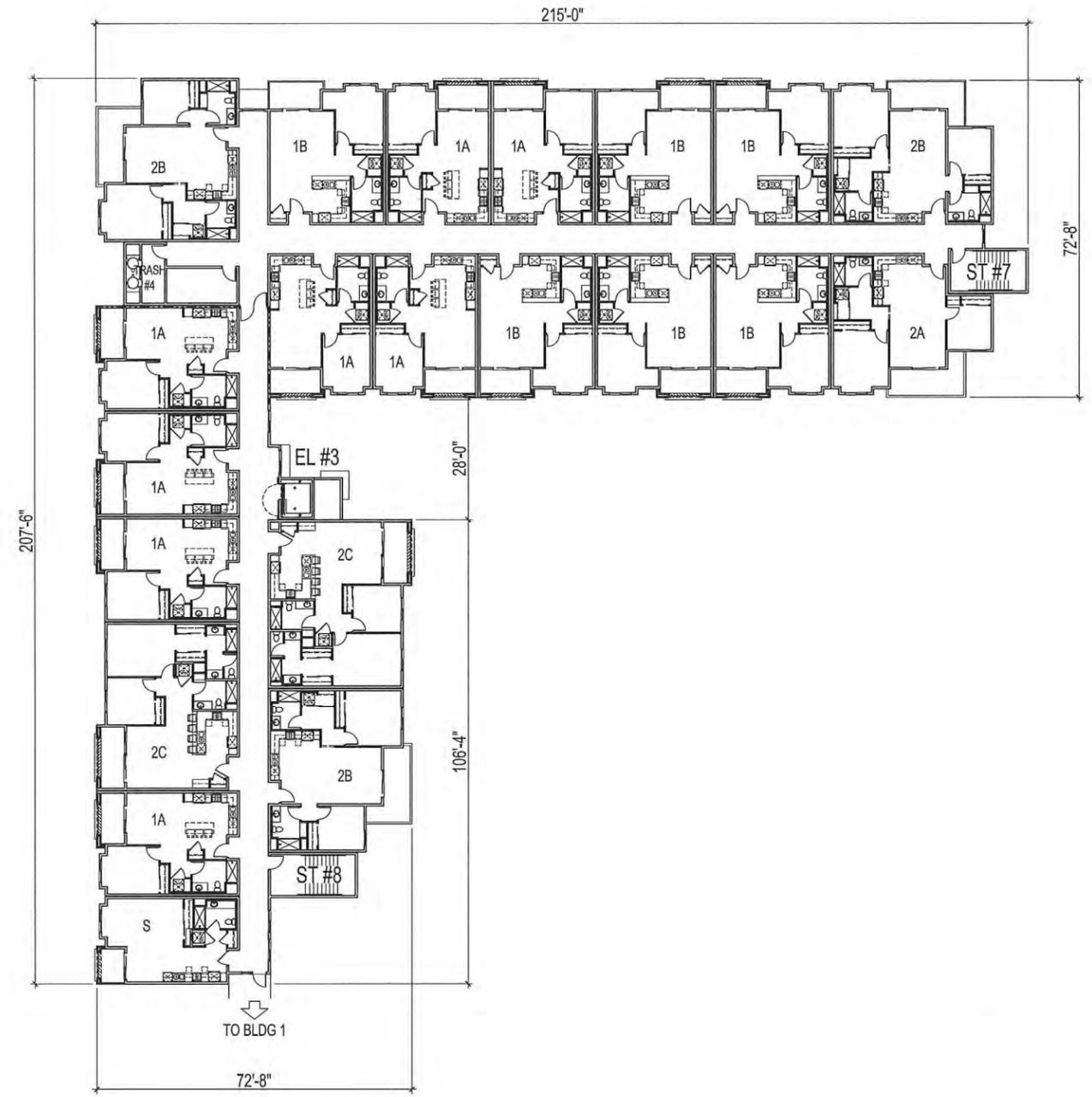
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 LOMA LINDA, CA



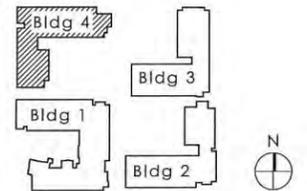
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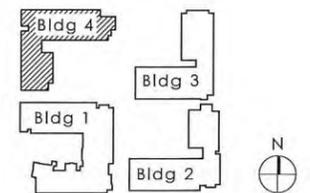
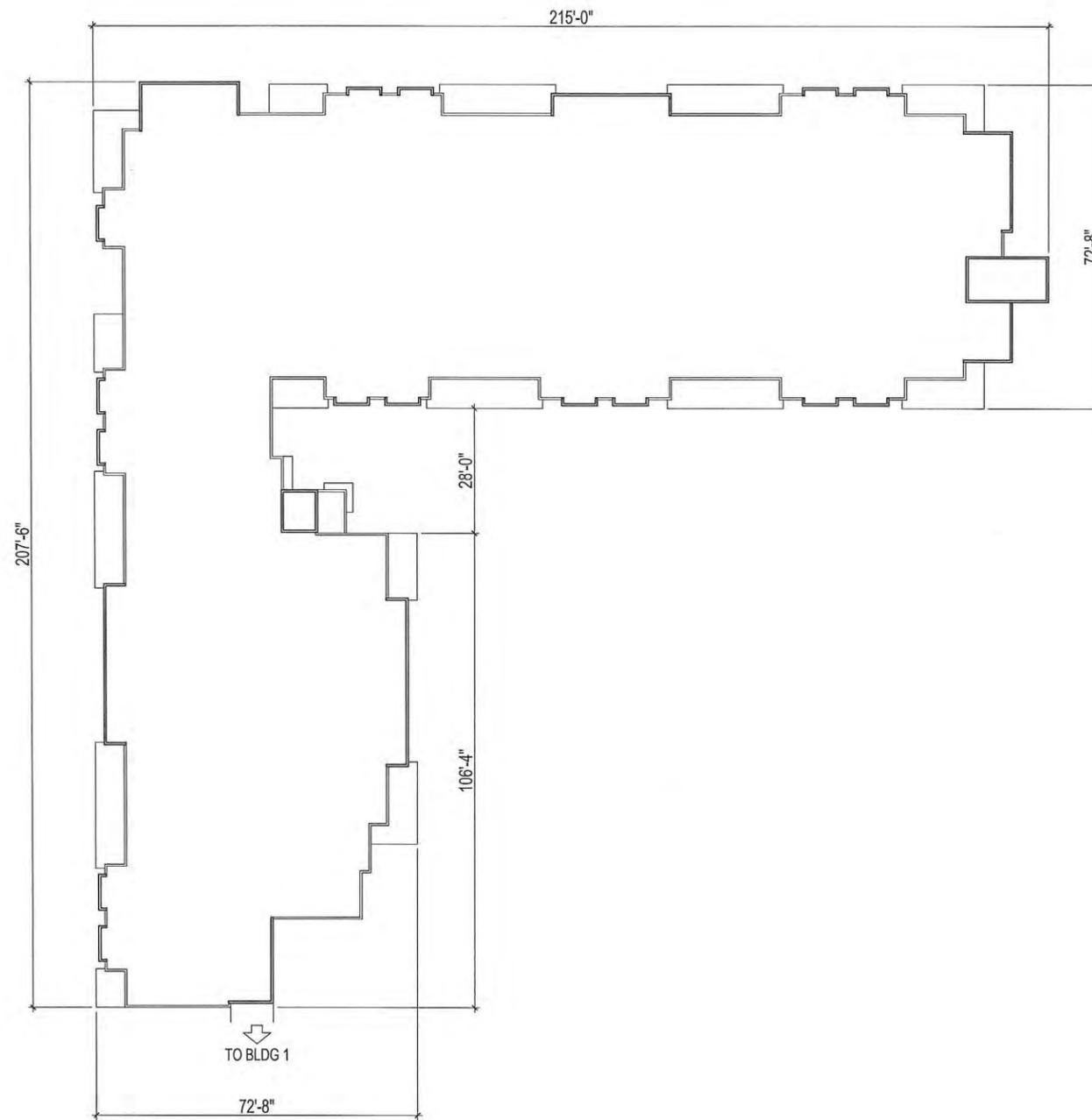


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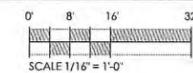
2nd & 3rd FLOOR PLAN



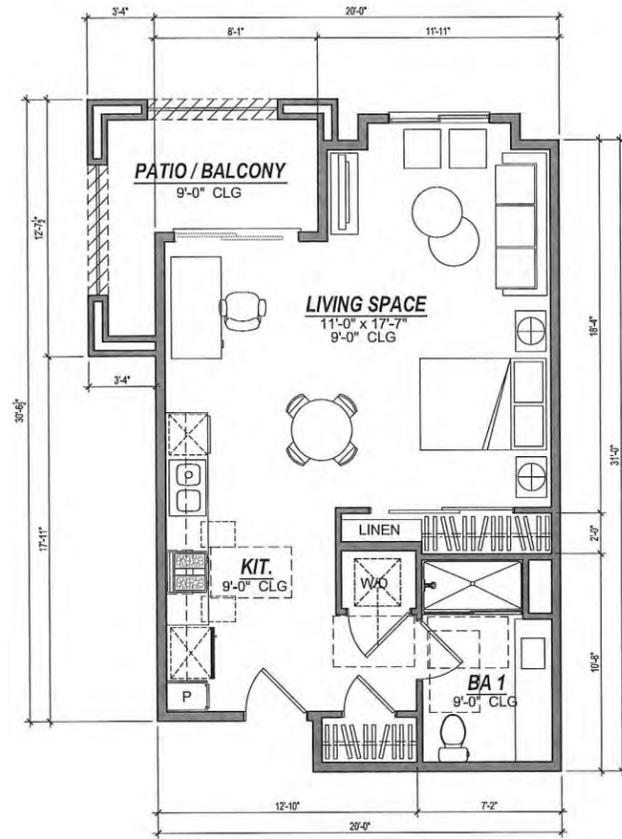


**BUILDING 4 ROOF PLAN**

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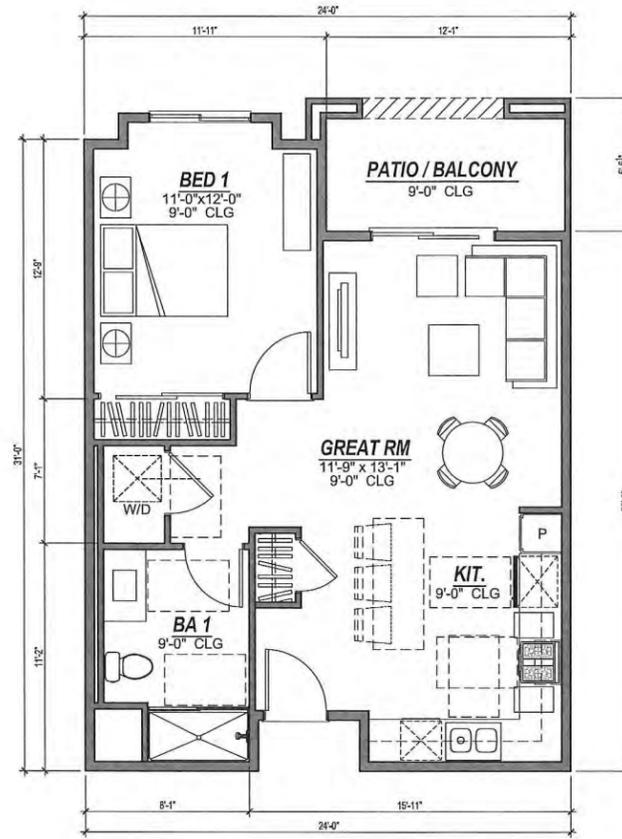
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**UNIT S - STUDIO**

575 SQ. FT

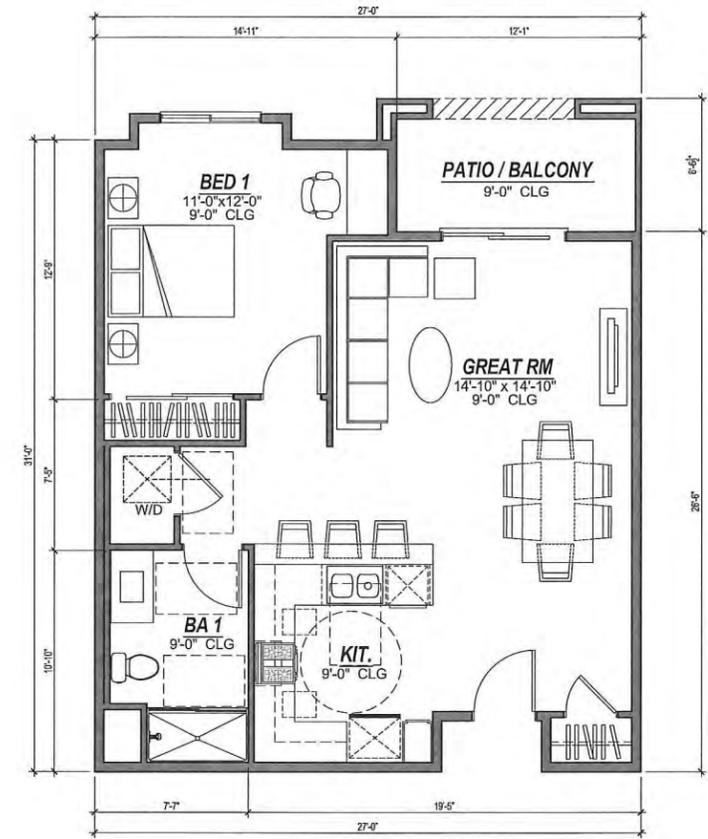
PATIO/BALCONY  
97 SF



**UNIT 1A - 1BR+1BA**

687 SQ. FT

PATIO/BALCONY  
81 SF

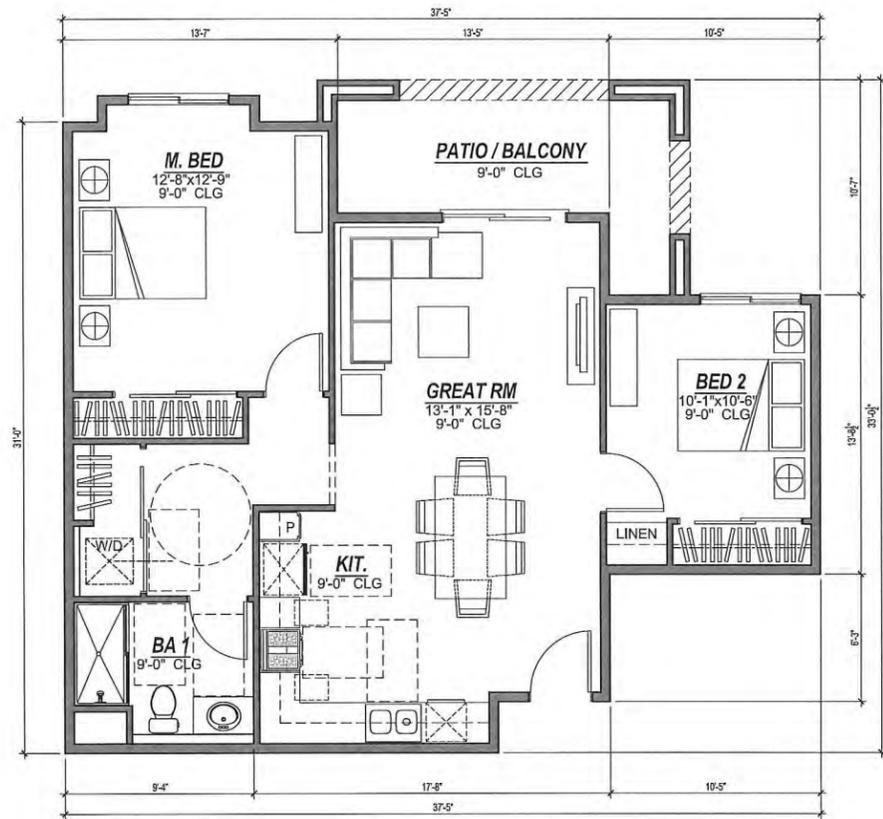


**UNIT 1B - 1BR+1BA**

781 SQ. FT

PATIO/BALCONY  
81 SF

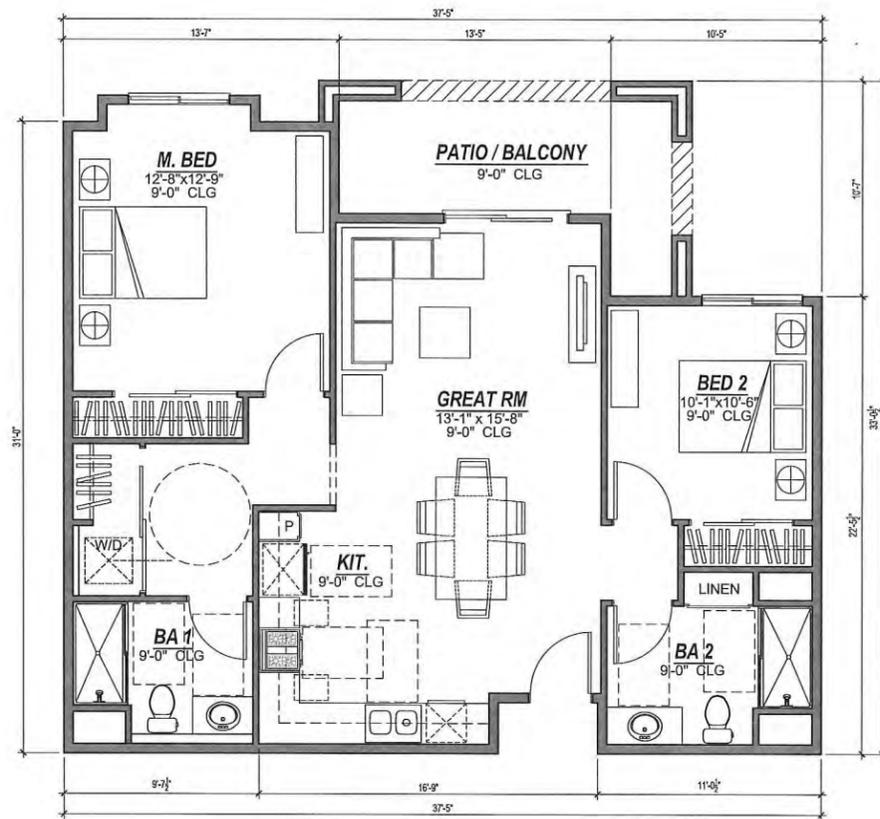
**UNIT PLANS**



**UNIT 2A - 2BR+1BA**

916 SQ. FT

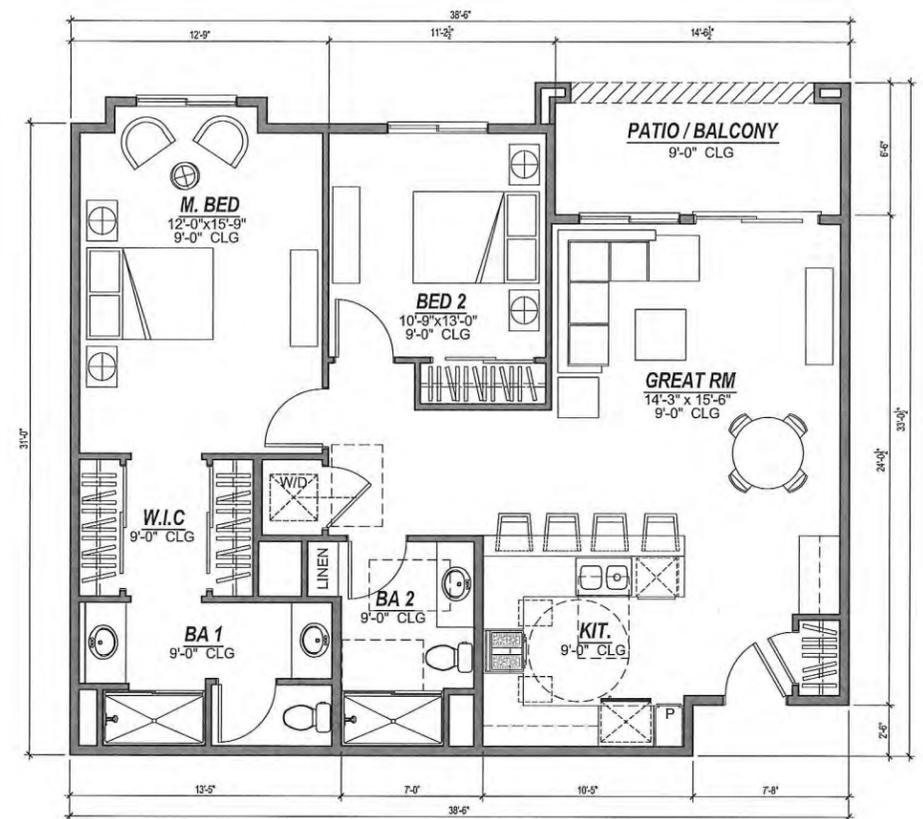
PATIO/BALCONY  
132 SF



**UNIT 2B - 2BR+2BA**

1,009 SQ. FT

PATIO/BALCONY  
132 SF

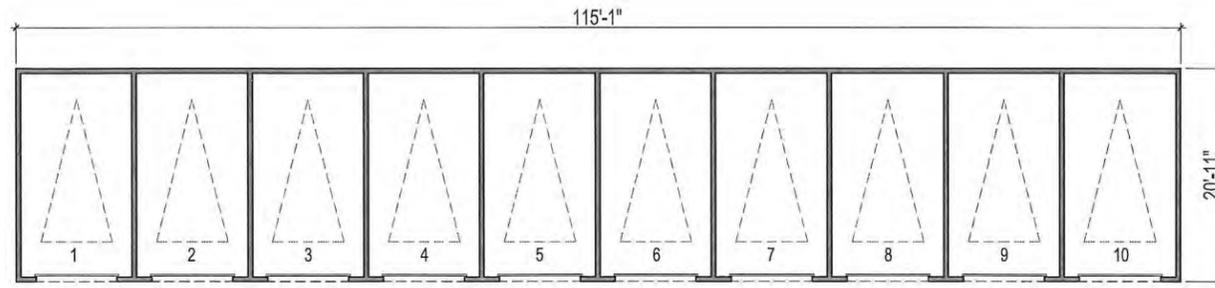


**UNIT 2C - 2BR+2BA**

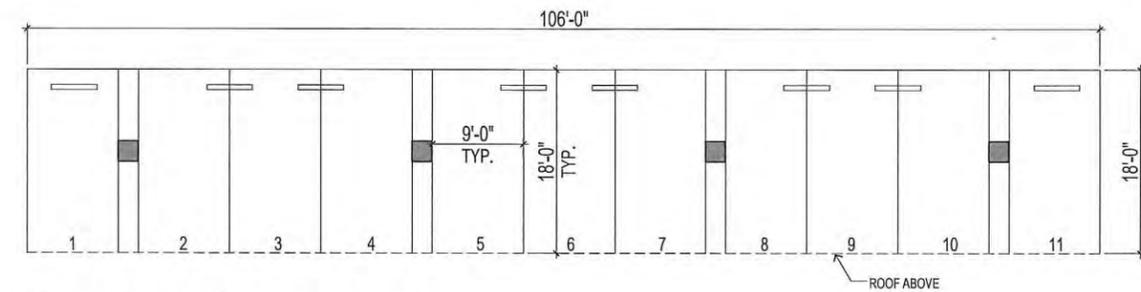
1,120 SQ. FT

PATIO/BALCONY  
97 SF

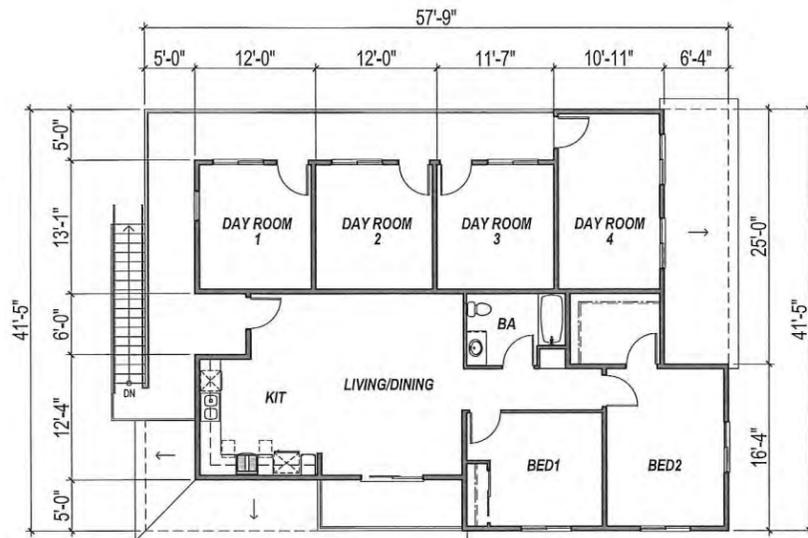
**UNIT PLANS**



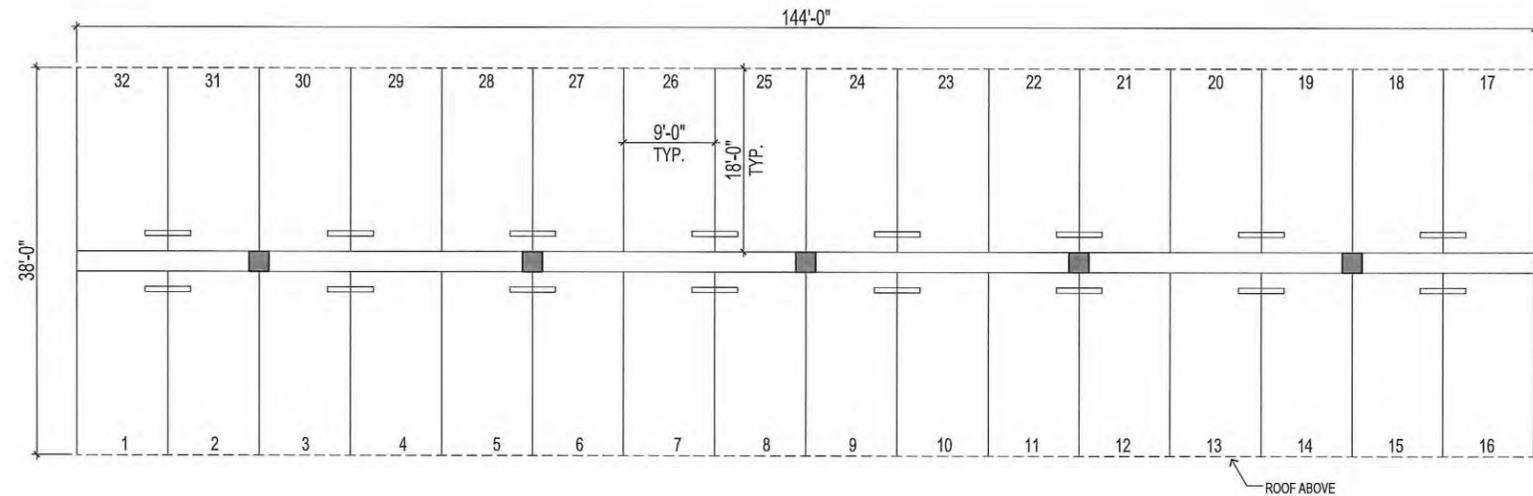
**PARKING GARAGE (10 STALLS)**  
2,406 SQ. FT



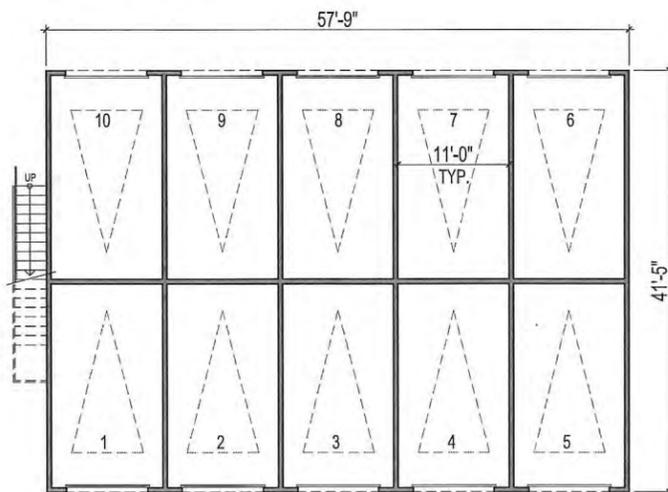
**CARPORTS (11 STALLS)**  
1,908 SQ. FT



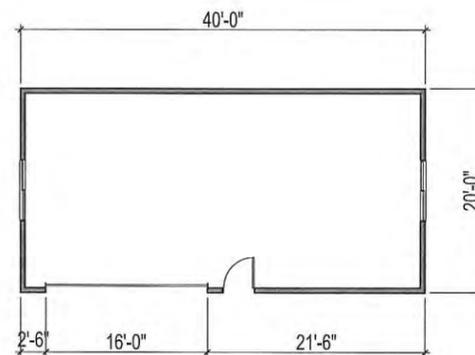
**MANAGER'S UNIT**  
1,684 SQ. FT



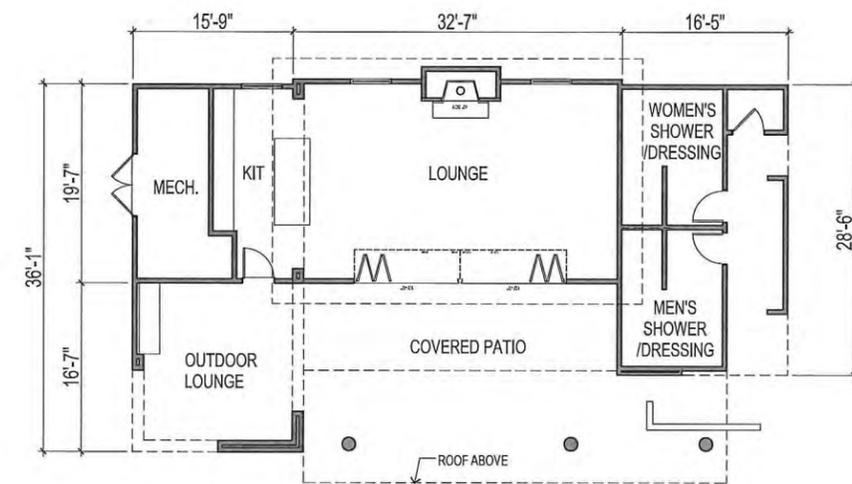
**CARPORTS (32 STALLS)** REFER TO A.02 SITE PLAN FOR ACCESSIBLE PARKING AND EV STALL LOCATIONS  
5,472 SQ. FT



**PARKING GARAGE (10 STALLS)  
W/ 2ND FLOOR MANAGER'S UNIT**  
2,390 SQ. FT



**MAINTENANCE BUILDING**  
800 SQ. FT



**CABANA / AMENITY**  
2,510 SQ. FT

**MISCELLANEOUS SITE STRUCTURES**

COLOR SCHEME 1



1 CEMENT PLASTER 1

1 CEMENT PLASTER 2

1 CEMENT PLASTER 3

5 TRIM

3 HORIZONTAL LAP SIDING &

8 ROLLUP GARAGE DOOR

**PARK AVENUE 212**  
UCR GROUP  
LOMA LINDA, CA

6.7.10.11 METAL AWNINGS, GUARDRAIL, GATE, HORIZONTAL LOUVRES

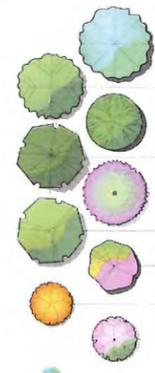
4 STANDING SEAM  
METAL ROOF

9 TRELLIS

2 BRICK VENEER



**PROPOSED PLANT PALETTE**



SYMBOL	PLANT NAME	SIZE	WUCOLS	QTY
TREE				
T1	Olea europaea 'Swan Hill' Swan Hill Olive	24" BOX	L	21
T2	Platanus acerifolia London Plane Tree	36" BOX	M	66
T3	Quercus ilex Holly Oak	24" BOX	L	43
T4	Schinus molle Pepper Tree	24" BOX	L	10
T5	Jacaranda mimosifolia Jacaranda Tree	24" BOX	M	-
T6	Lophostemon conferta Brisbane box	24" BOX	M	17
T7	Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	15 GAL	L	41
T8	Dwarf Citrus Tree	15 GAL	M	40
T9	Lagerstroemia i. x fauriei 'Arapaho' Red Crape Myrtle	15 GAL	M	82
T10	Cupressus sempervirens Italian Cypress	24" BOX	L	144
SHRUB				
	Ligustrum japonicum 'Texanum' Japanese Privet	5 GAL	M	-
	Buxus microphylla japonica Japanese Boxwood	5 GAL	M	-
	Leucophyllum f. 'Green Cloud' Texas Sage 'Green Cloud'	5 GAL	L	-
	Salvia g. 'Furman's Red' Furman's Red Autumn Sage	5 GAL	L	-
	Lupinus excubitus Grape Soda Lupine	1 GAL	L	-
	Callistemon 'Little John' Dwarf Bottlebrush	5 GAL	L	-
	Hemerocallis hybrid Evergreen Red Daylily	1 GAL	M	-
	Agave attenuata Foxtail Agave	5 GAL	L	-
	Bougainvillea 'La Jolla' La Jolla Bougainvillea	1 GAL	L	-
	Lantana montevidensis Trailing Purple Lantana	1 GAL	L	-
	Aloe arborescens Tree Aloe	5 GAL	L	-
	Muhlenbergia rigens Deer Grass	1 GAL	M	-
	Agave 'Blue Glow' Blue Glow Agave	5 GAL	L	-
	Liriope muscari Big Blue Leaf Turf	1 GAL	M	-
	Festuca mairei spp Atlas Fescue	1 GAL	M	-
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 GAL	L	-
	Clytostoma calystegioides Lavender Trumpet Vine	15 GAL	M	-
GROUND COVER				
	Myoporum parvifolium Prostrate Myoporum	1 GAL 4" O.C.	L	-

(SHRUB & GROUND COVER PLANTS NOT SPECIFIED)

NOTE: QUANTITIES WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS PHASE.

MARATHON II TURF / PUTTING GREEN PER PLAN

RETENTION BASIN PLANT MATERIAL PER CITY STANDARDS

**MISCELLANEOUS MATERIALS**

- ALL PLANTING AREAS TO FOLLOW CITY OF LOMA LINDA PLANTING GUIDELINES (58,772 SF)
- MARATHON II TURF (7,136 SF)
- BASIN PLANTING AREAS (9,214 SF)
- DECOMPOSED GRANITE 'CALIFORNIA GOLD', 3/8" MINUS (10,867 SF)

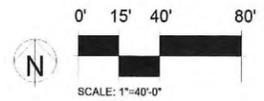
NOTE: CALCULATIONS INCLUDE AREA WITHIN PROPERTY LINES ONLY AND PARKWAYS.

**PLANTING NOTES:**

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES.
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF HARD SCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOT BALL BUT SHALL BE LOCATED AT EDGE OF HARD SCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER CITY STANDARD DETAILS.



**SITE PLAN**



**CITRUS 2020- CONCEPTUAL LANDSCAPE PLAN**

**PARK AVENUE, LOMA LINDA, CA**

**ATTACHMENT D**

Prepared For:

UCR GROUP, LLC  
P.O. BOX 9716  
REDLANDS, CA 92375

Project Location:

PARK AVENUE  
LOMA LINDA, CA

LandArq, Inc.  
865 S. Milliken Ave. Suite E  
Ontario, CA 91761  
Phone: 909-259-9428  
Email: fausto@landarq.com

Date: 03/19/2020



10' WIDE DG TRAIL AT OAK GROVE PUBLIC PARK



DECOMPOSED GRANITE BOCCÉ COURTS



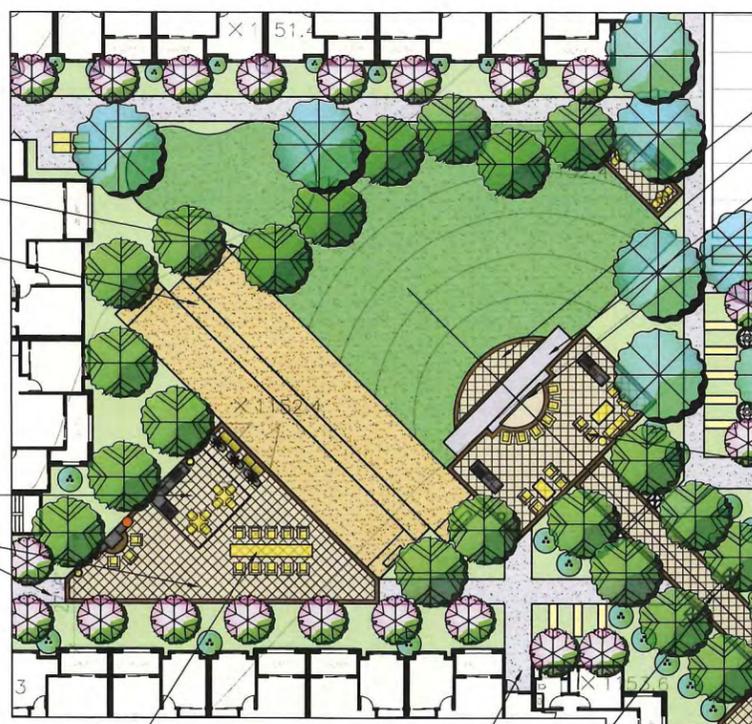
PUTTING GREEN SOD



TRELLIS W/ BBQ GRILLS AND PICNIC TABLES



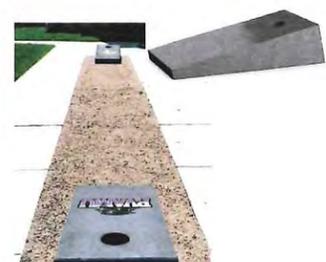
ACCENT TREE W/ SEATING & SEATING IN DG COURTYARD



PERFORMANCE STAGE  
GIANT SCREEN WALL FOR MOVIE NIGHT/ PERFORMANCES



BBQ STATIONS W/ SEATING



CORNHOLE COURTS



BBQ & PICNIC TABLES  
DECORATIVE PAVERS  
FENCE AROUND POOL  
GATES TO POOL  
DECORATIVE PAVERS



CONCRETE WALKWAY  
PILASTERS W/ ARBOR PIECES OVER TOP



ART/SCULPTURE CENTER PIECE



COOKING DEMONSTRATION OUTDOOR AREA



POTS W/ VERTICAL TREES BENCH



ENTRY MONUMENT



STREET TREE IN TREE GRATES



POOL AND AMENITIES



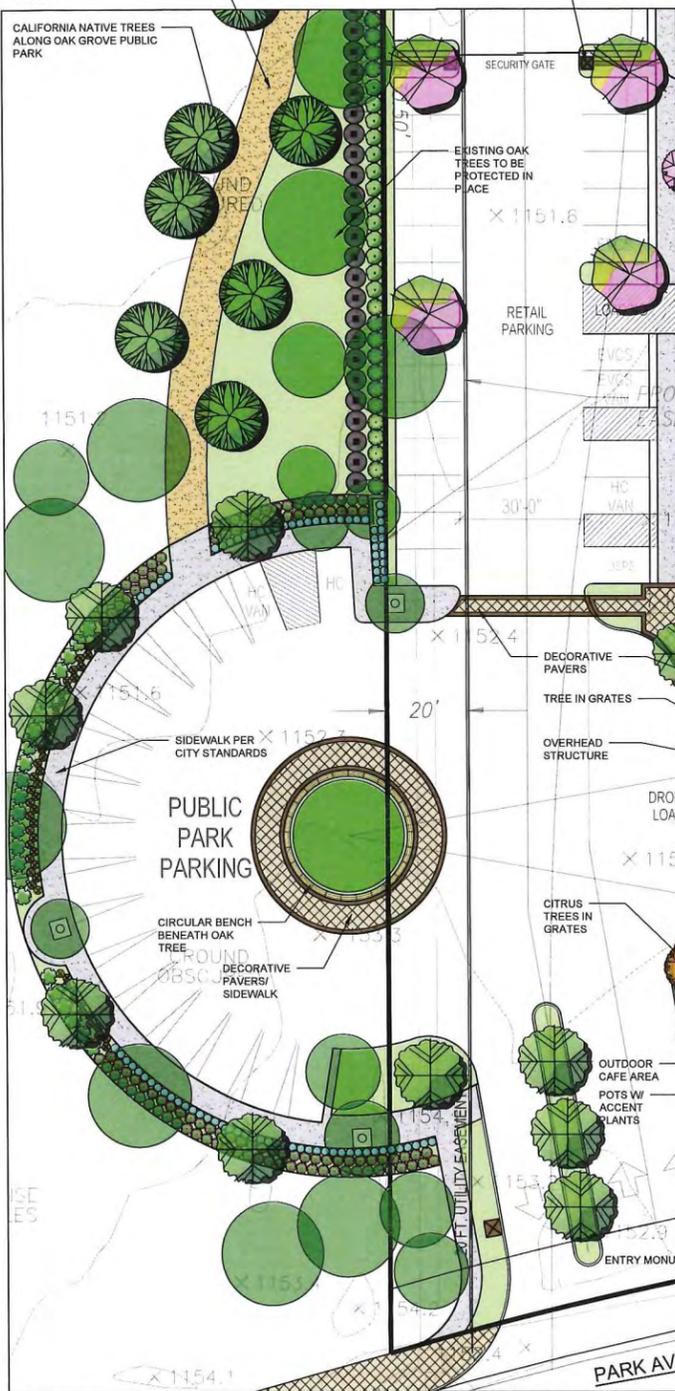
POOL AND AMENITIES



DECORATIVE PAVERS



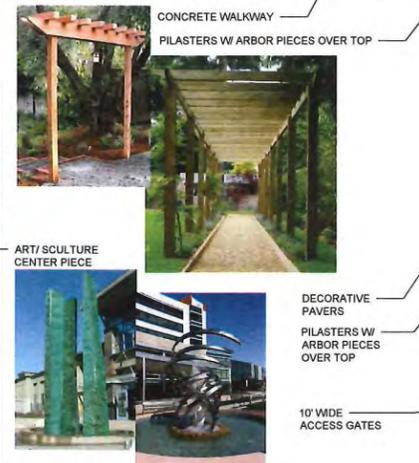
TREE GRATES



A. ENTRY DRIVEWAY AND MAIN COURTYARD



MAIN COURTYARD



CLUB LOUNGE



KITCHEN COUNTER



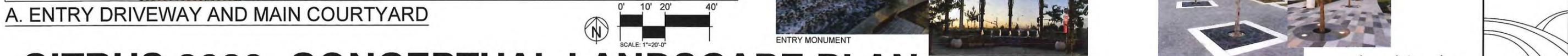
RETAIL MARKET



TABLES W/ UMBRELLAS



BIKE RACKS



# CITRUS 2020- CONCEPTUAL LANDSCAPE PLAN

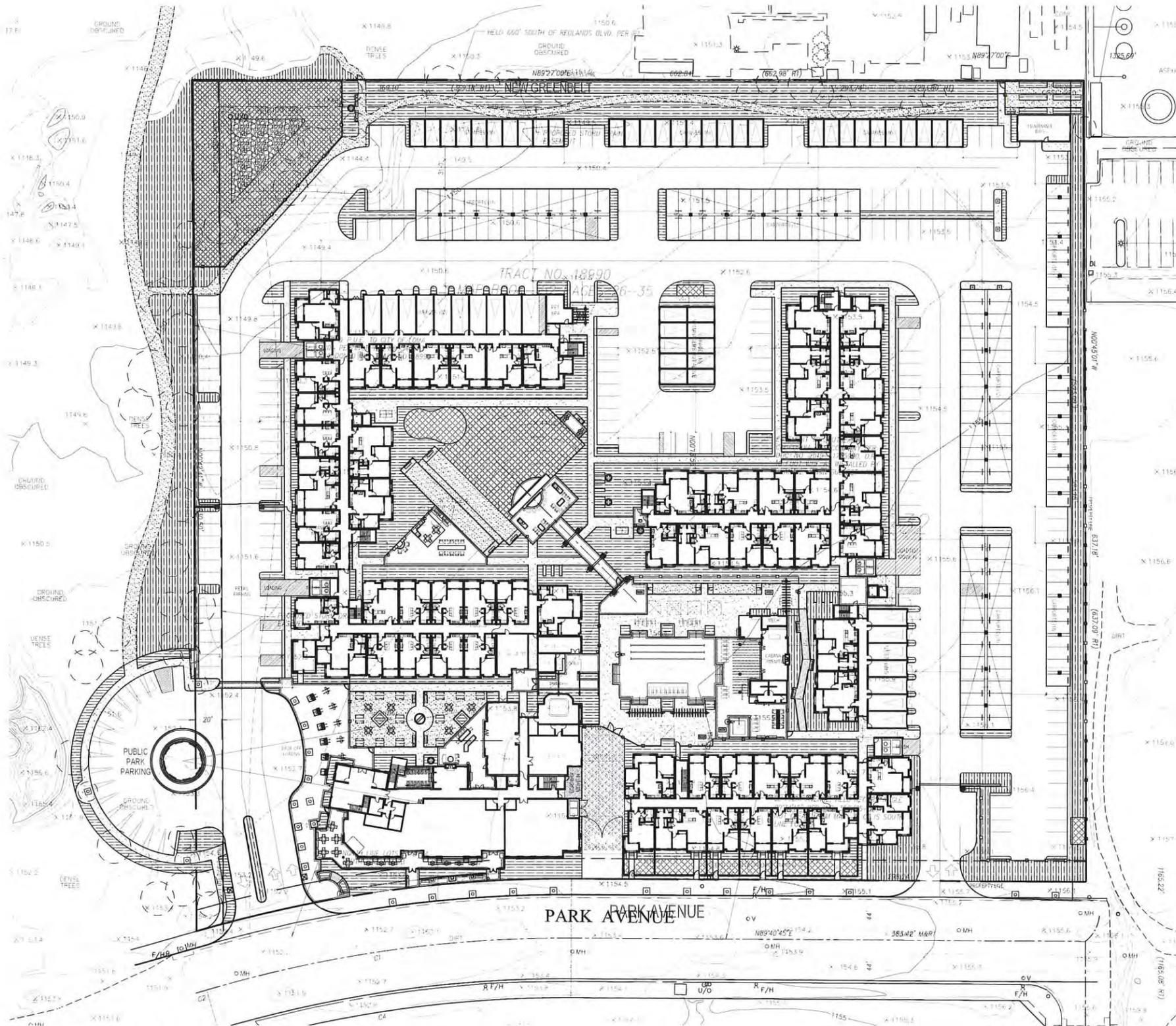
PARK AVENUE, LOMA LINDA, CA

Prepared For: UCR GROUP, LLC  
P.O. BOX 9716  
REDLANDS, CA 92375

Project Location: PARK AVENUE  
LOMA LINDA, CA

LandArq, Inc.  
865 S. Milliken Ave. Suite E  
Ontario, CA 91761  
Phone: 909-259-9428  
Email: fausto@landarq.com

Date: 03/19/2020



IRRIGATION LEGEND		
SYMBOL	MANUFACTURER/MODEL #	SIZE
[Symbol]	ON GRADE DRIP IRRIGATION FOR SHRUB AREA. BY RAINBIRD USE RAINBIRD QP SERIES DRIPLINE HEADER W/ XFCV SERIES DRIPLINE SPACING 18" O.C. MOD # XQF-75-18-100 & XFCV-06-12-100	1/2" P.V.T. (634" O.D.)
[Symbol]	RAINBIRD 1806 POP-UP W/ RVAN14 NOZZLE LOCATE 1806 POP UP & ADJUST TO PROVIDE 100 PERCENT HEAD TO HEAD COVERAGE	1/2" P.V.T. (634" O.D.)
[Symbol]	TREE ROOT WATERING SYSTEM BY RAINBIRD. MOD # RWS-B-C-1401 (0.25 GPM) (2) PER TREE (TYPICAL) W/ RWS-SOCK & RWS-GRATE-P	-NA-
[M]	NEW RECLAIMED WATER METER. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION	1-1/2"
[RP]	REDUCE PRESSURE BACK FLOW PREVENTOR FBCC0825YA - N' SHAPE MODEL BACKFLOW	1 1/2"
[Symbol]	BRASS BALL VALVE; NIBCO T-580 @ MAINLINE TEES OR CROSSINGS AS REQUIRED PER EXISTING	LINE SIZE
[Symbol]	RAINBIRD #44-NP SERIES QUICK COUPLING VALVE W/PURPLE LOCKING RUBBER COVER IN STANDARD VALVE BOX @ RAINBIRD W/ PURPLE LID	1"
[Symbol]	REMOTE CONTROL VALVE ASSEMBLY; RAINBIRD XCZ-PRB-100 OR XCZ-PRB-150 (W/ PESSB-R-100/150) (KIT COMES W/ PESS VALVE & 1" PRES. REGULATION, S.S. FILTER) (SET @ 40 PSI) IN STANDARD VALVE BOX # PVSTDP W/ PURPLE LID	1" OR 1-1/2"
[Symbol]	REMOTE CONTROL VALVE ASSEMBLY; RAINBIRD XCZ-PRB-100 OR XCZ-PRB-150 (W/ PESSB-R-100/150) (KIT COMES W/ PESS VALVE & 1" PRES. REGULATION, S.S. FILTER) (SET @ 40 PSI) IN STANDARD VALVE BOX # PVSTDP W/ PURPLE LID	1" OR 1-1/2"
[MV/FS]	MASTER VALVE ASSEMBLY- 2" MOD #200-EFB-CP-PRS-D BRASS VALVE W/ PURPLE HANDLE COVER. BY: RAIN BIRD FLOW SENSOR MOD. #FS150B (INSTALL AS PER DETAIL) BY: RAINBIRD	2"
[A]	RAINBIRD CONTROLLER # ESP-LXD 2 WIRE DECODER CONTROLLER W/ ET MANAGER MOD# ETC-LX W/ ETM-RMK (ANTENNA) & FD-1 WIRE DECODER (1) PER STATION/ VALVE W/ RAINBIRD RAIN SENSOR MOD # ETM-RG AVAILABLE FROM I.T.S. MOD #ICA-RB2-50/OPTIONS CONTACT DARYL GREEN (909)584-7311	56 (USED) 50-TOTAL
[S]	RAINBIRD WIRELESS RAIN + FREEZE SENSOR MOD.# WR2 SERIES	-NA-
[A]	1/2" AIR RELIEF VALVE - MOD. RAINBIRD-ARV050 @ HIGH POINT OF LATERAL LINE	1/2"
[A]	AUTO FLUSH VALVE - MOD. RAINBIRD-AFV075L @ END OF ALL LATERAL LINES	3/4"
NOT SHOWN	PLASTIC VALVE BOX - RAINBIRD STANDARD PVSTDP VALVE BOX W/ PURPLE LID	21"x15"x12"
NOT SHOWN	WIRE CONNECTIONS - KING INNOVATIONS - DBY	-NA-
NOT SHOWN	COMMUNICATIONS CABLE -- PAIGE CABLE #P-7171-D	-NA-
NOT SHOWN	SCH 40 PVC IRRIGATION PIPE / SEPARATE SCH. 40 WIRE SLEEVE ADD WARNING TAPE @ ALL ROADWAY SLEEVES/TRENCHES USE PURPLE PIPE FOR RECYCLED WATER	2.5 X LINE SIZE
NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA
NOT SHOWN	MAINLINE - SCH 40 PVC UP TO 2"	SIZE
NOT SHOWN	ANY LARGER TO BE CLASS 315 MAINLINE W/ SCH 80 FITTINGS USE PURPLE PIPE FOR RECYCLED WATER	PER PLAN
NOT SHOWN	PVC IRRIGATION LATERAL LINE- SCH 40 PIPE BY PACIFIC PLASTICS W/ SCH 80 FITTINGS	1"
NOT SHOWN	SCH 40 PIPE BY PACIFIC PLASTICS W/ SCH 80 FITTINGS FOR ALL BURIED APPLICATIONS USE PURPLE PIPE FOR RECYCLED WATER	

**HYDROZONES**  
 HYDROZONE DESCRIPTION:  
 #1-LOW WATER USE SHRUBS W/ DRIP  
 #2-LOW WATER USE BUBBLERS (TREES ONLY)  
 #3-MOD WATER USE SHRUBS W/ DRIP  
 #4-MOD WATER USE BUBBLERS (TREES ONLY)  
 #5 HIGH WATER USE (TURF)  
 NOTE: #2 LOW WATER USE TREES HAVE ONE BUBBLER (0.25 GPM) PER EACH TREE; #4 MOD WATER USE TREES HAVE TWO BUBBLER (0.5 GPM) PER EACH TREE

**MAINTENANCE NOTE:**  
 ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE ASSOCIATION.

**STATION CONTROLLER KEY**

1	STATION NUMBER
2	VALVE SIZE
3	SHRUB/TREE/TURF
4	HYDROZONE

**WATER INFORMATION**  
 City Of Loma Linda Water Dept.:  
 CONTACT PERSON: Doug  
 PHONE: 909-810-8549  
 WATER METER: 1-1/2"  
 WATER PRESSURE = - PSI  
 (NON-POTABLE WATER TO BE PROVIDED)  
 MAX/PEAK DEMAND (GPM): -

**SCH 80 PVC SLEEVING CHART**

1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-20 WIRES	1" PIPE
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE
3" SLEEVE	31-40 WIRES	1 1/2" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
6" SLEEVE	61-99 WIRES	2 1/2" PIPE
8" SLEEVE	100+ WIRES	4" PIPE
10" SLEEVE	NA	6" PIPE

**IRRIGATION**

[Symbol]	DRIP IRRIGATION PER MAWA IRRIGATION GUIDELINES ON-SITE (58,772 SF)
[Symbol]	IRRIGATION AT BASIN & TURF AREAS POP-UP SPRAYS W/ RVAN NOZZLES ADJUST TO PROVIDE 100% HEAD TO HEAD COVERAGE. TURF: (7,136 SF) BASIN: (9,214 SF)

- IRRIGATION NOTES:**
- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
  - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
  - RAIN SENSING DEVICE.
  - ANTI-DRAIN CHECK VALVES.
  - PRESSURE REGULATOR (IF NEEDED).
  - HYDROZONES WILL BE PROPERLY DESIGNATED.
  - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY).
  - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.

**City of Redlands Landscape Water Use Calculations**  
 Project Type: Residential  
 Citrus 2020  
 Eto allowance

1 Maximum Annual Water Allowance (MAWA)  
 INPUT the total square footage of landscape = 85,989 SF.  
 INPUT the Min. Eto for the area = 55.60  
 MAWA = 188,145 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	INPUT square footage of hydrozone	Plant Factor =	Plant Type	Water Use
Hydrozone #1	INPUT square footage of hydrozone = 9,214	0.5	Residential	2,314
Hydrozone #2	INPUT square footage of hydrozone = 7,136	0.5	Residential	1,884
Hydrozone #3	INPUT square footage of hydrozone = 20,570	0.2	Residential	8,228
Hydrozone #4	INPUT square footage of hydrozone = 38,209	0.5	Residential	9,552
Hydrozone #5	INPUT square footage of hydrozone = 15,867	0	Other	0
Hydrozone #6	INPUT square footage of hydrozone = 0	0	Other	0

Sub-Total EAWU = 162,487 cu ft / yr  
 Input Irrigation System Operation Factor = 0.65  
 Total EAWU = 105,617 cu ft / yr  
 MAWA - EAWU = 82,528 cu ft / yr  
 (this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 4%

\* Trees are not required to be listed as a separate Hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

**SITE PLAN**

**CITRUS 2020- CONCEPTUAL IRRIGATION PLAN**

**PARK AVENUE, LOMA LINDA, CA**

Prepared For: UCR GROUP, LLC  
 P.O. BOX 9716  
 REDLANDS, CA 92375

Project Location: PARK AVENUE  
 LOMA LINDA, CA

LandArq, Inc.  
 865 S. Milliken Ave. Suite E  
 Ontario, CA 91761  
 Phone: 909-259-9428  
 Email: fausto@landarq.com



Date: 03/19/2020

**HISTORICAL COMMISSION**

Regular Meeting of March 04, 2019

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

Commissioners present: Michael Stewart, Chairman  
Fred Ramos, Commissioner  
Betty Stark, Commissioner  
William B. Coffman, Commissioner  
Georgia Hodgkin, Commissioner  
Dick Wiley, Commissioner

Commissioners absent: Richard Schaefer, Commissioner  
Lori Curtis, Commissioner

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

Chairman Stewart called the meeting to order at 5:35PM and opened the floor for public comments.

Commissioner Ramos asked about the lot that was discussed last meeting and commented on the drainage for the lot.

**A. 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 6<sup>th</sup> 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.

Planner Matarrita presented information about incoming development regarding floor plan size, and exterior designs. Commissioner Hodgkin inquired about lot size, to which Planner Matarrita explained the code requires lots to be a minimum of 7,200 sqft.

Chairman Stewart likes that there are more floor plans, it means more variety. ACM Bolowich agreed, with more floorplans, none of the same houses will be next to each other.

Commissioner Stark motioned to approve the Minor Modification to Approved Plan No. P19-031, seconded by Commissioner Coffman. 6 yeas, 0 nays, 0 abstentions, 2 absent.

- 2. Architectural elevations for potential senior housing structure in The Groves/SPA-D area:**

*Mar. 14, 2019*

Commissioner Stark said she liked some of the sample buildings, but did not like the buildings with stairs. Commissioner Hodgkin agreed that steps would pose problems for seniors living there. ACM Bolowich explained the pictures were examples of buildings, and that there may be stairs inside, but there will be elevators as well.

ACM Bolowich shared he has seen conceptual drafts of proposed building and that they tie into the community and merge into the sidewalk, rather than having a parking lot in between the building and the street; additionally, the entrance will be on Oak street.

Commissioner Stark liked the buildings with balconies and Commissioner Hodgkin asked about the square footage, ACM Bolowich explained each will have two or three bedrooms, however the square footage of each apartment is unknown at this time.

### **3. Signage for wayfinding in the historic district:**

ACM Bolowich presented examples and explained what type of signs could be used. Discussion ensued regarding the style of the signs.

Chairman Stewart suggested tabling the sign topic until the commission distinguishes where the signs will be placed and the amount of signs needed. Commissioner Ramos asked where the signs will be placed, Chairman Stewart explained they would be placed upon entering the historic district.

Chairman Stewart tabled item until historic districts are clearly defined and the commission decides what kind of signs will be used.

### **4. APPROVAL OF MINUTES: February 04, 2019**

Commissioner Wiley motioned to approve the minutes, seconded by Commissioner Stark. 5 yeas, 0 nays, 1 abstention, 2 absent.

## **B. OTHER ITEMS**

ACM Bolowich shared Frink Adobe was cleaned up, an alarm was put in; the city is working with landscaping company to install drip irrigation. Commissioner Wiley asked about grapefruit trees.

Member of the audience asked why shed near Frink Adobe was torn down. Discussion ensued regarding the Frink Adobe's demolished shed, the property surrounding it, the way trees were trimmed, and about the homeless issue in the area.

## **C. ADJOURNMENT – 6:20 PM**

**HISTORICAL COMMISSION**

Special Meeting of December 2, 2019

A special meeting of the Historical Commission was called to order by Vice Chairman Stewart at 5:35PM, Monday, December 2, 2019 in the Community Room, 25541 Barton Road, Loma Linda, California.

Commissioners present: Michael Stewart, Chairman  
Fred Ramos, Commissioner  
Betty Stark, Commissioner  
Dick Wiley, Commissioner

Commissioners absent: Richard Schaefer, Commissioner  
Lori Curtis, Commissioner  
William B. Coffman, Commissioner  
Georgia Hodgkin, Commissioner

Staff present: Konrad Bolowich, Assistant City Manager (ACM)  
Lorena Matarrita, Associate Planner

Chairman Stewart called the meeting to order at 5:35PM and opened the floor for public comments.

Commissioner Wiley asked about the signage in Historic Bryn Mawr that was discussed last meeting and brought samples of signs.

Member in the audience recommended City of Loma Linda hold an Annual Veterans commemoration event, and Commissioner Ramos agreed. City staff advised that this request would be routed to City Council.

**A. DISCUSSION ITEMS**

- 1. CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO. P19-206:** Request for review and approval of the proposed architectural styles and configuration of 57 condominium units with shared open space and parking. The 4.6-acre parcel is located in Planning Area 3-2 of The Groves Specific Plan, which is intended for high density residential. The General Plan land use designation is Special Planning Area "D" and is zoned Planned Community (PC). The site is within the Historic Mission Overlay District. APNs: 0292-111-53

ACM Bolowich presented background information about the Groves Specific Plan. He also provided information about the approved architectural styles for the Historic District. The 57 condominium units are proposed to be built within Planning Area 3-2. Applicant Sage McCleve, with Lewis Planned Communities, presented the elevation concepts for the Santa Barbara and Craftsman bungalow architectural styles. Santa Barbara is inspired by Mediterranean Revival

design, while Craftsman is inspired by American Domestic. Paseos will be incorporated and are intended for amenities, such as communal BBQ areas. The condominiums will be designed to be front facing with all parking located in the rear, which will create a pleasant street scene. Member in the audience inquired about parking on the street, to which ACM Bolowich explained that all required parking is located on site. Any overflow may need to park on the street; however, Bryn Mawr and Park Avenue are 60 feet wide and capable of holding parked cars on either side of the street simultaneously.

Commissioner Wiley noticed available space in the front of the Craftsman style, and inquired about incorporating porches into the design. Joel Macy, Lewis Planned Communities, advised that he would talk to the architects about incorporating porches. Macy also advised that in order for the porch to be functional, it would need to be 6 feet deep.

Chairman Stewart inquired about the sequence in which the designs will be arranged, to which Sage McCleve explained; one design will be selected for one trio set, but different colors will be displayed for contrast. Lewis Planned Communities will also consider using both designs for the development.

Chairman Stewart recommended enhanced architecture and landscaping for the corner units, which are visible from the main streets. Sage McCleve advised that a formal landscape plan will be designed as the project progresses.

ACM Bolowich mentioned to take a vote on which design is more preferred.

1 Craftsman, 3 Santa Barbara/Mediterranean Revival

**2. APPROVAL OF MINUTES: March 4, 2019**

Approval deferred to next meeting

**C. ADJOURNMENT – 6:16 PM**