

Planning Commission

Regular Meeting of April 3, 2013

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Tuesday, April 3, 2013, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

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-13-07 – 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 May 1, 2013 Planning Commission meeting in order to address concerns raised by the Commission and staff at the previous meeting.

Chairman Nichols reopened the public hearing and invited those there to speak that could not be present at the May 1 meeting to come forward. No one spoke.

Motion by Palmieri, seconded by Rojas and carried to continue Precise Plan of Design No. PPD 12-097 to the next scheduled meeting on May 1. Khatibi absent.

PC-13-08 – 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.

Planner Arreola presented his report into evidence and indicated there were not many changes in the sections presented. There were slight grammatical changes and deletions to Chapter 17.10 – Accessory Buildings; no changes to Chapter 17.16 – Dedication of Park and Recreation Land; and minor grammatical changes to Chapter 17.19 – Nonconforming Uses, Structures and Lots.

Chairman Nichols opened the Public Hearing. No public comments were offered upon invitation from the Chairman.

Vice Chairman Rojas questioned the setback requirements for storage structures located on the interior side yard and rear yard property lines. Planner Arreola indicated that the current code allows some storage structures on the property line, subject to a conditional use permit.

Commissioners had concerns regarding existing structures for RV parking:

- Are they allowed? – Planner Arreola explained that those existing structures with permits would be allowed. The City would respond to complaints, researching whether permits were issued and illegal structures would be addressed.
- Are they subject to the amortization period as outlined in Chapter 17.19? – City Attorney Holdaway explained that the amortization period applies to structures that were legal when constructed and subsequently became a legal, non-conforming use. If they were legal when constructed, then the amortization period applies; if they were not built up to code and with permits at the time of construction, they were never legal and don't have the benefit of the amortization period.

In response to the question whether block walls were included, staff explained that structures would generally have a roof, and did not apply to block walls. There will be a separate section that addresses fences and walls in future discussions.

Chapter 17.16 – Commissioners concerns included the differentiation of open space and park land and perhaps the inclusion of requirements for more active recreation space, i.e. basketball courts, tennis courts, volleyball courts, etc.

Planner Arreola pointed out that this section deals with the amount of land dedicated to open space and parks and the ability to establish in-lieu fees.

City Attorney Holdaway further explained that this would not be the proper area to address the issue of active recreation areas; this section sets the requirement of dedication of the land or ability to establish in-lieu fees and is separate from the issue of how the land or fees would be used by the City. And further there is the general plan element for recreation which also controls and would provide guidance for the use of that land once it is dedicated. There would be other areas where the City Council would direct how the money or land would be put to use.

Assistant City Manager Bolowich indicated that perhaps the definition in another section of the code could include active recreation areas. He also indicated that the City has a Parks, Recreation and Beautification Committee that helps to determine the needs and best use of the money and land.

Dick Wiley, Loma Linda, addressed the Planning Commission with the observation that developers will often opt for the least expensive way out and perhaps that the City be able to dictate what amenities are added dependent upon the area and potential users of the park.

Motion by Rojas, seconded by Khosrowabadi and carried to continue the Public Hearing for the Development Code Update to the May 1, 2013 meeting. Khatibi absent.

PC-13-09 – Minutes of March 6, 2013

Motion by Rojas, seconded by Khosrowabadi and carried to approve the minutes of March 6, 2013 as presented. Palmieri abstained; Khatibi absent.

REPORTS BY PLANNING COMMISSIONERS

Commissioners asked about:

- Bus shelters being constructed and why they seem to be taking a long time to finish. Assistant City Manager Bolowich indicated there were about 25 shelters being built and that the most possible reason was that the contractor had a delivery date and until that delivery date the contractor is responsible for the maintenance; therefore the contractor was probably waiting to complete as close to that delivery date as possible to avoid being responsible for any damage, graffiti, etc.
- Status of the Fresh & Easy building. Assistant City Manager Bolowich indicated that they have a Certificate of Occupancy; however the City cannot force them to move in. Most recent information indicates that Fresh & Easy is extracting themselves from the United States market and looking to sell the chain.
- Status of the Centerpoint project – Assistant City Manager indicated that the developer has grading permits, plan check on both buildings are done and ready to pull permits; it is up to the developer at this point.
- Status of the Stewart Street project – Assistant City Manager indicated that the street is closed, will remain closed for about a year and that currently the utilities were being relocated.
- The memory care facility on New Jersey and Orange is progressing well, should start seeing the site work and landscaping soon.

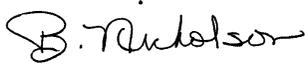
Commissioner Palmieri commented on the traffic on University Avenue through the campus, especially on the Sabbath and that is dangerous for pedestrians crossing to the Randall Visitor Center. Assistant City Manager indicated that with the closing of Stewart Street, the reopening of University Avenue is necessary for emergency operations/response. He would ask the Sheriff to have a greater presence there on the weekends.

Chairman Nichols inquired as to the Healthy Cities workshop on March 12 as he was unable to attend. Assistant City Manager indicated there was some interesting discussion more geared toward bicycle type activity, i.e. additional bike lanes, etc. He also indicated there was another workshop scheduled for April 9 looking at the healthy food options in the area.

Chairman Nichols suggested that when there is not much but informational/discussion items on the Commission agenda, that perhaps meetings be combined to alleviate time constraints on both staff and commissioners. Assistant City Manager responded that staff would consider this as future agendas were drafted.

The meeting adjourned at 7:34 p.m.

Minutes approved at the meeting of May 1, 2013.



Barbara Nicholson
Deputy City Clerk