

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF

APRIL 3, 2013

7:00 p.m.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ITEMS TO BE DELETED OR ADDED**
- E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)**

CONTINUED ITEMS

1. **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.

STAFF RECOMMENDATION:

Continue to May 1, 2013 Planning Commission meeting

STUDY SESSION

2. **DEVELOPMENT CODE UPDATE PROJECT (DCA) – PRESENTATION AND DISCUSSION (PUBLIC HEARING – LIMITED TO 30 MINUTES)** – A comprehensive update of Loma Linda Municipal Code, Title 16 (Subdivisions), Title 17 (Zoning), Title 19 (Development Restrictions), and Title 20 (Environmental Protection) for compliance with the City's General Plan (May 26, 2010), State Law and other applicable laws, and current planning practices. The Planning Commission has already reviewed a final draft of the development code, and will now review some additional minor revisions to the draft development code.

STAFF RECOMMENDATION:

Review and Discuss

G. APPROVAL OF MINUTES – (LIMITED TO 5 MINUTES)

1. March 6, 2013

H. REPORTS BY THE PLANNING COMMISSIONERS

I. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- J. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF APRIL 3, 2013

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 12-097 – A PROPOSAL TO ADD SIX NEW UNITS TO AN EXISTING NINE-UNIT MOTEL (DUTCH MOTEL) FOR PROPERTY LOCATED AT 25252 REDLANDS BLVD IN THE EAST VALLEY CORRIDOR SPECIFIC PLAN/GENERAL COMMERCIAL (EV/CG) ZONE).

RECOMMENDATION

The applicant is requesting that this item be continued to the May 1, 2013 Planning Commission meeting so that the applicant may address Staff's and the Commission's concerns raised at the previous Commission meeting. Staff has been actively working with the Applicant to address all of the Commission's concerns.

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF APRIL 3, 2013

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR

SUBJECT: DEVELOPMENT CODE UPDATE PROJECT – REVIEW OF THE FOLLOWING SECTIONS:

ARTICLE II – DEVELOPMENT STANDARDS

CHAPTER 17.10 – Accessory Buildings

CHAPTER 17.16 – Dedication of Park and Recreation Land

CHAPTER 17.18 – Nonconforming Uses, Structures and Lots

SUMMARY

A Development Code contains a city's zoning, subdivision and other land use regulations. Additional building construction requirements and other aspects of development and land use normally can be found in other titles of a Municipal Code. The Planning Commission has already reviewed a final draft, however, minor changes have been made to the final draft and Staff would like to provide the Commission with the opportunity to see those minor changes before a complete final draft is presented to the Commission for recommendation to the City Council. Furthermore, this will also give the two new Commissioners an opportunity to review those changes and become familiar with the Development Code on a section-by-section basis. This Code update includes Article II, Chapters 17.10, 17.16, and 17.18.

RECOMMENDATIONS

Staff recommends that the Planning Commission takes the following actions:

1. Review, comment and discuss the drafts of Article II, Chapters 17.10, 17.16, and 17.18.
2. Provide staff with direction regarding any revisions or changes.

ANALYSIS

The latest revisions to the code are shown in the attachments, and are in ***bold and italic*** text. Also, text that has been removed is shown in ***~~bold, italic and strikethrough~~*** text. Some of the changes are simply grammatical in nature, while some are required to comply with the latest County, State and Federal codes.

ARTICLE II – DEVELOPMENT STANDARDS

Chapter 17.10 – Accessory Buildings

Other than some minor grammatical changes, the most significant change to this Chapter include:

- **Section 17.08.010 – Location Closer to Property Line than Main Building Prohibited**

In any residential zone, no detached private garage or accessory building may be constructed, moved, altered, or enlarged to a point closer to the street property line than the main wall of any ***principal*** building or dwelling. ~~***in any residential zone.***~~
(Ord. 98 § 12.08.01, 1974) ~~***Easy-ups and temporary awnings must be removed every night.***~~ Accessory structures must be at least 5 feet from side and rear property lines. If a structure is less than 120 square feet, no permit is required, but ***must comply with it still must stay within*** the five foot setback ***requirement*** for side and rear yards. ~~***Structures over 120 square feet must obtain a temporary use permit.***~~

This section has been rewritten to clarify that in any residential zone, an accessory building may not be located closer to a street property line than any building or dwelling on a particular lot, and not for all buildings and dwellings located in all residential zones.

Chapter 17.16 – Dedication of Park and Recreation Land

No changes.

Chapter 17.18 – Non Conforming uses, Structures, and Lots

It is the intent of this section to regulate the extension, enlargement, re-establishment, continuation, maintenance, alteration, or change of non-conforming uses, buildings, structures, and lots. It is the purpose of this chapter to ensure an ultimate goal of the elimination, or to add a more substantial degree of conformity of, non-conforming uses, buildings, structures, and lots.

Minor grammatical changes only.

CONCLUSION

The Development Code must be amended to be consistent with the new General Plan (July 25, 2009). In addition, the Development Code implements the policies of the City's General Plan by classifying and regulating the development and uses of land and structures within the city. All of the chapters in Article II presented in this report are consistent with the General Plan.

ATTACHMENTS

Chapters 17.10, 17.16, 17.18

ARTICLE II
DEVELOPMENT STANDARDS
CHAPTER 17.10
ACCESSORY BUILDINGS

Sections:

- 17.10.010 Location Closer to Property Line than Main Building Prohibited
- 17.10.020 Prohibited Accessory Structures
- 17.10.030 Maximum Height
- 17.10.040 Design Criteria
- 17.10.050 Breezeway Connections

17.10.010 Location Closer to Property Line than Main Building Prohibited

In any residential zone, no detached private garage or accessory building may be constructed, moved, altered, or enlarged to a point closer to the street property line than the main wall of any principal building or dwelling. ~~in any residential zone.~~ (Ord. 98 § 12.08.01, 1974) ~~Easy-ups and temporary awnings must be removed every night.~~ Accessory structures must be at least 5 feet from side and rear property lines. If a structure is less than 120 square feet, no permit is required, but *must comply with it still must stay within* the five foot setback *requirement* for side and rear yards. ~~Structures over 120 square feet must obtain a temporary use permit.~~

17.10.020 Prohibited Accessory Structures

Metal shipping containers, PODS, temporary carports *in place for* more than 72 hours; located on the driveway area within the front setback. ~~requirements.~~

17.10.030 Maximum Height

No accessory building shall exceed two stories or thirty-five feet in height, ~~the highest point on the main structure or ten feet, whichever is less.~~ Enclosed storage structures located on the interior side yard and rear yard property lines subject to a conditional use permit as permitted in the R-3 multiple-family residence zone, shall not exceed one story in height. (Ord. 376 § I (part), 1987; 98 § 12.02, 1974)

17.10.040 Design Criteria

Structure design must be reviewed by the Planning Department and/or its designee.

17.10.050 Breezeway Connections

Accessory buildings, including private garages, which are connected by breezeway to

main buildings, where the front walls of the accessory buildings are six feet or more to the rear of the rear wall of the main building may be considered detached accessory buildings under this code, but they shall comply with the side and rear yard requirements of this Code for accessory buildings. (Ord. 98 § 12.08.03, 1974)

**ARTICLE II
DEVELOPMENT STANDARDS**

**CHAPTER 17.16
DEDICATION OF PARK AND RECREATION LAND**

Sections:

| | |
|------------------|--|
| <u>17.16.010</u> | Statutory Authority |
| <u>17.16.020</u> | Dedication of Payment of Fees |
| <u>17.16.030</u> | Development Commencement |
| <u>17.16.040</u> | Inapplicability to Industrial Subdivisions |
| <u>17.16.050</u> | Fee Determination Dwelling Unit Chart |
| <u>17.16.060</u> | Land Dedication Per Person |
| <u>17.16.070</u> | Park in Lieu Fees |
| <u>17.16.080</u> | Land Dedication Area Determination |
| <u>17.16.090</u> | Park Land Fee Determination |

17.16.010 Statutory Authority

- A. This chapter is enacted pursuant to the authority granted by Section 66477 of the California Government Code.
- B. The park and recreational facilities for which dedication of land and/or the payment of a fee required by this chapter are in accordance with the Recreation Element of the General Plan of the City.

17.16.020 Dedication or Payment of Fees

Where a park and recreation service area has been proposed in the adopted General Plan or in the adopted development plan for parks and recreation and a residential development is proposed in whole or in part within such service area, then park land dedication and/or park-in-lieu fees shall be required in accordance with one or more of the following provisions:

- A. The developer will be required to dedicate a site or sites for a neighborhood park, sufficient in size and topography to serve the immediate and future needs of the residents of the developed area, based on an adopted ratio of 5 acres of park land per one thousand persons. Such dedication shall be shown on the tentative and final maps or parcel map submitted by the developer and the necessary lands will be offered for dedication to the City at the time of filing the final map(s).

- B. Where the proposed residential development is in close proximity to an already existing neighborhood park, as determined by the City Council, through the general plan, and if the already existing park is outside of the proposed limits of the development, the developer will be required to make a cash payment, in lieu of dedication, equivalent to the cost of the park land as determined by the City Council based on the adopted ratio of park land per dwelling unit. These monies will be used only in the acquisition and development of that community park serving that proposed development. Cash payment shall be made to the City at the time of filing the tentative tract map, the final tract map or prior to issuance of a building permit, whichever event first occurs, and shall be deposited with the City Treasurer in a park development fund to be used solely for acquisition and development of park facilities.
- C. If the proposed residential development contained fifty parcels/units or less, the developer will be required to make a cash payment in lieu of dedication equivalent to the cost of park land as determined by the City Council, based on the adopted ratio of park land per one thousand residents. Such cash payments will be used to purchase or develop park land serving the needs of the residents of the proposed development. As an alternative to the cash payment required in this subsection, in the event the developer has land sufficient to satisfy the area ratio criteria set forth and application is made to the City Council for development of such land for public park use, and consent and approval of the City Council is obtained, the developer may dedicate and develop such land for public park use as approved by the City Council.
- D. Where an existing park and recreation area is insufficient in size to serve the immediate and future needs of the residents of the proposed development as determined by the City Council, development plan for parks and recreation, subsections A through C of this section will apply.

17.16.030 Development Commencement

At the time of approval of the final subdivision map, specific plan or conditional use permit, the City shall specify when development of the park or recreational facilities shall begin.

17.16.040 Inapplicability to Industrial Subdivisions.

The provisions of this chapter shall not apply to industrial subdivisions.

17.16.050 Fee Determination Dwelling Unit Chart

The amount of land and the amount of the fee that shall be required for park and recreational facilities pursuant to this chapter shall be determined as follows:

| Dwelling Unit Composition | Persons Per Unit |
|----------------------------------|-------------------------|
| R-1 | 4.1 |
| R-2 | |
| 1-Bedroom | 2 |
| 2-Bedroom | 2.5 |
| 3-Bedroom | 4 |
| R-3 | |
| 1-Bedroom | 2 |
| 2-Bedroom | 2.8 |
| 3-Bedroom | 4 |
| Mobile Home Park | 2 |

17.16.060 Land Dedication Per Person

The amount of park land dedication shall be based on a ratio of 5 acres per one thousand people or 217.8 square feet per person.

17.16.070 Park in Lieu Fees

Park in lieu fees shall be established by resolution not by ordinance.

17.16.080 Land Dedication Area Determination

The amount of park land dedication shall be determined by the following formula: Park land dedication area = Park area per person ratio x persons per unit.

17.16.090 Park Land Fee Determination

The amount of the park land fee shall be determined by the following formula:

Park land fee = Park area per person ratio x persons per unit x Land cost.

**ARTICLE II
DEVELOPMENT STANDARDS**

**CHAPTER 17.18
NONCONFORMING USES, STRUCTURES AND LOTS**

Sections:

| | |
|------------------|---|
| <u>17.18.010</u> | Non-Conforming Defined Purpose |
| <u>17.18.020</u> | Applicability |
| <u>17.18.030</u> | Extension or Change Prohibited When |
| <u>17.18.040</u> | Alteration and Repairs Permitted When |
| <u>17.18.050</u> | Resumption after Discontinuance Prohibited When |
| <u>17.18.060</u> | Amortization |
| <u>17.18.070</u> | Conformance Required When |
| <u>17.18.080</u> | Relief Application Authorized |

17.18.010 ~~NON-CONFORMING DEFINED PURPOSE~~

It is the intent of this section to regulate the extension, enlargement, re-establishment, continuation, maintenance, alteration, or change of non-conforming uses, buildings, structures, and lots. It is the purpose of this chapter to ensure an ultimate goal of the elimination, or to add a more substantial degree of conformity of, non-conforming uses, buildings, structures, and lots.

17.18.020 APPLICABILITY

For the purpose of this section, the term "non-conforming" and regulations herein may apply to uses, buildings, structures, and lots. The term "non-conforming" pertains to any use, building, structure, or lot which was commenced, constructed, or created in compliance with the then applicable zoning regulations but which, by virtue of a change in such regulations, no longer complies therewith.

17.18.030 EXTENSION OR CHANGE PROHIBITED

- A. No non-conforming use of property, building and/or structure shall be extended to any portion of a property or building previously vacant or occupied by another use. The nonconforming use of any property or building shall not be changed except to a use which complies with the provisions of this title.

- B. No building or structure existing prior to adoption of this title which is designed, arranged, intended for, or devoted to a use not permitted in the zone in which such building or structure is located, shall be enlarged, extended, reconstructed,

built upon or structurally altered, unless the use of such building or structure is changed to a use permitted in the zone in which such building or structure is located.

17.18.040 ALTERATION AND REPAIRS PERMITTED WHEN

A nonconforming building housing a non-conforming use shall not be moved, altered, or enlarged unless required by law. A non-conforming building housing a conforming use may be altered once enlarged, reconstructed, provided:

- A. That such alteration, enlargement, or reconstruction does not exceed twenty-five percent of the value of the existing building;
- B. That floor area shall not be increased over ten percent of the total existing floor area of the building, except that this limitation shall not apply to single-family residences in an area zoned for single-family use.
- C. That the alteration, enlargement, or reconstruction shall not increase any discrepancy between existing conditions and the regulations prescribed by code;
- D. That the Community Development Director shall determine that added safety, reduction of fire hazard, aesthetic improvement, or closer conformity to surrounding conforming structures shall be achieved.
- E. Repairs or interior alterations which do not enlarge a non-conforming building or structure may be made; provided, however, that any non-conforming building or structure destroyed by fire, explosion, act of God, natural calamity, or act of the public enemy to a greater extent than fifty percent shall be removed or reconstructed in conformance to current zoning regulations. The extent of damage shall be determined by the ratio of the estimated cost of restoring such building or structure to its prior condition, before damage, to the estimated cost of duplicating the entire structure as it existed prior thereto.
- F. If such damage is fifty percent or less, a non-conforming building or structure may be restored providing such restoration is commenced within one hundred eighty days and diligently pursued to completion.

17.18.050 RESUMPTION AFTER DISCONTINUANCE PROHIBITED WHEN

- A. Uses. No non-conforming use shall be resumed, reestablished, or reopened after it has been abandoned, discontinued, or changed to a conforming use. A non-conforming use shall be deemed to have been discontinued or abandoned when such use has ceased to be used, operated, or exist as a nonconforming use for a period of one hundred eighty days. Such date for commencement of the one-hundred-eighty-day period shall be established upon lapse of City business license, lapse of State Board of Equalization permit, or date noted by a City

official with proper site verification of abandonment or discontinuance duly documented or any other competent evidence tending to prove such cessation of use.

- B. Structures. Non-conforming structures (e.g., fence, wall, sign) shall be discontinued no later than such time as the use of the building on the property is eliminated in conformance to the provisions of this section.
- C. Resumption after Discontinuance Prohibited When, Lots or Parcels. A lot or parcel of land non-conforming because of area or dimension requirements shall not be reduced in size creating a greater degree of nonconformance.
- D. Resumption after Discontinuance Prohibited When, Buildings. For non-conforming buildings, there shall be a blanket fifty-year period.
- F. Gas Stations. Notwithstanding any provisions this section, gasoline service stations are hereby declared to be a special class of land use and shall be deemed to be abandoned and discontinued after a period of sixty days determined as to date of commencement as for other non-conforming uses.

17.18.060 AMORTIZATION

The provisions of this section shall not be interpreted as negating the amortization schedule as established for specific types or classes of non-conforming uses, buildings, and structures elsewhere in this title.

- A. Amortization time limits. Notwithstanding any other provisions of this title, the following amortization schedule shall be applicable to the specifically mentioned nonconforming use, building, or structure. All shall be removed or made to conform within the time period specified as measured from the effective date of this title:
 - 1. Non-conforming Signs.
 - a. Non-electrical signs and advertising activities listed as prohibited under Section 17.14, sixty days;
 - b. Electrical signs and advertising devices, listed as prohibited under Section 17.14, one hundred eighty days;
 - c. Off-premises advertising signs not advertising business, product, or service supplied on the property upon which it is located and having a value less than five hundred dollars, one year;

- d. Billboards or outdoor advertising structures having a value greater than five hundred dollars and not having been approved by a prior conditional use permit or variance, three years;
 - e. On premises advertising signs advertising a business, product, or service on the property on which they are located and which are nonconforming due to area, height, or other pertinent zoning regulations without a prior approved conditional use permit or variance, five years. Monument signs conforming to the provisions of this Section prior to the adoption of Ordinance No. 565 shall be exempt from this provision.
2. Non-conforming fences, no limit;
 3. Non-conforming uses which do not occupy a structure and a nonconforming use occupying a structure with an assessed valuation less than five hundred dollars, three years;
 4. Non-conforming uses which occupy a conforming building with an assessed valuation of five hundred dollars or more, five years;
 5. Non-conforming buildings with an assessed valuation of less than five hundred dollars, three years;
 6. Non-conforming buildings except as otherwise provided shall ~~in all as~~ have a minimum fifty years from the effective date of the ordinance codified in this title to be amortized.

17.18.070 CONFORMANCE REQUIRED WHEN

All non-conforming uses, buildings, and structures shall be removed, eliminated, or made to conform to the requirements of this section when any section of this chapter requires elimination or upon the appropriate date for amortization as listed.

17.18.070 RELIEF APPLICATION AUTHORIZED

Any person aggrieved by the operation of the terms of this chapter may file an application for relief as provided for variances. Upon a determination that the terms hereof operate unjustly or harshly as applied to a particular use, building or structure, relief may be granted upon such terms as are deemed.

Planning Commission

Regular Meeting of March 6, 2013

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

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

Commissioners Absent: Carolyn Palmieri

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-13-04 – 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.

Assistant City Manager Bolowich indicated that the applicant was requesting a continuance to the April 3, 2013 Planning Commission meeting in order to address concerns raised by the Commission and staff at the previous meeting.

Chairman Nichols opened the public hearing and invited those there to speak that could not be present at the April 3 meeting to come forward. No one spoke.

Motion by Rojas, seconded by Khosrowabadi and carried to continue Precise Plan of Design No. PPD 12-097 to the next scheduled meeting on April 3. Palmieri absent.

PC-13-05 – DEVELOPMENT CODE UPDATE PROJECT (DCA) – PRESENTATION AND DISCUSSION (PUBLIC MEETING – LIMITED TO 30 MINUTES) – A comprehensive update of Loma Linda Municipal Code, Title 16 (Subdivisions), Title 17 (Zoning), Title 19 (Development Restrictions), and Title 20 (Environmental Protection) for compliance with the City's General Plan (May 26, 2010), State Law and other applicable laws, and current planning practices. The Planning Commission has already reviewed a final draft of the development code, and will now review some additional minor revisions to the draft development code.

Chairman Nichols opened the Public Hearing.

Assistant City Manager Bolowich discussed the purpose of the development code, what had been previously reviewed and what was before the Commission for review. He continued that what was before the Planning Commission at this meeting contained some relatively minor modifications and reflected some changes in State law. Staff and Commissioners reviewed the following Chapters:

Chapter 17.02 – Enactment and Applicability

17.02.020 E – Commissioners liked the idea of working to attract high-tech industries to complement existing businesses and institutions.

17.02.050 A3 - to include language to acknowledge that the Planning Commission recommendation goes to the City Council for action to conform to language in B3 for those responsibilities assigned to the Planning Commission for review and recommendation. The exception being when a majority of the Planning Commission has a conflict and the item would go directly to the City Council with no recommendation from the Planning Commission.

17.02.050 A4 - clarify that planning-related policy amendments and special studies could be directed to the Planning Commission, however could also be referred to staff, consultants or outside agencies as appropriate.

17.02.050 B1 – clarified for the Commission that any planning or land use issue decision made by the City Manager would be through the Community Development Director. City Attorney clarified that per the City’s Municipal Code, decisions of the City Manager are appealable to the City Council.

Chairman Nichols asked about the Planning Commission’s ability to conduct a cross-agency planning workshop/study session with other entities, i.e. the Redlands School District and/or other County agencies regarding land use issues that may affect more than only the City. City Attorney responded that the Planning Commission could make the recommendation to the City Council, with the City Council then directing the external contact.

Chapter 17.04 – Interpretation of Development Code Provisions

Dick Wiley, Loma Linda resident, asked about language regarding what happens when a quorum is not available to hear a particular item due to conflicts of interest. Staff responded that State law then dictates that the item would automatically move forward to the City Council.

No other comments/concerns from Commissioners or staff.

Chapter 17.06 – Definitions

In response to a question regarding Affordable Housing and defining very low, low or moderate income, Staff indicated that those terms are defined by the State of California. Planner Arreola suggested adding the language “as defined by the State of California Health and Safety Code”.

Staff indicated that the staff report for this item did identify and explain the major changes. Planner Arreola did specifically point out the Cottage Food Operation definition as recently defined by the State of California.

No further comments/concerns from Commissioners or staff.

Chapter 17.08 – General Development Standards

Planner Arreola indicated that there were no significant changes to this section. With regard to Section 17.080.220 Solar Access and Solar Equipment, changes will be made to this section in response to changes at the state level, such as the local agency ability to regulate aesthetics. As information is available, it will be brought before the Commission for consideration.

Upon invitation of the Chairman for comments from the audience, Bob Stewart, Loma Linda, addressed the Commission, commended Staff for presenting a document with real world application and asked that staff be cognizant of the creation of non-conforming uses in further updates of the Development Code.

Motion by Khatibi, seconded by Rojas and carried to continue the Public Hearing for the Development Code Update to the April 9, 2013 meeting. Palmieri absent.

PC-13-06 – Minutes of January 16, 2013 and February 6, 2013

Motion by Khatibi, seconded by Rojas and carried to approve the minutes of January 16, 2013 as presented. Palmieri absent.

Motion by Rojas, seconded by Khosrowabadi and carried to approved the minutes of February 6, 2013 with the correction to Commissioners Absent as noted by the Secretary. Palmieri absent.

REPORTS BY PLANNING COMMISSIONERS

Vice Chairman Rojas asked about the electronic sign at the corner of Barton Road and California. Assistant City Manager Bolowich indicated that it had been removed.

Chairman Nichols asked about scheduling a multi-agency study session regarding common issues in the region. Assistant City Manager Bolowich indicated he would check into the possibility.

Chairman Nichols commented about the Healthy Cities Workshop scheduled for Tuesday, March 12 and encouraged the Commissioners to attend.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant City Manager Bolowich indicated that he did not have with him the VA bridging documents conceptual drawings of the proposed VA building and that he would email those to the Commissioners. City Attorney did caution that as the item would be the subject of future public hearing and the individual preliminary informal comments may be addressed to the Assistant City Manager.

The meeting adjourned at 7:43 p.m.

Minutes approved at the meeting of _____.

Barbara Nicholson
Deputy City Clerk