



City of Loma Linda

From the Department of Community Development

**REGULAR MEETING AGENDA
HISTORICAL COMMISSION
MONDAY, JANUARY 07, 2019
COMMUNITY ROOM – 5:30 PM
25541 BARTON ROAD, LOMA LINDA, CA**

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 AN APPROVED PLAN NO. P18-179** to modify the approved Precise Plan of Design Application No. 17-163 project known as “Citrus Glen by KB Homes” and allow a 5th floor plan option 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 Single-family Residential Zone (R-1).

RECOMMENDATION: Staff recommends the Historical Commission recommend approval to the Planning Commission of the proposed modification to add a new a 5th floor plan in the Citrus Glen community in association with Minor Modification application No. P18-179.

- 2. DEPARTMENT HEAD UPDATE:** Overview of 2018 events and preview for 2019.

- 3. APPROVAL OF MINUTES:** October 01, 2018

E. OTHER ITEMS

F. ADJOURNMENT

VICINITY MAP

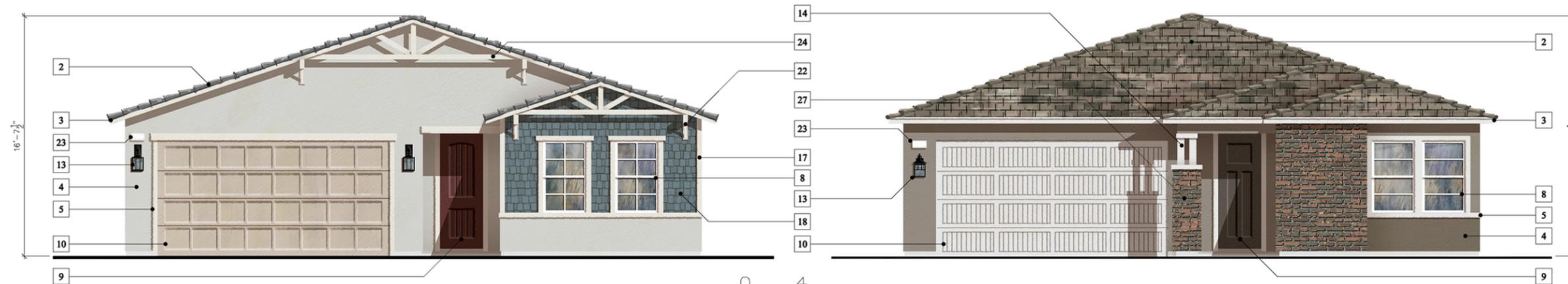


ELEVATION LEGEND

- 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 STUCCO HIGHLIGHT COLOR
- 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

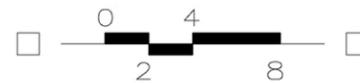


Elevation 'A' (Italianate)



Elevation 'B' (Bungalow)

Elevation 'C' (Prairie)



PLAN 5

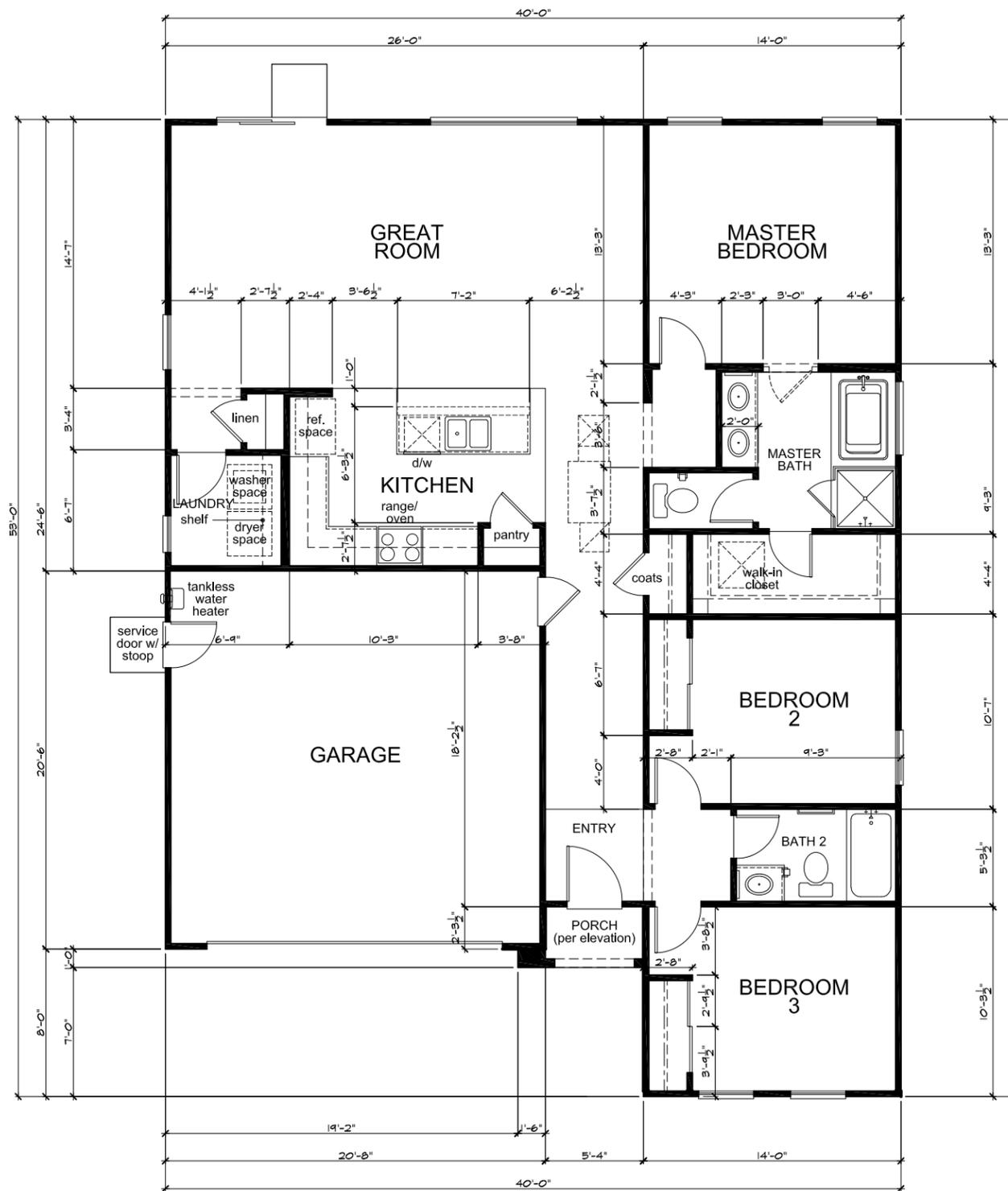


KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
CITY OF LOMA LINDA

CITRUS GLEN
 TRACT NO. 19963

PLAN No. : 140.1481
 JOB No. : 350690
 STORY: 1-Story
 October 11, 2018

ATTACHMENT - B



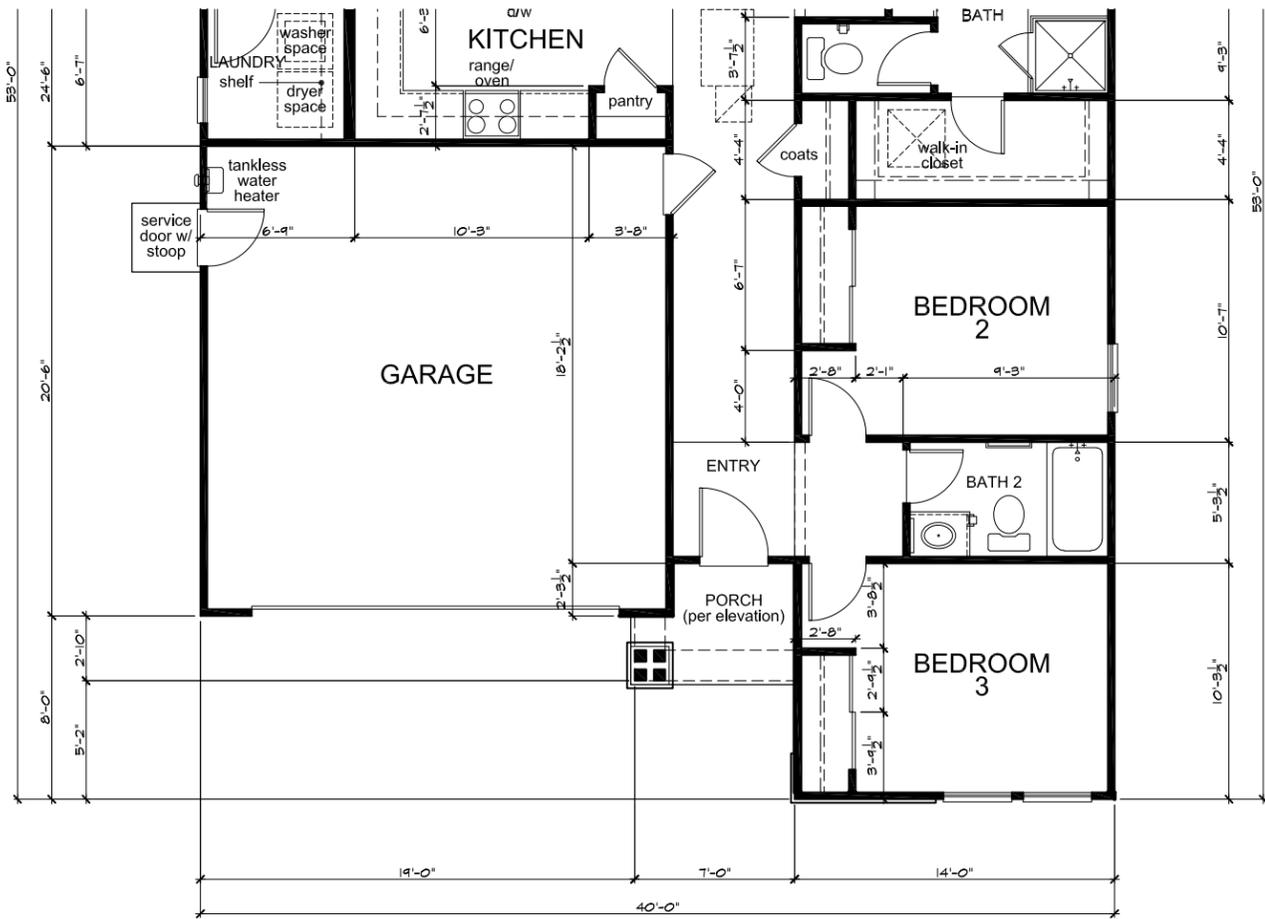
SQUARE FOOTAGE			
PLAN 140.1481			
FIRST FLOOR AREA	1481	SQ. FT.	
TOTAL AREA	1481	SQ. FT.	
GARAGE AREA	412	SQ. FT.	
PORCH AREA			
	ELEVATION "A"	18	SQ. FT.
	ELEVATION "B"	31	SQ. FT.
	ELEVATION "C"	67	SQ. FT.
OPTIONS:			
COVERED PATIO	ALL ELEVATIONS	240	SQ. FT.

Floor Plan 'A'

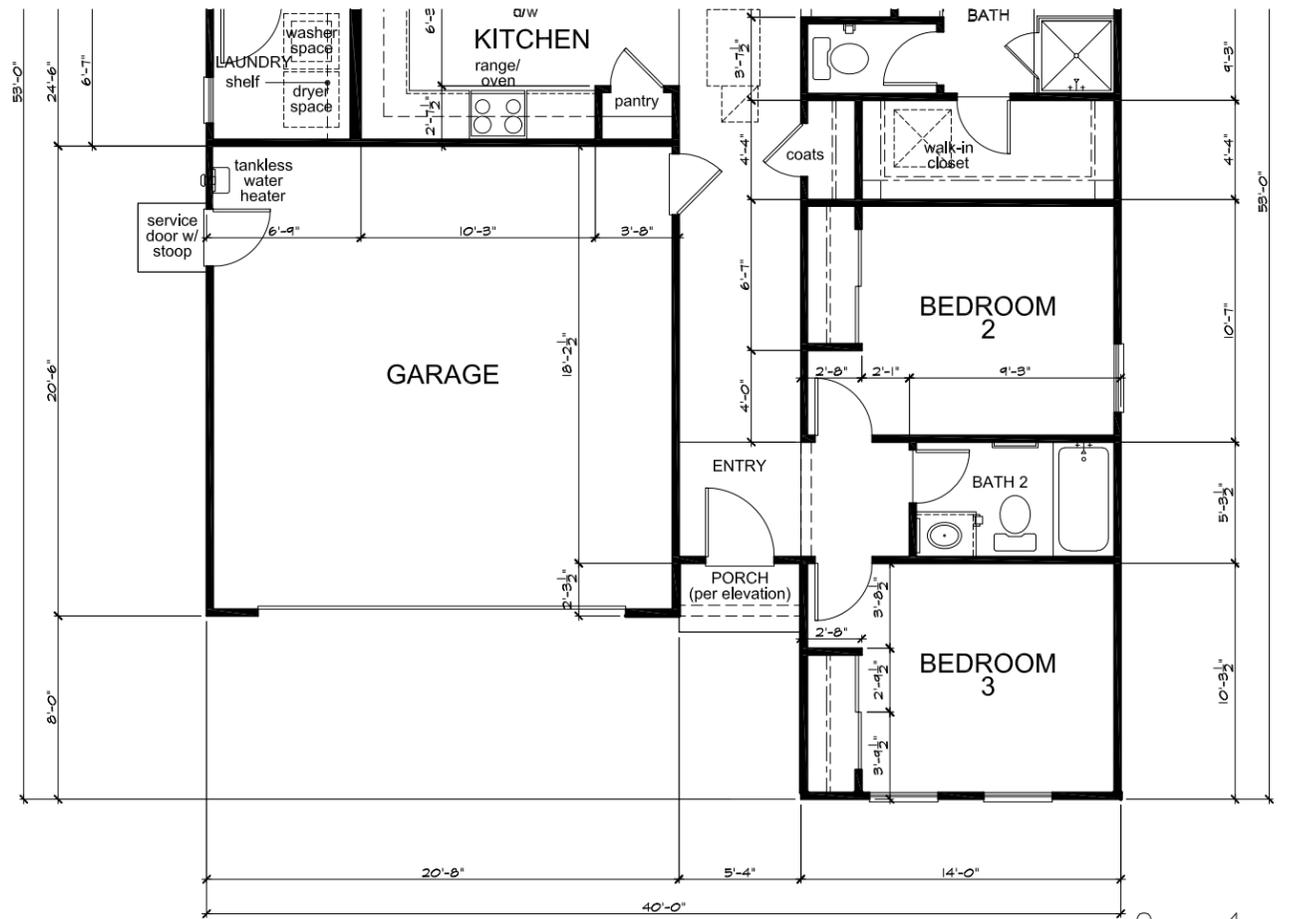


PLAN 5



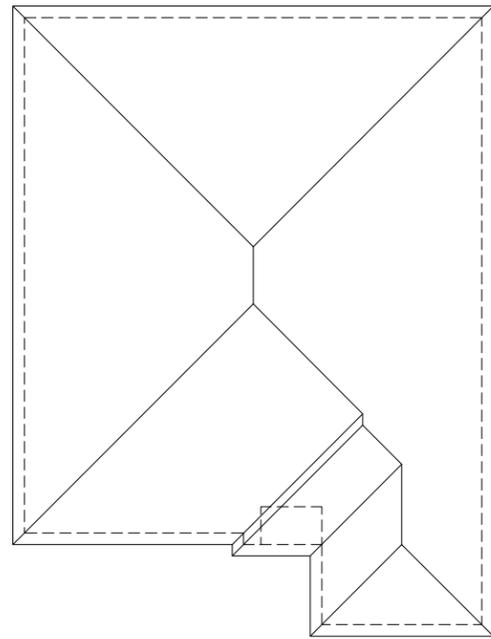


Floor Plan 'C'

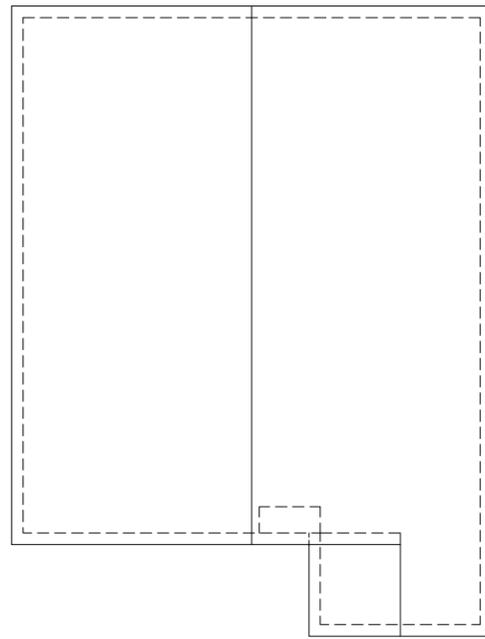


Floor Plan 'B'

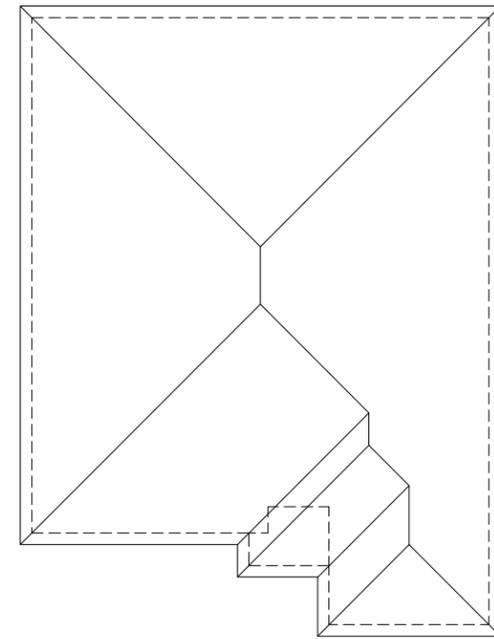




'A' Italianate
4:12



'B' Bungalow
4:12



'C' Prairie
4:12

Roof Plans



PLAN 5





Left Elevation 'A' (Italianate)



Front Elevation 'A' (Italianate)



Right Elevation 'A' (Italianate)



Rear Elevation 'A' (Italianate)





Left Elevation 'B' (Bungalow)



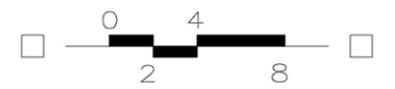
Front Elevation 'B' (Bungalow)



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 5



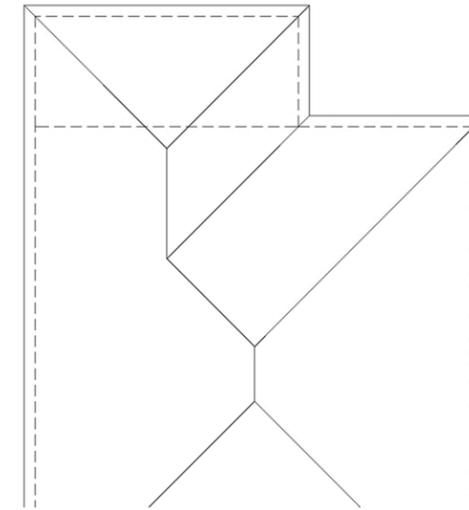
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CITRUS GLEN
 TRACT NO. 19963

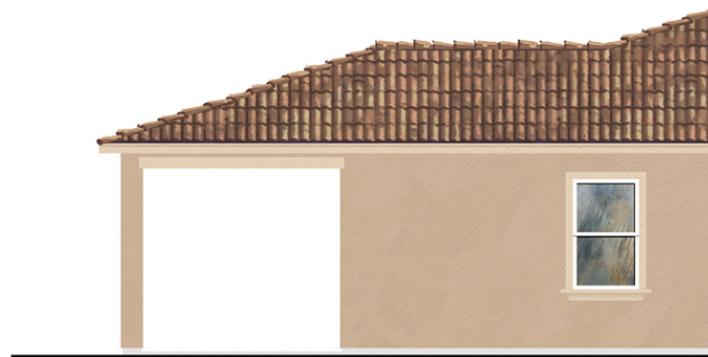
PLAN No. : 140.1481
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 STORY: 1-Story
 October 11, 2018



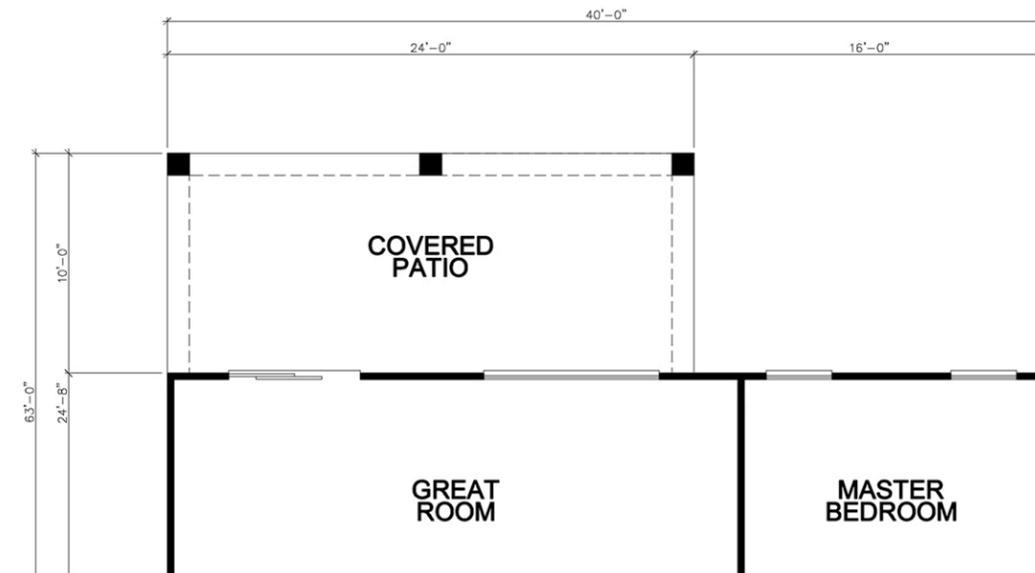
Rear Elevation 'A' at Opt. Covered Patio



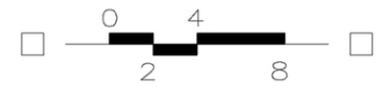
Partial Roof Plan 'A' at Opt. Covered Patio



Partial Left Elevation 'A' at Opt. Covered Patio

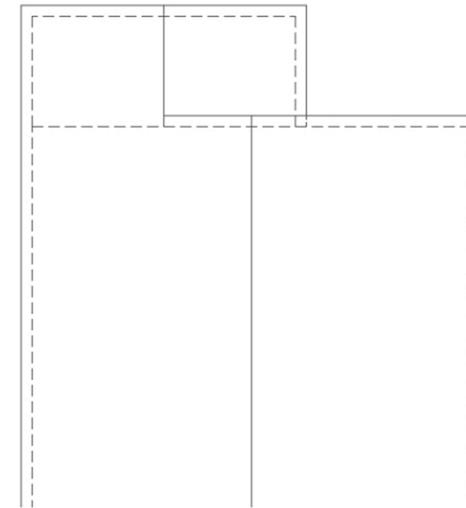


Partial Floor Plan 'A' at Opt. Covered Patio

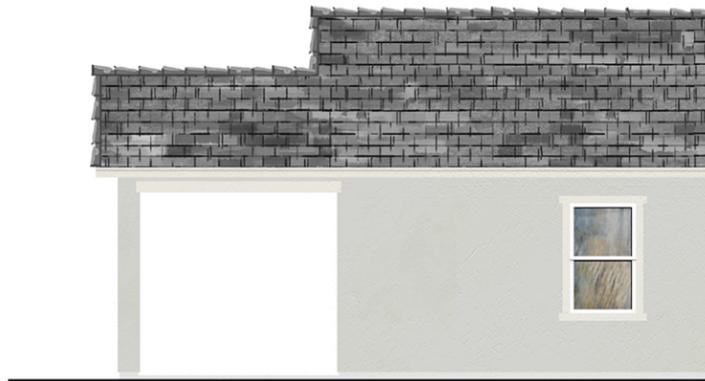




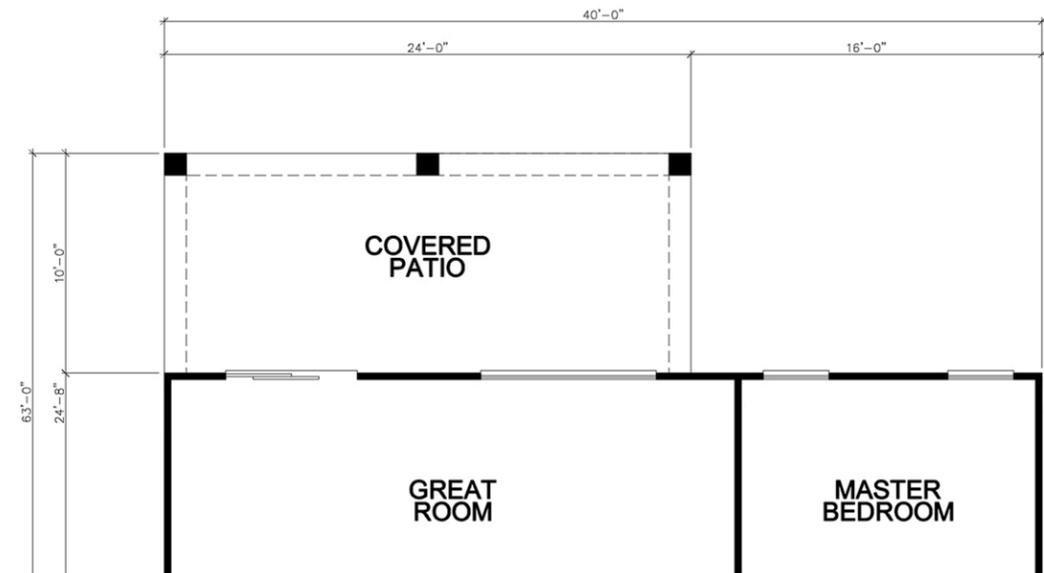
Rear Elevation 'B' at Opt. Covered Patio



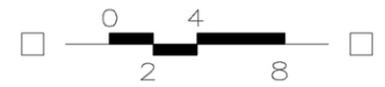
Partial Roof Plan 'B' at Opt. Covered Patio



Partial Left Elevation 'B' at Opt. Covered Patio



Partial Floor Plan 'B' at Opt. Covered Patio

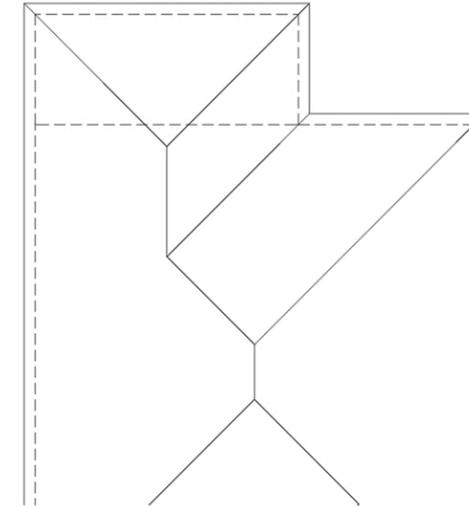


PLAN 5

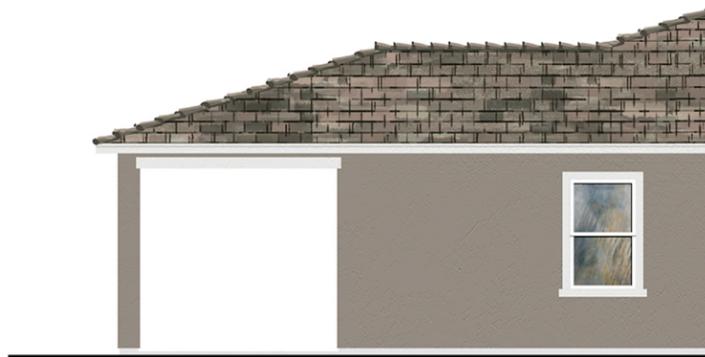




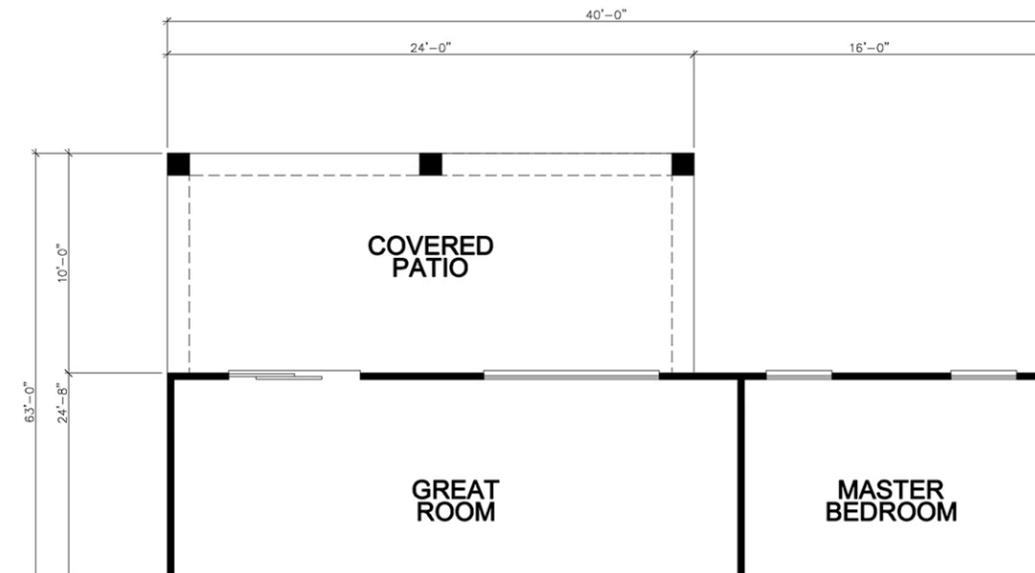
Rear Elevation 'C' at Opt. Covered Patio



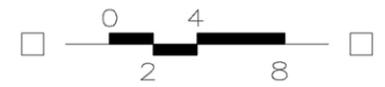
Partial Roof Plan 'C' at Opt. Covered Patio



Partial Left Elevation 'C' at Opt. Covered Patio



Partial Floor Plan 'C' at Opt. Covered Patio





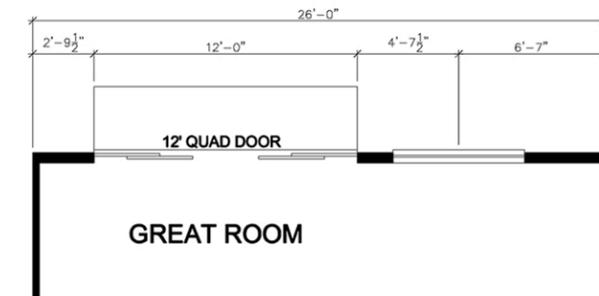
Rear Elevation 'A' at Quad Door Option



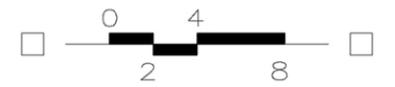
Rear Elevation 'B' at Quad Door Option



Rear Elevation 'C' at Quad Door Option



Quad Door Option



PLAN 5





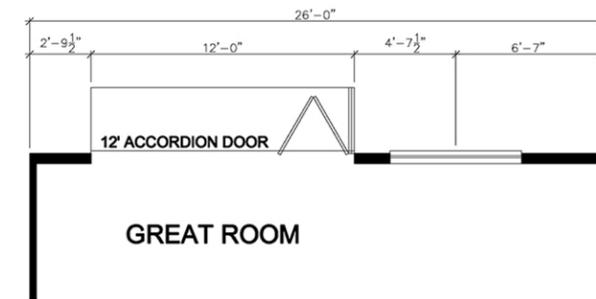
Rear Elevation 'A' at Accordion Door Option



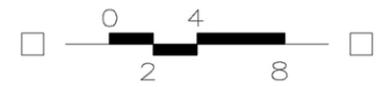
Rear Elevation 'B' at Accordion Door Option



Rear Elevation 'C' at Accordion Door Option



Accordion Door Option



PLAN 5





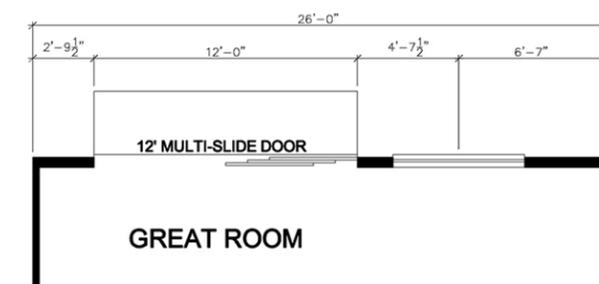
Rear Elevation 'A' at Multi-Slide Option



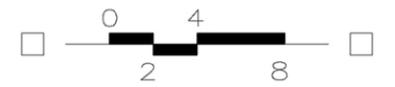
Rear Elevation 'B' at Multi-Slide Option



Rear Elevation 'C' at Multi-Slide Option



Multi-Slide Option



PLAN 5

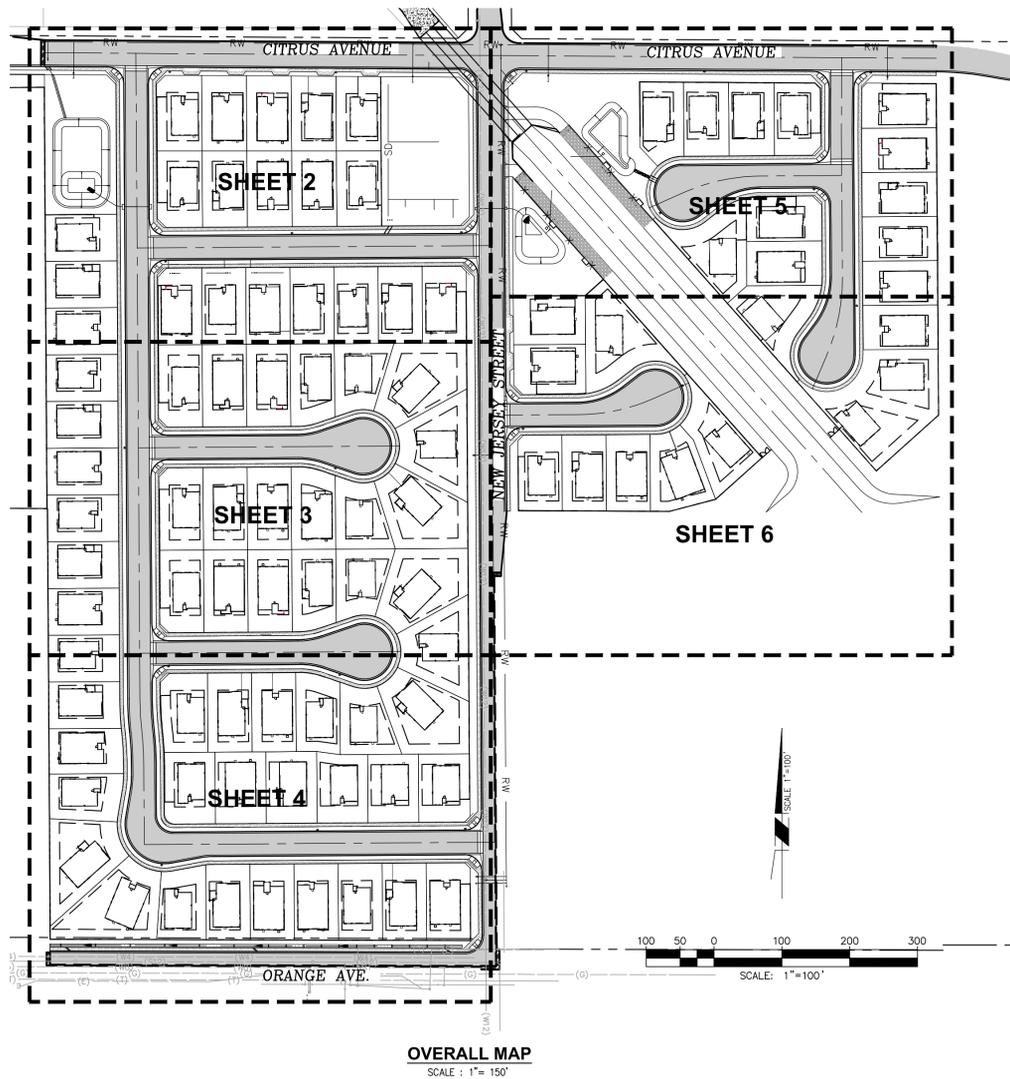
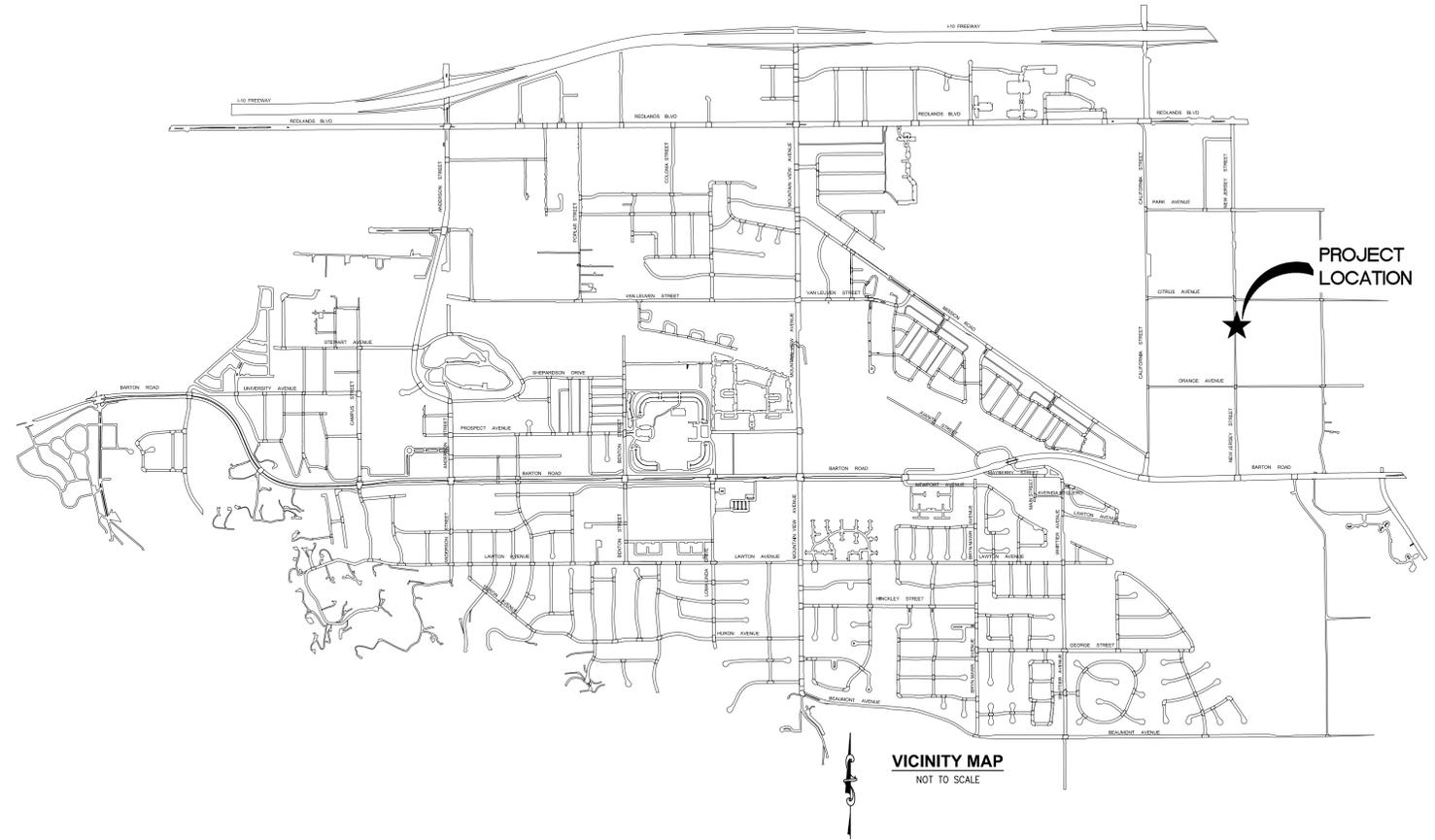


CITY OF LOMA LINDA

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



5th floor plan option will only be available in the phase 2 area



PHASE 2
38 LOTS

TRACT NO. 17962
MB 331/54-55

TRACT NO. 18963
MB 345/9-10



PLAN 4
'A' Italianate

PLAN 3
'B' Bungalow

PLAN 2A
'C' Prairie

PLAN 2
'A' Italianate

STREET SCENE 1

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



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