

## Planning Commission

Regular Meeting of May 1, 2013

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Tuesday, May 1, 2013, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

**Commissioners Absent:** Fred Khosrowabadi  
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-13-10 – PRECISE PLAN OF DESIGN NO. PPD 12-097 – (PUBLIC HEARING)** –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 and indicated that the applicant has made changes previously requested by the Commission and Staff that included decorative window surrounds, decorative columns and clarified the concrete walkway on the east is covered. However, the recommended concrete walkway on the west was not included due to monetary constraints. Remodel of the west side units was planned for some time in the future, approximately 5 – 7 years, at which time the concrete walkway would be addressed. Also provided were the colored renderings and roof and stucco samples. He indicated that the applicant was available to answer any questions.

Chairman Nichols indicated that the public hearing was still open and invited comments from the Commissioners and the audience.

Discussion ensued regarding the west units and the redirecting of occupants from the driveway. The applicant was agreeable to installing railings to the landing exiting from the units on the west side to redirect occupants to the sides rather than directly into the driveway. Commissioner Rojas did indicate that this would most likely result in the loss of the flowerbeds to the sides of the landings, but that safety was the more important concern.

Chairman Nichols thanked the applicant for his willingness to work with the Commission in providing the added safety for his occupants and that the project was a wonderful improvement to Redlands Boulevard.

With no other public input upon the invitation of Chairman Nichols, the public hearing was closed.

**Motion by Rojas, seconded by Khatibi and carried to approve Precise Plan of Design No. PPD 12-097, subject to the conditions approval and with the addition of railings to the landings exiting from the existing west units. Khosrowabadi and Palmieri absent.**

**PC-13-11 – 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.

Assistant City Manager Bolowich presented the report. He indicated that after extensive review of the sign code and sign program, which was difficult to interpret and difficult to implement, Planner Arreola prepared the proposed table to simplify the process. The table format ties the number of signs to the amount of street frontage, i.e. the more street frontage, the larger the monument sign. There is also a component that allows for digital signs. The City receives request for digital signs from businesses and activities in town that are looking to stay current with their advertising needs. There is a digital sign at the civic center and we have to tell others that the code does not allow you to have a digital sign. The attempt is to find that balance between functional and attractive.

Discussion ensued. In response to questions about digital signs, Assistant City Manager Bolowich indicated that flip rate not to exceed six changes per minute and the maximum luminosity were Caltrans standards. Luminosity on most digital signs is automatically adjusted based upon ambient light; as it gets darker, the sign dims accordingly.

Assistant City Manager Bolowich continued, pointing out the ability for multiple businesses on relatively small lots the ability to execute a reciprocal sign agreement to pool their sign frontage, essentially creating a center with multiple components, and reviewing the sign setbacks, minimum size, design and construction, the requirement of street address, limits to the number of electronic/digital signs, the flip rate and luminosity of digital signs and discussed above, and landscaping requirements.

He continued, asking Commissioners that if they were ok with the concept, to look at numbers in the table and provide feedback.

Chairman Nichols indicated that the public hearing was still open and invited comment from the Commission and the public.

Dick Wiley, Loma Linda, addressed the Commission regarding set-down signs, twirlers, and flag signs and whether there was language to limit these; election signs and the removal after the election; and digital signs being a distraction to drivers.

Assistant City Manager Bolowich indicated that the section before the Commission this evening was addressing monument and center identification signs only. Wall signs and temporary signs will come in future sections of the development code.

In response to questions regarding political/election signs, City Attorney Holdaway indicated that the City is somewhat constrained by first amendment rights. He also indicated that the regulation of sign twirlers is difficult because of participation in public forum regulations.

**Motion by Rojas, seconded by Khatibi and carried to continue the Public Hearing for the Development Code Update to the next regular meeting. Khosrowabadi and Palmieri absent.**

**PC-13-12 – Minutes of April 3, 2013**

**Motion by Rojas, seconded by Nichols and carried to approve the minutes of April 3, 2013 as presented. Khosrowabadi and Palmieri absent.**

**REPORTS BY PLANNING COMMISSIONERS**

Chairman Nichols indicated that the bus stops seem to be moving forward. Assistant City Manager Bolowich indicated that they are moving forward on their timeline and that even more extensive work on the SBX project was taking place on Hospitality Lane.

**REPORTS BY STAFF**

Assistant City Manager Bolowich indicated that there will be a Planning Commission meeting on May 15 to accommodate the timeframe for a General Plan Amendment for Planning Area D.

Assistant City Manager Bolowich updated the Commission on several projects – Memory Care Facility at Orange and New Jersey – large part of the off-site improvements completed, are currently working inside and should be on time for their anticipated mid-summer opening; and the Centerpoint project at Mt. View and Barton is aggressively moving forward.

The meeting adjourned at 7:42 p.m..

Minutes approved at the meeting of July 17, 2013.



---

Barbara Nicholson  
Deputy City Clerk