

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.

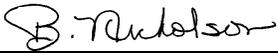
Chairman Nichols commented about the Healthy Cities Workshop scheduled for Tuesday, March 12 and encouraged the Commissioners to attend.

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 April 3, 2013.



Barbara Nicholson
Deputy City Clerk