

## Planning Commission

Regular Meeting of February 6, 2013

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Tuesday, February 6, 2013, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

**Commissioners Absent:** Nikan Khatibi

**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-13-03 – PRECISE PLAN OF DESIGN NO. PPD 12-097 – (PUBLIC HEARING – LIMITED TO 30 MINUTES)** –The Applicant is requesting approval to construct six additional units to an existing nine-unit motel (Dutch Motel) located at 25252 Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV-GC) Zone.

Planner Arreola presented his report into evidence.

Chairman Nichols opened the public hearing. Discussion ensued regarding:

- Increased traffic
- Floor plans, sheet 2 shows 2 sets
- Handicap path on the west side along the manager's office
- Two units on west side being handicap accessible
- Stronger delineation to path of travel to units on the west side, i.e. a raised, covered pedestrian walkway providing safety for occupants
- Lack of a color board or colored sketches

Assistant City Manager Bolowich indicated that a continuance may be appropriate to allow the applicant to address the concerns expressed.

Chairman Nichols invited applicant Yogendra Patel, 25252 Redlands Blvd., Loma Linda, to address the Commission. Mr. Patel indicated that the existing units were 1926 buildings; the units were developed with parking in-between with the proposed improvements to the east side, however, he was agreeable to ask his designer to add the sidewalk; and color samples could be provided. He was also agreeable to a continuance.

Planner Arreola asked for clarification from the Commissioners in that requiring a sidewalk to the units on the west side may come at the expense of the existing planters and would the Commission be agreeable if that were the case. Consensus was to keep the landscaping if possible, however the safety of the occupants is of the utmost importance.

Commissioners expressed thanks to the applicant for the proposed improvements to the property, their willingness to address the Commissioners concerns and work with staff to present the best possible project.

**Motion by Palmieri, seconded by Rojas and carried to continue Precise Plan of Design No. PPD 12-097 to the next scheduled meeting on March 6. Khatibi absent.**

**REPORTS BY PLANNING COMMISSIONERS**

In response to Chairman Nichols, Commissioner Khosrowabadi indicated that the I-10 Anderson/Tippecanoe off-ramp improvements were moving along as anticipated.

Commissioner Palmieri asked about the maintenance at Elmer Digneo Park. Assistant City Manager Bolowich indicated that the park is being maintained; the property is leased by the City from the LLU and with the campus realignment, there is some discussion regarding possible relocation of that park to elsewhere in the neighborhood. He would forward her concerns to the Public Works Department.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Assistant City Manager Bolowich updated the Commission on the following:

- The memory care facility at New Jersey and Orange is moving along well.
- All plan checks are completed for the restaurant and bank; grading plans have been issued for the project at Barton and Mt. View.
- VA bid process is ongoing
- Senior housing project on the west side of Poplar Street has started pouring foundations.

The meeting adjourned at 7:47 p.m.

Minutes approved at the meeting of March 6, 2013.



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Barbara Nicholson  
Deputy City Clerk