

Planning Commission

Regular Meeting of November 7, 2012

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Tuesday, November 7, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Miguel Rojas, Vice Chairman
Carolyn Palmieri
Nikan Khatibi
Fred Khosrowabadi

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC-12-18 – TIME EXTENSION FOR PRECISE PLAN OF DESIGN NO. PPD 11-09 AND TENTATIVE PARCEL MAP NO. TPM 11-92 – (PUBLIC HEARING) – The applicant is requesting a one year time extension for the previously approved Precise Plan of Design No. PPD 11-09 for the proposed expansion of an existing 83-bed skilled nursing facility and Tentative Parcel Map No. TPM 11-92 that would merge the existing project site with the adjacent site to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone.

Chairman Nichols opened the public hearing. Planner Arreola presented the staff report into evidence, indicating that the applicant was in the final stages of securing financing and planned to submit plans before the end of the year. Applicant was present to answer any questions.

Commissioners asked about the funding and the demand for an Alzheimer's/dementia facility in the area.

Applicant Michel Augsburg, CEO of Chancellor Health Care of Windsor, CA responded that after initial approval of the project by the Planning Commission, the real estate investment trust proving the financing at that time decided to not move forward with any new construction, hence the need to secure alternative financing, which they have done, and the resulting delay. With the increasing longevity of the population, there has been an increase in the incidents of Alzheimer's and dementia. He cited Linda Valley Villa as an example, the average age 20 years ago was 76, and today the average age is 89.

Chairman Nichols asked about the length of the time extension and the latitude of the Commission to grant a lesser amount of time.

City Attorney responded that the original condition of approval was for up to one year. The time granted should be sufficient to provide applicant who has shown a continuing interest and continued to work on the project the ability to navigate the process to become vested, or significant progress is made on the project.

Chairman Nichols closed the public hearing.

Motion by Palmieri, seconded by Khosrowabadi and unanimously carried to grant the one year time extension request for Precise Plan of Design (PPD) No. 11-09 and Tentative Parcel Map (TPM) No. 11-92.

PC-12-19 – APPROVAL OF MINUTES – May 2, 2012 and September 5, 2012

Motion by Rojas, seconded by Khatibi and carried to approve the minutes of the October 3, 2012 as presented. Palmieri abstained.

Commissioners commented on the city tour on October 23, was perhaps a little short but useful. Assistant City Manager indicated that another tour could be scheduled in the spring to view the projects currently underway.

Motion by Palmieri, seconded by Khatibi and unanimously carried to approve the minutes of the October 23, 2012 as presented.

REPORTS BY PLANNING COMMISSIONERS

Commissioner Palmieri commented on the lack of landscaping at the Centennial Complex. Chairman Nichols and Assistant City Manager Bolowich responded that a considerable portion of the landscaping had been deferred until the completion of the Stewart Street improvements and parking lot construction. That work is currently underway.

Commissioner Khatibi spoke regarding the low income housing and providing a priority to prospective tenants working in the City. Discussion ensued and Assistant City Manager Bolowich responded that although the City

could not retroactively put conditions on existing buildings, as the new buildings come through the approval process, the priority for those working in town could be added as a condition of approval. In regards to existing buildings, the City could ask, but not require the priority. City staff could inquire of the City Council as to their direction on the subject.

Commissioner Palmieri commented on the bus stop that serves Poplar Street. Assistant City Manager Bolowich indicated that staff has contacted Omnitrans.

Chairman Nichols asked about joint meetings with the school district to discuss long term planning in the community. Assistant City Manager Bolowich indicated that staff could contact the school district and inquire about the possibility.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant City Manager Bolowich commented on the Healthy Cities Workshop being held on November 13 in the Community Room at 5 pm and invited Commissioners, as well as the public to attend. Topics of discussion were to include the healthy community concept from a planning perspective, as well as dietary, exercise, and walkability issues.

The meeting adjourned at 7:28 p.m.

Minutes approved at the meeting of January 16, 2013.



Barbara Nicholson
Deputy City Clerk