

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF

March 5, 2014

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. NEW BUSINESS

None.

G. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)

1. PRECISE PLAN OF DESIGN NO. 13-127 - A REQUEST TO APPROVE A PLANNED DEVELOPMENT BASED UPON THE PROPOSED DEVELOPMENT PLAN TO CONSTRUCT A THREE-STORY, 345,000 GROSS SQUARE FOOT VETERAN'S ADMINISTRATION MEDICAL CLINIC ON A VACANT 36 ACRE PARCEL, LOCATED AT 26001 REDLANDS BOULEVARD, WEST OF BRYN MAWR AVENUE. THE PROJECT IS LOCATED WITHIN SPECIAL PLANNING AREA D AND WITHIN THE EAST VALLEY CORRIDOR SPECIFIC PLAN-SPECIAL DEVELOPMENT ZONE.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed planned development plan, provide comments as appropriate, and continue the public hearing to a date certain of either March 19 or April 2, 2014.

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

1. January 15, 2014

I. REPORTS BY THE PLANNING COMMISSIONERS

J. COMMUNITY DEVELOPMENT DIRECTOR REPORT

K. 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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

PLANNING COMMISSION MEETING OF MARCH 5, 2014

TO: PLANNING COMMISSION

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

SUBJECT: A REQUEST TO APPROVE A PLANNED DEVELOPMENT BASED UPON THE PROPOSED DEVELOPMENT PLAN TO CONSTRUCT A THREE-STORY, 345,000 GROSS SQUARE FOOT VETERANS AFFAIRS MEDICAL CLINIC ON A VACANT 36.9 ACRE PARCEL, LOCATED AT 26001 REDLANDS BOULEVARD, WEST OF BRYN MAWR AVENUE. THE PROJECT IS LOCATED WITHIN SPECIAL PLANNING AREA D AND WITHIN THE EAST VALLEY CORRIDOR SPECIFIC PLAN-SPECIAL DEVELOPMENT ZONE.

SUMMARY

The proposed project is of a request to approve Precise Plan of Design (PPD) No. 13-127 to construct a three-story, 345,000 gross square foot Veterans Affairs medical clinic on a vacant 36.9-acre parcel, located at 26001 Redlands Boulevard, west of Bryn Mawr Avenue (see Attachment A, Site Vicinity Map). A Planned Development is established in the same manner as a zone reclassification. Specifically, the Project would result in a change of zone from EVC-Special Development District (EVC-SD) to EVC-Special Development District-Planned Development overlay (EVC-SD (PD)) for the entire 36.9-acre parcel, recognizing Parcel 1 as Planned Development. The Planned Developed is tied to development standards, the development plan and conditions of approval associated with the Precise Plan of Design.

This public hearing of March 5th has been noticed for design review of the development plan. To facilitate critical schedule needs of the applicant, design review is being initiated in advance of completion of the environmental review and hearings for the planned development. The purpose of the preliminary design review, separate from the other required approval components, is to allow an opportunity for the Commission to address design issues and evaluate consistency with design-related policies of the General Plan and development standards of the East Valley Corridor Specific Plan.

RECOMMENDATION

Staff recommends that the Planning Commission review the proposed planned development plan, provide comments as appropriate, and continue the public hearing to a date certain of either March 19 or April 2, 2014.

PERTINENT DATA

| | |
|-----------------------|--|
| Applicant: | Walsh Construction II, LLC |
| Property Owner: | Lewis Investment Company, LLC |
| General Plan: | Special Planning Area D / Phase One Concept Area |
| Specific Plan/Zoning: | East Valley Corridor Specific Plan-Special Development District (EVC-SD) |
| Site Area: | Parcel 1 of Parcel Map No. 19018 – approximately 36.9 acres |
| Topography: | Generally flat with mild slope from southeast to northwest |
| Vegetation: | Disturbed and agricultural. |

BACKGROUND AND EXISTING SETTING

Background

On June 11, 2013, the City Council approved a series of actions that established a Phase One implementation policy for Special Planning Area D and put in place the framework for future development within the Phase One concept area. A General Plan Amendment approved at that time establishes general guidance for phased development of a ±46.42 acre area within Special Planning Area D and defines the conceptual development envelop for future Phase One implementation. A Specific Plan Amendment and Zone Change approved at the time reconciled the specific plan and zone district boundaries to align with new property lines created by Parcel Map No. 19018. These approvals established a foundation for institutional uses, such as a health care clinic, at the proposed project site.

An application was received on November 14, 2013 for the Planned Development (and related Precise Plan of Design), which would authorize the proposed uses, development plan and development standards related to the proposed Veterans Affairs Health Care Center.

On November 4, 2013, the applicant made a presentation before the Historical Commission for review of the project design and consistency with the Mission Historic Overlay District.

On January 15, 2014, the applicant made a presentation before the Planning Commission to introduce the proposed project and receive preliminary comments.

Existing Setting

The project area is located in the northeastern portion of the City and within an area referenced as Special Planning Area D. The project area is bounded by Redlands Boulevard on the north, Bryn Mawr Avenue on the east, and multi-family development on the west.

The 36.9-acre project site is undeveloped and is an open uncultivated area, which had previously been in production as a citrus grove. Surrounding and nearby land uses include single-family homes, the Southern California Edison (SCE) easement and the Orangewood apartment complex immediately west of the Project area. The Heritage Park and Mission Road are toward the south, with property south of Mission Road developed with single-family residential. The Corporate Business Center (a business and industrial park) are located north of Redlands Boulevard. The area east of the Project area is primarily agricultural and vacant area with scattered single-family homes and the Mission Elementary School. Property to the east, between the project site and California Avenue, is also within Special Planning Area D. The proposed project site is at the northwest corner of Special Planning Area D, which consists of 299.81 acres located within the northeast portion of the City of Loma Linda, south of Redlands Boulevard and west of California Avenue.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is subject to CEQA and an Initial Study is under preparation to address the potential environmental impacts of the project. Notice of the CEQA review document is forthcoming within the next several weeks.

ANALYSIS

Project Description

Project Entitlements and Approvals

Although no project action can be taken at the March 5th hearing, approval and implementation of the proposed project will require the following entitlements and decision-maker actions:

- MND Ongoing CEQA review anticipates adoption of a Mitigated Negative Declaration (MND) and related Mitigation Monitoring Program (MMP) for the proposed Project.
- PPD 13-127 Approved Precise Plan of Design and adopt Development Plan related to physical improvements for the Veterans Affairs Health Care Center, a proposed a three-story, 345,000 gross square foot outpatient care facility with associated parking, landscaping and a linear park.
- PD/ZC 13-128 Adopt Planned Development related to physical improvements for a three-story, 345,000 gross square foot outpatient health care center, and approve a Zone Map Amendment to change the zone from EVC-Special Development District (EVC-SD) to EVC-Special Development District (EVD-SD (PD)) for Parcel 1 of Parcel Map No. 19018.

The zone change tied to the Planned Development (PD/ZC No. 13-128) request does not result in any change in the underlying zoning (EVC-SD). The sole purpose of the zone change is to identify that the Planned Development (PD) overlay has been applied to the subject property (i.e., Parcel 1 of Parcel Map No. 19018), thereby linking a specific set of development standards, conditions of approval and development plan (i.e., PPD No. 13-127) to the parcel.

Project Characteristics

The U.S. Department of Veterans Affairs (VA) proposes the construction and operation of the Loma Linda Health Care Center (hereinafter referred to as the “VA Clinic” or “Project”), which would be an outpatient health care clinic in the city of Loma Linda. This facility would house outpatient services including dialysis, nephrology, oncology, prosthetics, as well as elements of primary care, dental health, mental health, women’s health, and various other services.

The VA Clinic would include the construction and operation of a build-to-suit lease of an outpatient health care clinic consisting of approximately 345,000 gross square feet (gsf) (or 327,614 rentable square feet or 271,000 usable sf) on approximately 36.9 acres located south of Redlands Boulevard and west Bryn Mawr Avenue (see Attachment B, Project Plans). Specifically, the Proposed Project would be located on Parcel 1 of Parcel Map No. 19018.

The Project would have two primary entrances off of Bryn Mawr Avenue on the east side of the site. Two additional entrances from Bryn Mawr would serve as a secondary public entrance and the other would be a service and staff entrance. A single service and staff entrance drive would also be located from of Redlands Boulevard at the west edge of the property. Each entrance would be access controlled and equipped with sliding gates. A service loading dock would be located on the west side of the building, and accessed by both the Redlands Boulevard and southerly Bryn Mawr Avenue staff/service drives.

The Project would provide surface lot parking for approximately 2,035 vehicles, including 169 accessible spaces, 35 motorcycle spaces, and 20 spaces available to the general public. The parking areas would be zoned to distinguish between parking available for the patients/visitors and the staff. Parking zones would be generally coordinated with the access points, such that patient/visitor parking is accessible from the two primary and one secondary access drives from Bryn Mawr Avenue and staff parking accessible from the two secondary access drives from Redlands Boulevard and the southern drive off Bryn Mawr.

The Project would consist of a three-story structure having an approximate 125,120 square foot building footprint generally centralized within the 36.9-acre parcel. The VA Clinic structure would be comprised of four distinct “wings.” Each building wing would be identified by its own unique architectural style/treatment and be assigned a specific medical clinic function. The four wings would be connected at the ground level by a shared public pedestrian access network formed from three sides for the facility and which lead to the central core of the structure. Facilities within each wing would be accessed directly from the centralized core. The main pedestrian entries of the building would connect to Redlands Boulevard and Bryn Mawr Avenue by broad walkways that also facilitate pedestrian access from the parking areas.

The Project would incorporate a 5.5-acre of linear park and greenbelt along the site’s north and east perimeter that would serve as both an extension of the VA Clinic facility grounds and be accessible to the general public. The linear park would incorporate both passive and active recreational uses. Active recreational uses may include exercise courts, bocce ball courts, table tennis facilities and horseshoe pits, and would be located along Bryn Mawr Avenue. Passive recreational uses, such as walking trails, reflective seating areas, open space and landscape feature points, would be located along Redlands Boulevard and Bryn Mawr Avenue. Additional landscape area and private passive recreation areas would be located around the building perimeter and interspersed throughout the parking zones.

The proposed VA Clinic would be in close proximity to the existing Loma Linda Veterans Affairs Medical Center (VAMC) located at 11201 Benton Street and also within the City of Loma Linda. The VAMC is approximately 1.75 miles southwest of the project site. The Project would provide the necessary space to house a variety of fundamental outpatient services and administrative functions currently provided at the VAMC. Transfer of certain outpatient services from the VAMC would reduce overcrowding at the VAMC and allow it to function and its intended capacity. With the VA Clinic, the VA also proposes to replace an existing interim clinic, the Veterans Affairs Clinic Redlands Boulevard (VACRB), located at 25828 Redlands Boulevard within the City of Loma Linda, and just over one-quarter mile west of the proposed Medical Clinic site. The VACRB is an approximately 15,905-square-foot interim clinic that would be closed upon completion of the proposed Medical Clinic.

The VA Clinic would have up to 500 staff on-site daily, and the facility would accommodate a total building occupancy of 1,400 persons. It is anticipated that a substantial number of the staff would be transferred from the other VA facilities within the city, including 30 of which would be transferred from the existing VACRB and 420 from the VAMC.

The health care center would have general hours of operation from 7:00 a.m. to 9:00 p.m., Monday through Saturday.

The Project incorporates and assumes commitments consisting of best management practices and regulatory compliance measures otherwise required would be fully implemented. The Project would target a minimum LEED rating of Silver.

Design Policy and Development Standards Context

The current review before the Planning Commission on March 5, 2014 is limited to Design Review of the proposed Development Plan. Review of other aspects of the proposed project, including CEQA documentation, General Plan consistency of non-design aspects, and other approval requirements, will be considered at a noticed public hearing at a future date.

Design guidance for the project area comes from both the City's General Plan and the East Valley Corridor Specific Plan. Because of the project site's location within Special Planning Area D, design-related policies in the General Plan for Planning Area D that address site plan design are appropriate. Because the VA Clinic is characterized as an institutional use, design policies for institutions provided in the Community Design Element of the General Plan would apply. Finally, because the project site is located with the Special Development zone of the East Valley Corridor Specific Plan, the Community Design standards of the Specific Plan apply. These design policies and standards are described below.

General Plan – Special Planning Area D Policies

The General Plan sets forth Guiding Policies for Special Planning Area D, several of which define a concept for design, building placement, connectivity, building scale and pedestrian-orientation. These include:

- a. Allow retail and service commercial, office, institutional, single-family residential, multi-family residential, senior housing, and public open space uses in Special Planning Area D consistent with Table 2.B.
- c. Design multiple building developments that might not include "pad" buildings, such as an office building or business park complex to feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.

- i. Limit non-residential buildings to a maximum of three stories in height, with taller “signature buildings” conditionally permitted at key intersections and locations within the Special Planning Area.
- n. The appropriate density for shopping centers, business parks, and office buildings shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall also be 0.5 FAR.
- o. Implementation of development within Special Planning Area D shall be through a coordinated process so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned and implemented in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Such implementation shall reinforce development standards and guidelines to:
 - Maintain a feeling of “openness” within the area;
 - Provide for varying front yard setbacks and a mix of one- and two-story residential dwelling units;
 - Development of an area of lots larger than those found in a typical suburban subdivision; and
 - Preserve existing oak trees and provide for replacement at an appropriate ratio of those trees than cannot feasibly be preserved.
- p. The design of development within Special Planning Area D must encompass a variety of amenities to serve the project...including, but not limited to:
 - 25 percent usable open space;
 - Trails and paseos;
 - Child care facilities;
 - Neighborhood/satellite community libraries;
 - Fountains and water features;
 - Public art;
 - Amphitheaters and public gathering places;
 - Public facilities/parks substantially in excess of that required by Quimby Act provisions;
 - Provision of one or more high density, walkable village areas and/or
 - Public facilities with a recognizable connection to the project that are substantially in excess of the city’s minimum requirements.
- q. Development of commercial, office, and business park development within the Redlands Boulevard/ California Street Special Planning Area shall comply with the following:
 - (1) Provide plazas, pocket parks, public art, and similar amenities to create gathering places with a high level of visual interest.

- (2) Provide a strong mix of commercial uses including neighborhood retail, specialty retail, restaurant, entertainment, office-based employment and/or professional services.
 - (3) Encourage a pedestrian-oriented character through detailed, pedestrian oriented architecture; pedestrian amenities such as seating areas, landscaping, and lighting; water features such as fountains and public art; signs that are placed and scaled to the pedestrian; wide sidewalks and/or pathways to link buildings; and open areas such as plazas to encourage gathering.
 - (4) Limit buildings to a maximum of three stories in height, with taller “signature buildings” conditionally permitted at key intersections and locations within the Special Planning Area.
- t. Phase One implementation shall be established for an approximate 42.45 acre area located at the northwest corner of Special Planning Area D. Proposed future development within Phase One shall only be allowed subject to the following:
- (1) Submittal and City approval of planned development permit(s), or equivalent planning review process as determined acceptable by the City, which demonstrates comprehensive site planning, site-specific development standards and design guidelines.
 - (2) The detailed development proposal (e.g., planned development application) shall demonstrate through the project design and accompanying plans and guidelines that the proposed land uses and siting are consistent with the Guiding and Implementing policies for Special Planning Area D, and shall demonstrate that sufficient land area is provided within the proposed Phase to accommodate Phase One’s fair share contribution (as determined by the City) for parks, open space, trails, roadways and other community amenities expected within the broader context of Special Planning Area D.

General Plan – Community Design Element Policies

Chapter 3.0 (Community Design Element) of the General Plan establishes policy guidance to define the visual character desired for Loma Linda. This vision embraces the following design quality goals:

- Create an image and sense of place that reflects the community’s present, past, and future by reflecting: (a) traditional values teamed with innovation; (b) excellence and achievement; (c) focus on health and well-being; and (d) agricultural heritage.
- Ensure high quality and functionality of new development.
- Convey a sense of vitality and create more “gathering places” within the community.

- Make sound investments in Loma Linda's built environment by promoting a timeless appearance in design so that the need for frequent renovations and remodels is alleviated.

Site planning, building orientation, building scale, and architectural character should be appropriate for the type of development or the nature of the use proposed. For institutional developments, the Community Design Element provides the following:

Guiding Policies for Institutional Development

For institutional development ensure that site and building design reduce traffic and circulation conflicts, minimize disruption to adjacent sensitive uses, and promote high quality architectural design.

Implementing Policies for Institutional Development

- a. Provide vehicular access via a collector road, instead of from an arterial, wherever feasible. Vehicular access points should be consolidated and designed with proper width and turning radii to alleviate impacts to traffic flow.
- b. When located within or adjacent to residential areas, facilitate pedestrian access from off-site.
- c. Avoid impacts to adjacent sensitive uses (e.g., residences, hospitals) through proper design that limits effects from noise and glare (i.e., through site layout, building orientation, circulation/parking layout, noise attenuation, landscape buffering, and lighting design/location).
- d. Design the various buildings within an institutional facility so that the architectural style, materials, and colors are complementary.
- e. Feature architectural details that relate to the building's scale and acknowledge pedestrian entryways through the use of detailed rooflines, enhanced entry statements for principal buildings, and building ornamentation.
- g. Encourage the use of architectural elements that define the main entrance of buildings and organize space at the ground plane (e.g., arcades, colonnades, and covered walkways) is encouraged. Such elements help to reinforce the pedestrian scale of the building and contribute to its overall low-rise character. Ensure that the site design of institutional uses distinguishes between primary and secondary uses within the site.
- h. Encourage the grouping of buildings or the configuration of a building to create courtyards, plazas, or seating areas where people can gather.

General Plan policy recognizes that institutional uses are unique, often with special architectural requirements and style preferences that reflect the buildings' users; therefore, requirement of specific institutional building styles for Loma Linda are not defined and are considered on a case-by-case basis. Further, the City of Loma Linda acknowledges that some uses within the institutional category may be outside of the jurisdictional control of the City and that the corresponding public entities might not be required to follow the City's development standards.

East Valley Corridor Specific Plan Community Design Standards

The project site is zoned Special Development, and thus development is required to comply with the Community Design standards set forth in Division 4 of the East Valley Corridor Specific Plan.

The circulation section (Chapter 1) of the community design standards establishes Redlands Boulevard as a major arterial and requires streetscape design to enhance the visual quality along this corridor, unify the landscape elements and address pedestrian circulation. Of particular note is a requirement for meandering sidewalks, six (6) foot in width and setback from the curb a minimum of three (3) feet. Key criteria for sidewalks are:

- (1) The sidewalk system shall provide for a safe, continuous pedestrian circulation and access system to all parts of the development. Pedestrian access shall be provided from public streets and parking lots to building entries, and walkways provided on-site shall connect with those off-site.
- (2) The sidewalk system shall connect to pedestrian trails through the open-space areas.

Section EV4.0145 provides guidance for a strong pedestrian-oriented environment:

- (e) Bus turnouts and bus shelters may be required during the design-review stage of development processing. These facilities shall be designed to maximize security features and shall be located in proximity to both traffic signals and pedestrian crosswalks, so as to provide for ease of ingress for buses and ease of access for pedestrians. Bus stops shall be a minimum of fifty (50) feet in length.
- (f) Building configuration and placement shall provide for pedestrian courtyards, plazas, or open spaces between and/or adjacent to buildings.
- (g) The design of pedestrian plazas or courtyards shall provide shaded seating areas with attractive landscaping and should include water features, public art, kiosks, and covered walkways.
- (h) Benches, light standards, trash receptacles, and other street furniture shall be provided in an attractive and comfortable setting and shall be designed to enhance the appearance and function of a site and open space areas.

Chapter 2 of the Community Design standards of the East Valley Corridor Specific Plan sets forth development standards for parking, lighting, utility location, screening, architecture, landscaping and grading. General design and compatibility guidance applicable to the VA Clinic project includes:

Section EV4.0225 Compatibility Standards

- (a) Where a Special Development area abuts a residential district, an orderly transition of uses and building types should be established as follows:
 - (1) There should not be a drastic and abrupt building scale change; the transition from residential to more intensive building types should be gradual, in order to prevent massive structures from dominating and intruding upon neighborhoods. Smaller buildings should be located near the residential area, with the largest buildings farther away.
 - (2) Land uses should transition gradually from residential to more intensive uses. In placing uses within these transitional areas, consideration should be given to traffic generation, truck traffic, hours of operation, noise, light and glare, and other characteristics which might impact adjacent residential neighborhoods.

Section EV4.0240 Architectural Guidelines

- (c) The following guidelines shall apply to site design:
 - (1) Developments should be designed to maximize any existing views of mountain ranges, open space, palm rows, or other view amenities.
 - (2) Building placement should vary to include both parallel and skewed angles to the street plane in order to provide diversity and discourage continuous building facades along street frontage.
- (d) The following guidelines shall apply to building design:
 - (1) Building construction and design shall be used to create a structure with equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure. Architectural facade treatments will be required on all portions of the building(s) exposed to public views. Extra treatment may be given to the street frontages as long as the basic façade treatments are carried around the structure.
 - (2) Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials as the main building.
 - (3) Large, continuous surface treatments of a single material shall be minimized. Changes in texture, relief or materials, and use of decorative features such as planters, varied roof lines, decorative windows and accent panel treatment should be encouraged.

- (4) Pre-engineered metal buildings with corrugated exteriors are prohibited and other predominantly painted metal facade treatments are strongly discouraged.

Section EV4.0245 Landscaping Guidelines

The intent of landscape guidelines within the Community Design explains that: "Landscaping is of primary importance to the establishment of the design character of the East Valley Corridor. The landscape guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify the East Valley Corridor. Specifically, the guidelines are intended to enhance and preserve the existing site character, to minimize the adverse visual and environmental impacts of large buildings and paved areas, to promote the conservation of water, and to provide micro-climate control for energy conservation where possible."

Section EV4.0250 General Guidelines

- (a) Plant materials should be used in a logical, orderly manner, helping to define spaces and complement adjacent architecture.
- (b) Landscape designs should be coordinated between the areas of a development. However, all areas within a project need not be identical. Different landscape themes may be utilized in larger developments to distinguish spaces from one another, yet these themes should be consistent with a unifying concept which establishes a cohesive design throughout the project.
- (c) In addition to the selection and distribution of plant materials, landscape plans should incorporate various site furnishings and features. Lighting, seating, paving, fountains, etc., should be considered integral components of the landscape plan and therefore included in the overall landscape concept.
- (d) The scale and character of the landscape materials to be selected should be appropriate to the site and/or architecture. Large-scale buildings or projects require large-scale landscaping treatments.

Project Analysis

1. Site Plan and Building Frontage

Several of the General Plan policies encourage that development within Special Planning Area D create a strong street edge by placing buildings so that they interface with the street and help to screen parking areas. Nonetheless, these policies recognize that larger buildings may dominate the street and can be setback as appropriate to maintain a friendly street scale.

The proposed VA Clinic building would be three stories and approximately 345,000 gross square feet, with an overall building footprint of approximately 125,120 square feet. The size and massing of the building is influenced by the primarily institutional nature of the health care facility and the desire and need to have services in a compact and centralized configuration that facilitates efficient use of shared facilities and services.

The VA Clinic building is centrally located within the 36-acre project site and surrounding by parking on all sides. Placement of the building central to the site, rather than along the street edges offers several advantages. Setting the building away from the street edge allows the opportunity to soften the street frontages with a linear park and walkways. Because of the scale of the institutional structure, it is less overpowering and does not dominate the street frontage. The linear park along the street perimeter ranges in depth between 100 and 150 feet, providing both a buffer and screening of the parking area, and allowing for a visual transition from lower intensity uses along Redlands Boulevard toward the center of the parcel.

The building setback offers a functional purpose for safety. The building placement must meet the following VA criteria per the Physical Security Design Manual for VA Facilities Life Safety Protected (2007). The VA requires a minimum "standoff" distance of 25 feet between the closest parking lot or access road. To enhance the physical security and the protection of the building the philosophy is to maximize set-backs from public roadways to decrease the threat potential from vehicle routes.

The building placement provides several other functional benefits. First, the main access from a vehicle to the site is off of Bryn Mawr Avenue, at a distance of 350 feet from the Redlands Boulevard intersection. It is important for the building's main entrance to face Redlands Boulevard for visibility to the visitors. The building itself has a footprint of over 125,000 square feet and if the building were moved closer to Redlands Boulevard, the main entrance drop-off at the front of the building would be difficult to achieve because primary access is not provided from Redlands Boulevard. In addition, the site is over 36.5 acres in size, with a majority of the site being distributed surface parking for visitors and staff (2,035 spaces currently). In order to decrease the walking distances for the visitors from parking stalls to the entrances of the building, the building was sited near the center of the site to help distribute the walking distances for visitors and patients, many with the physical and way-finding impairments.

Although the General Plan policies indicate a preference for placement of buildings closer to the street edge, particularly along Redlands Boulevard, the General Plan also recognizes that institutional uses are unique, often with special architectural requirements and style preferences that reflect the buildings' users. For the VA Clinic, it is further acknowledged that the relationship of this facility with the Veteran's Affairs requires compliance with certain federal standards that necessitate a particular site plan configuration.

2. Access, Internal Circulation and Loading

Community Design policies encourage that vehicular access for institutional uses be via a collector road, instead of from an arterial, wherever feasible; and that vehicular access points be consolidated and designed with proper width and turning radii to alleviate impacts to traffic flow.

The VA Clinic has two primary visitor entrances that are located from Bryn Mawr Avenue. These entrances are accentuated as primary access by wide driveway widths and entry-way landscape features to draw visitors to those entry points. A secondary visitor entrance is also located from Bryn Mawr Avenue, but at the southeast corner of the site. Two staff and service driveways are provided, one directly from Redlands Boulevard at the west edge of the property, and the other along the south edge from Bryn Mawr Avenue. The proposed access configuration provides that the majority of the vehicles accessing the property will be via Bryn Mawr Avenue, thus minimizing the potential traffic flow conflicts along Redlands Boulevard.

Once vehicles enter the project site, visitors are directed to parking zones. Staff parking areas are separate from visitor parking areas. Effective site planning eliminates the need for security bollards or vehicular barrier fencing by creating buffer zones aimed at protecting the facility. In addition access road configuration was designed to prevent vehicles from attaining speeds in excess of 25 mph and avoid any straight-line vehicular approaches to the facility. This configuration results in some circuitous internal circulation patterns, however, landscape design and prominent walkway linkages are used to assist with defining drive aisle areas.

Section EV4.0210 of the East Valley Corridor Specific Plan provides development standards and specifications for loading areas. In particular, institutions shall provide loading spaces not less than ten (10) feet in width, twenty (20) feet in length and fourteen (14) feet in height, with five (5) loading spaces required for institutions greater than 110,000 gross square feet of floor area. The design standards further require that sites shall be designed so that parking areas are separate from loading areas. Aisle width to loading docks shall be a minimum of fifty (50) feet in width exclusive of truck parking area, and the minimum aisle width adjacent to loading areas shall be sixteen (16) feet one way and twenty-eight (28) feet for two way.

The loading dock area appears to be undersized for the size of the facility, which otherwise would require five (5) loading spaces. The Applicant does not anticipate the need for significant volume of truck deliveries. The following represents a typical delivery schedule:

- US Mail delivery truck size medium to small once a day (mid-day)
- Fed EX or UPS delivery trucks twice a day either (morning /or mid-morning and late afternoon)
- Food delivery truck size medium once a day. (morning)
- Food delivery truck size "large" once or twice a week. (mid-morning)

- Supply trucks mainly medical supplies “medium or large vehicles” two – three deliveries per day mostly (morning and afternoon)
- Paper goods delivery large truck twice a month (afternoon delivery)

Because the overall size of the site offers sufficient area for truck queuing and they potential for overlap of major deliveries is low, it appears that the loading area as shown on the plan could be adequate.

3. Linear Park and Open Space

Implementing Policy (a) for Special Planning Area D requires that development of Parcel 1 provide 5.67 acres of parks and open space. The proposed Development Plan provides for almost 5.2 acres of linear park along Bryn Mawr Avenue and Redlands Boulevard for public use. An additional 7.9 acres of landscaped area is provided internal to the project site, several areas of which are designed as outdoor plaza, trails and sitting gardens. The VA Clinic plan places high importance on the use of well-defined walkways and outdoor use areas that establish a network of open spaces that give the facility a park-like campus setting. These internal open space areas connect with the surrounding linear park via a prominent pedestrian promenade leading between the front of the Clinic building to Redlands Boulevard, as well as several walkways linking to Bryn Mawr Avenue.

The linear park includes both active and passive areas. A portion of the linear park located at the southwest corner of Parcel 1 would be dedicated for active uses, such as bocce courts, horseshoe pits and table tennis facilities. A meandering walkway runs through the length of the park, functioning as a connective trail as well as offering passive recreation opportunity.

4. Historic Preservation

On November 4, 2013, the Historical Committee reviewed the VA Clinic project and issued as Certificate of Appropriateness. Parcel 1 lies within the Historic Mission Overlay District. The intent of the district is defined in Section 17.82.020 of the Loma Linda Municipal Code. Two key goals include:

- Preserve and enhance the rural atmosphere of the area;
- Allow for consistent, compatible, and complementary development of the vacant properties (structures and lands) within the Mission Road area; and, encourage that all new development in the area is pedestrian friendly through the incorporation of livable/walkable community concepts.

During its review, the Historical Commission made a request that the Landscape Plan capture elements of the historical context by incorporating features that reflect the citrus groves previously located in the area and incorporate natural stone walls consistent with the style found throughout the area.

The Landscape Plan incorporates a commemorative orchard-like tree planting within the linear park in the vicinity of the primary access drive ways.

5. Architecture

The project architecture recognizes the VA Clinic's role as a federal facility and incorporates various symbolic features to honor the Veterans it serves. The architectural design also establishes an overall sense of organization and structure to assist with clarity of locating medical services and facilitate visitor access.

The proposed structure consists of four separate building wings that are connected by a centralized ground-level core, which is the receiving area and "bridge" to services located in the upper floors of each building. To assist with wayfinding, add architectural interest, and create the effect of multiple smaller buildings, each building wing would have its own unique architectural style and palette of materials. The proposed building materials, a combination of wood, glass and three categories of metal add visual interest and reinforce the commemorative link to the Veterans.

The building designs employ a 'Commercial Style' characteristic of the early 1900's. Design features include the use of metal skeletal framing, heavy fenestration, and multiple divide windows. The buildings would generally have straight fronts and flat roofs with shallow projections.

6. Fences, Walls and Screening

Section EV4.0255 of the EVCSF requires that where parking areas are located adjacent to residential districts, they shall be separated there from by a decorative solid masonry wall six (6) feet in height.

The Orangewood apartment complex is located immediately west of the project site. The proposed development plan includes parking along the length of its western edge. The loading area is also located along the west side of the building, facing the apartment property.

In lieu of a masonry wall, the Applicant proposes a "green screen", which would consist of wire mesh fencing and a dense hedge of landscape plantings. The green screen offers a more aesthetically pleasing view from the residential area, as well as from on-site. It is anticipated that the green screen would serve to break-up the building appearance from both the west and south views toward the site and function as a visible buffer.

7. Transit, Bicycle and Pedestrian Orientation

Section EV4.0145 encourages adequate planning for transit and pedestrian interface and provides that bus turnouts and bus shelters may be requested during the design-review stage of development processing.

The proposed Development Plan does not specifically include accommodations for transit users. The linear park could provide opportunities for transit shelter for future bus and transit stops.

Provisions for bicycle parking are included in the plan design with multiple bicycle parking areas provided at each entrance to the facility building.

8. Utility Lines

Section EV4.0220 of the EVCSP requires that existing and new utilities of 12KV or less within the project and along adjacent major arterials shall be installed underground. The Applicant proposes to keep existing facilities above ground initially and contribute financially toward the undergrounding of local overhead utilities at a future date.

Public Comments

As of the date of this report, staff has not received any agency inquiry or public comment based on the Notice of Public Hearing that was mailed on February 20, 2014 to property owners and occupants within 300 feet of the project site.

FINDINGS

When the project returns to the Planning Commission for recommendation to Council, appropriate findings will be made for the CEQA determination, Precise Plan of Design, Zone Change, Measure V and Planned Development actions. At this date, Commission action is limited to review and comment of the design aspects of the proposed Development Plan and no findings are required.

CONCLUSION

The proposed VA Clinic Development Plan would be substantially consistent with the intended goals and policies of the Loma Linda General Plan and generally complies with development standards and design guidelines in the East Valley Corridor Specific Plan. Exceptions to these design guidance documents include: 1) placement of buildings within the site interior, rather than along the street frontage; 2) use of green screen fencing in lieu of masonry block wall along the west edge; and 3) retaining overhead electric utility lines. For each of these design considerations, the Applicant proposes alternative approaches to the site design that is intended to effectively meet the underlying intent of the original policy provisions and development standards, while simultaneously responding to and balancing design and development constraints established by the U.S. Department of Veterans Affairs.

The Planning Commission is requested to review the site plan, landscape plan, open space plan and building elevations that comprise the proposed Development Plan and

provide comments, and continue the public hearing to a date certain (recommended March 19 or April 2, 2014).

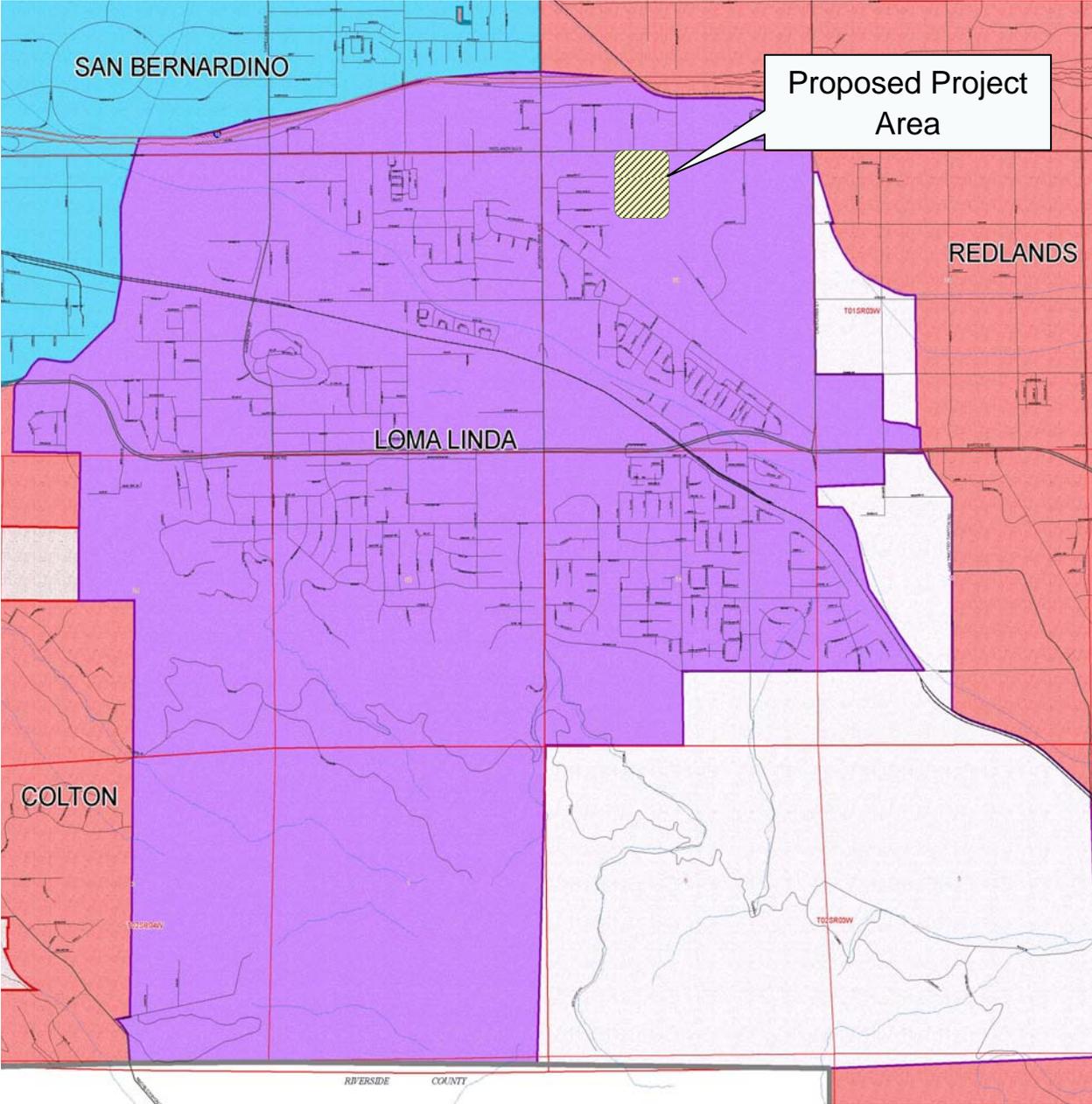
Respectfully submitted,

Melanie Traxler
Contract Planner

ATTACHMENTS

- A. Site Vicinity Map
- B. Project Plans

Attachment A – Site Vicinity Map



Source: San Bernardino County Local Agency Formation Commission (2013)

Attachment B - Project Plans



- PROPOSED PARKING**
- 971 PATIENT STALLS
 - 20 PARK STALLS
 - 19 PATIENT ADA VAN STALLS
 - 116 PATIENT ADA STANDARD STALLS
 - 24 PATIENT MOTORCYCLE STALLS
 - 840 STAFF STALLS
 - 11 STAFF ADA VAN STALLS
 - 23 STAFF ADA STANDARD STALLS
 - 11 STAFF MOTORCYCLE STALLS
 - 2,035 TOTAL STALLS (8% OF TOTAL ADA STALLS)

- LEGEND**
- 1 PRIMARY VISITOR VEHICULAR ENTRY
 - 2 ENTRY DRIVES
 - 3 WATER FEATURE W/ MEMORIAL
 - 4 FLAGPOLE AREA
 - 5 OUTDOOR DINING AREA
 - 6 "DUCK" POND
 - 7 MONUMENT SIGN
 - 8 DIRECTIONAL AND WAYFINDING SIGNAGE
 - 9 SECONDARY VEHICLE ENTRANCE
 - 10 SERVICE VEHICLE ENTRANCE
 - 11 LOADING DOCK
 - 12 CARD ACCESS GATE (STAFF)
 - 13 SLIDING GATE
 - 14 THERAPY GARDEN
 - 15 STAFF RESPITE GARDEN
 - 16 OUTDOOR AREA (TBD)
 - 17 AMBULANCE DROP OFF
 - 18 SHUTTLE STOP (TYPICAL)
 - 19 INFILTRATION STORMWATER POND
 - 20 SMOKING PAVILION
 - 21 LANDSCAPED PEDESTRIAN PATHS
 - 22 MECHANICAL SERVICE YARD
 - 23 TRASH/RECYCLING AREA
 - 24 MRI CONCRETE PAD
 - 25 RAISED CONCRETE WALKWAY
 - 26 REMOVABLE STEEL BOLLARDS

- 27 BICYCLE PARKING
- 28 VISITOR BUILDING ENTRIES
- 29 STAFF BUILDING ENTRIES
- 30 PT COURTYARD, GATE, AND FENCE
- 31 25' SECURITY SETBACK
- 32 28' WIDE FIRE ACCESS LANE
- 33 PROPERTY LINE
- 34 SETBACK EASEMENT
- 35 6' TALL PERIMETER STEEL FENCE
- 36 SHUTTLE VEHICLE PARKING/STORAGE
- 37 PEDESTRIAN PROMENADE
- 38 6' HT. GREEN SCREEN
- 39 PARK AREA, TO BE PROGRAMMED
- 40 LONG-TERM BICYCLE PARKING
- 41 ORCHARD-LIKE TREE PLANTING
- 42 POSSIBLE PUBLIC PARKING AREA
- 43 BUS STOP LOCATION

SITE AREA INFORMATION

TOTAL SITE AREA: 36.86 ACRES

BUILDING FOOTPRINT: 125,120 SF

LANDSCAPE AREA TOTAL - 585,518 SF

INSIDE SETBACK - 57,831 SF

PARK AREA (OVERLAY D) - 167,433 SF

INTERIOR SITE LANDSCAPE - 344,231 SF

% OF LOT COVERAGE: 7.5%



Main Building Entry with Memorial Fountain and Vehicle Drop-off



Redlands Boulevard Pedestrian Promenade



DESIGN DEVELOPMENT-
NOT FOR CONSTRUCTION
FULLY SPRINKLERED

Scale: 1" = 60'-0"

| Revisions | Date |
|-----------|------|
| | |
| | |
| | |

CONSULTANTS:

MAZZETTI
525 SW Sixth Avenue, Suite 500
Portland, OR 97204
TEL: 503.620.3032
www.mazzetti.com
PROJECT NUMBER: 135-061

DEVELOPER:

WI Loma Linda, LLC.

ARCHITECT/ENGINEERS:

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DEGENKOLB ENGINEERS
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ZGF
ZIMMER GANZ FRASCA ARCHITECTS LP
1223 SW Washington Street
Suite 200
Portland, OR 97205
T 503 224 3860
www.zgf.com

Drawing Title
OVERALL SITE PLAN - illustrative
PPD Submission 11-12-2013

Approved: Project Director

Project Title

Location

Date

Checked

Drawn

Project Number

Building Number

Drawing Number
AS001

Dwg. x of xxx

Office of Construction and Facilities Management

Department of Veterans Affairs



PASSIVE RECREATIONAL PARK ZONE:
 -POCKET SEATING AREAS
 -WALKING TRAILS
 -ORCHARD GROVE
 -REDLANDS PROMENADE
 -LANDSCAPE SCULPTURE
 -"ORCHARD" PLANTING



Open Space summary

- Public Park Area
 57,831 sf inside pl and setback
 167,433 sf beyond setback
 225,249 sf (5.17 ac)
- Landscape Area beyond setback
 344,231 sf (7.90 ac)

569,480 sf (13.09 ac) Total Area

Visitor Parking summary
 974 vehicles
 21 vehicles (park area)
 19 ada van
 116 ada auto
 24 motorcycle
 1154

Staff Parking summary
 840 vehicles
 11 ada van
 23 ada auto
 11 motorcycle
 885

overall total: 2039 vehicles



ACTIVE RECREATIONAL PARK ZONE:
 -BOCCE
 -HORSESHOES
 -EXERCISE CIRCUITS
 -CHESS TABLES
 -TABLE TENNIS

VA Loma Linda
 Site Open Space
 zgf 11.01.2013

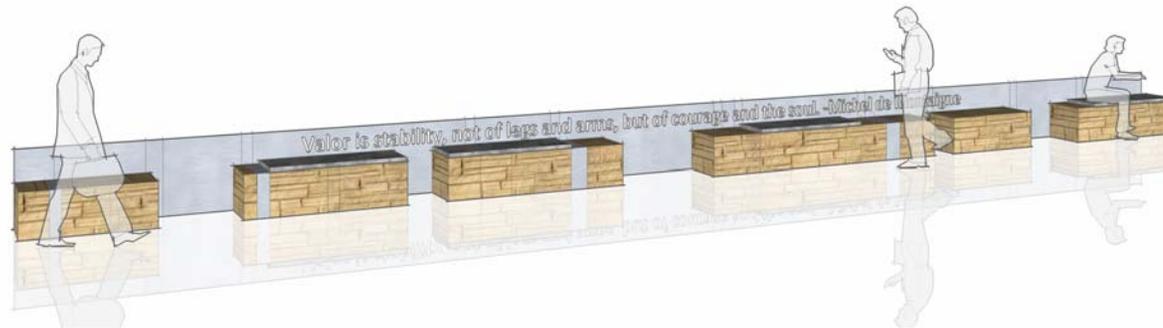


SITE AMENITIES: REDLANDS BLVD

WI Loma Linda, LLC
ZGF
Colliers
INTERNATIONAL



SITE AMENITIES: PROMENADE



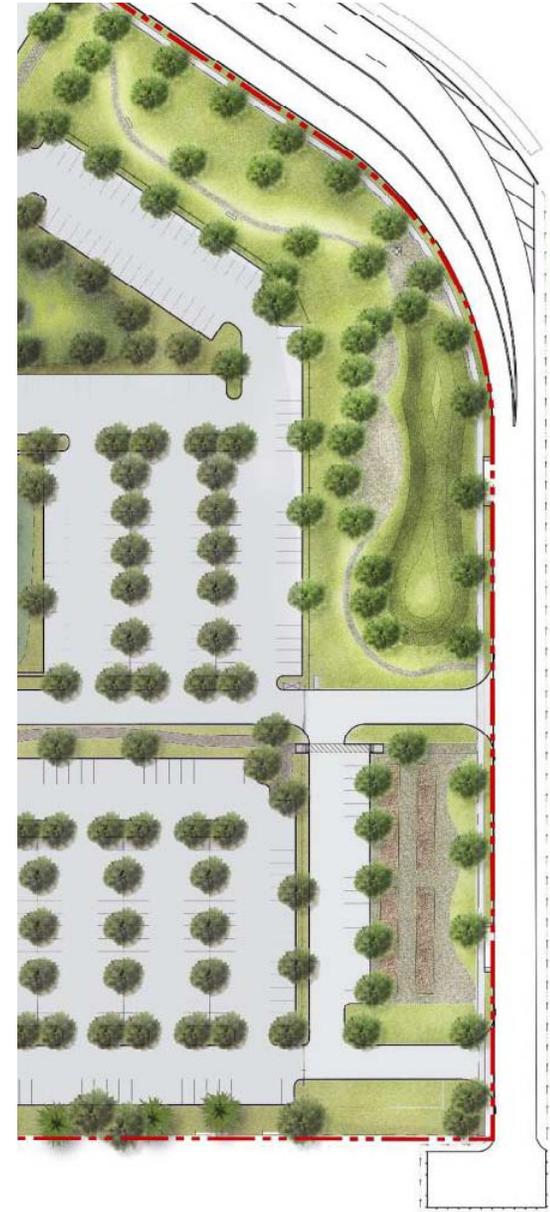
SITE AMENITIES: THE ORCHARDS

WI Loma Linda, LLC
ZGF
Colliers
INTERNATIONAL



SITE AMENITIES: ACTIVE ZONE

WI Loma Linda, LLC
ZGF
Colliers
INTERNATIONAL



SITE AMENITIES: GREEN SCREEN FENCE



SITE CONCEPT: BIKE RACK LOCATIONS

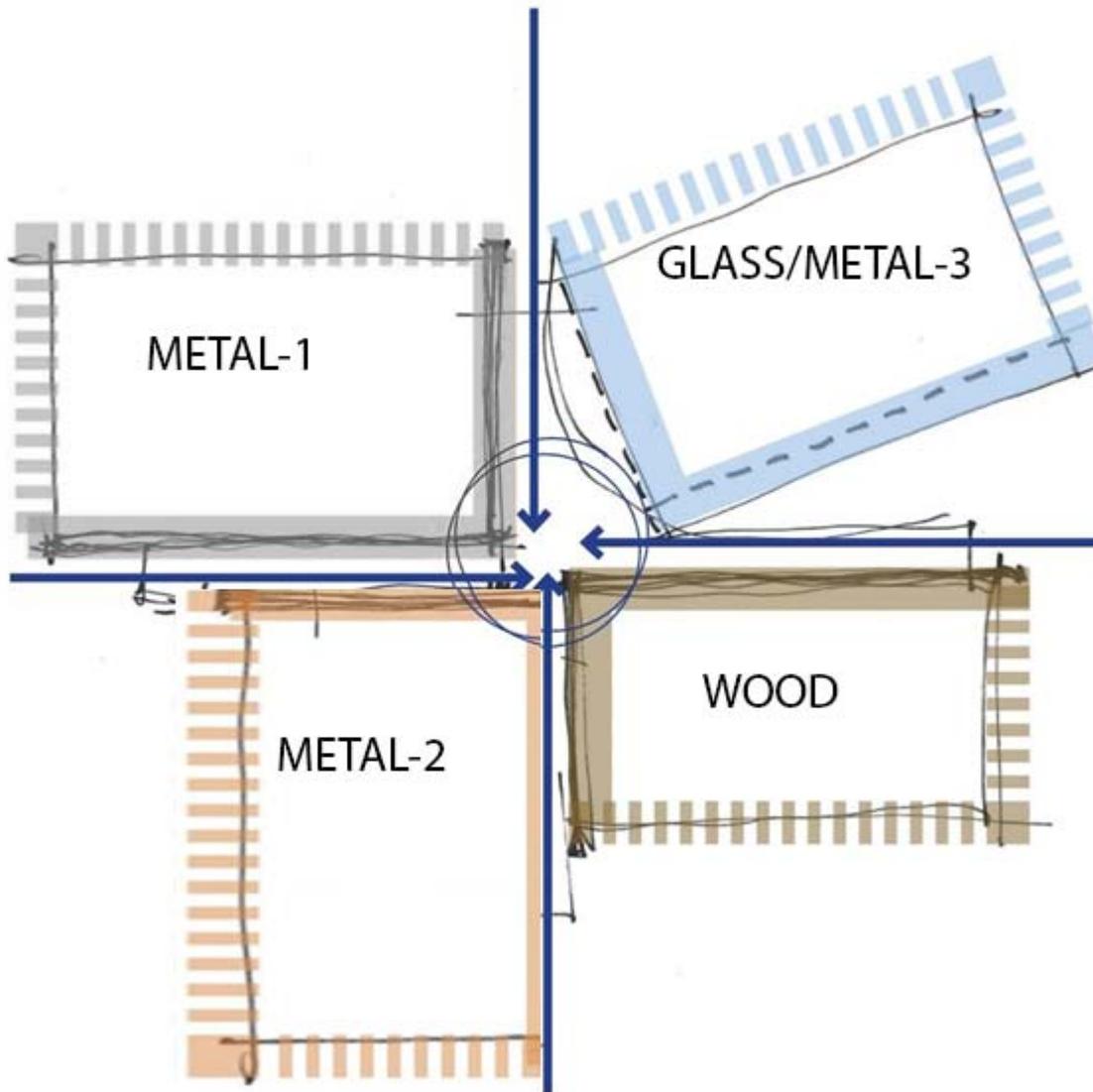


CONCEPT: ANIMATION



- Animation was removed to reduce file size

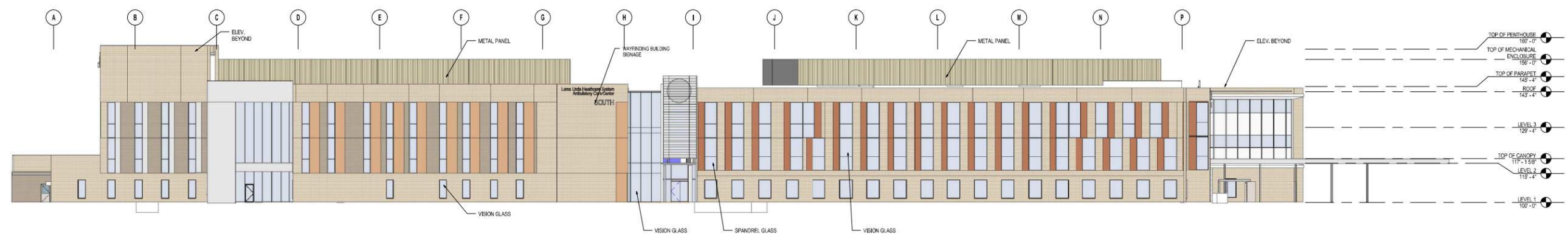
ARCHITECTURAL CONCEPTS



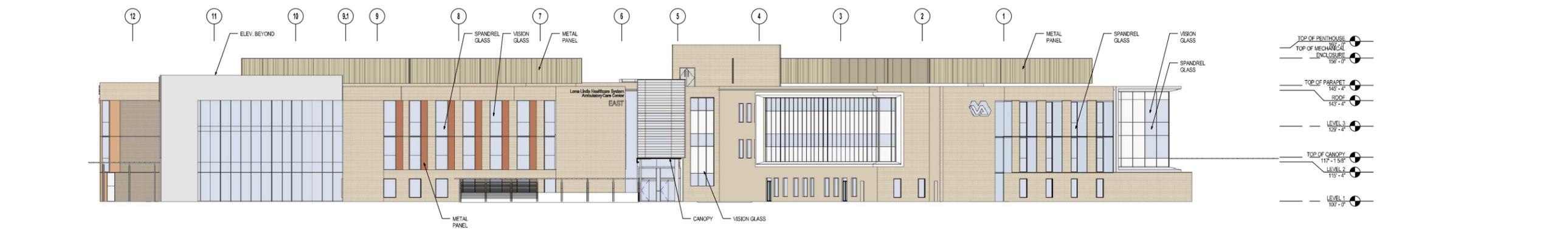
- Site and Building organization
- Clarity of Medical Services



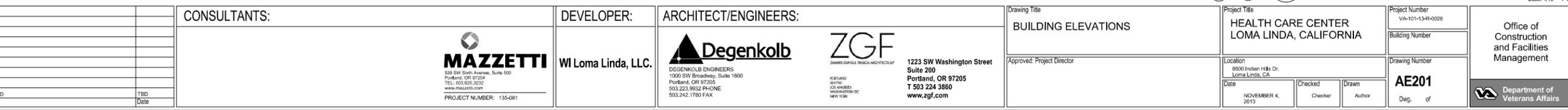
1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



NOTE:
THIS SHEET HAS BEEN CHANGED FROM THE MAY 3, 2013 BAFO SUBMISSION

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION FULLY SPRINKLERED

Scale: 1/16" = 1'-0"

| | | | | | | | | |
|---|---|--|--|--|---|--|---|--|
| Revisions: 1. TBD 2. TBD 3. TBD 4. TBD 5. TBD 6. TBD 7. TBD 8. TBD 9. TBD 10. TBD 11. TBD 12. TBD | CONSULTANTS: 520 SW Sixth Avenue, Suite 500 Portland, OR 97204 TEL: 503.825.3232 www.mazzetti.com PROJECT NUMBER: 135-081 | DEVELOPER: WI Loma Linda, LLC. | ARCHITECT/ENGINEERS: DEGENKOLB ENGINEERS 1000 SW Broadway, Suite 1800 Portland, OR 97205 503.223.9952 PHONE 503.242.1780 FAX | ZGF 1223 SW Washington Street Suite 200 Portland, OR 97205 T 503 224 3860 www.zgf.com | Drawing Title BUILDING ELEVATIONS Approved: Project Director | Project Title HEALTH CARE CENTER LOMA LINDA, CALIFORNIA Location 8900 Indian Hills Dr. Loma Linda, CA Date NOVEMBER 4, 2013 | Project Number VA-101-13R-0026 Building Number Drawing Number AE201 Dwg. of | Office of Construction and Facilities Management |
| | Checked NOVEMBER 4, 2013 Author | Drawn Author | | | | | | |

VIEW FROM EAST



ACCENT PAINT COLORS

SILVER METAL

- CLINIC ZONE 1
- CLINIC ZONE 2
- CLINIC ZONE 3 AND EXAMS

WOOD

- CLINIC ZONE 1
- CLINIC ZONE 2
- CLINIC ZONE 3 AND EXAMS

COPPER

- CLINIC ZONE 1
- CLINIC ZONE 2
- CLINIC ZONE 3 AND EXAMS

GLASS

- CLINIC ZONE 1
- CLINIC ZONE 2
- CLINIC ZONE 3 AND EXAMS

LUXURY VINYL TILE



CLINIC ZONE 3



CLINIC ZONE 2



CLINIC ZONE 1

**21ST CENTURY
EXTERIOR – CONTEMPORARY
INTERIOR**

Planning Commission

Regular Meeting of January 15, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:01 p.m., Wednesday, January 15, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Miguel Rojas, Vice Chairman
Carolyn Palmieri
Nikan Khatibi
Ryan Gallant

Staff Present: Konrad Bolowich, Assistant City Manager
Richard Holdaway, City Attorney
Guillermo Arreola, Associate Planner

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 14-01 – Presentation by Walsh Construction relating to the proposed Veteran’s Administration clinic on Redlands Boulevard and Bryn Mawr Avenue

Don Wetzel, Walsh Investors, representing the Walsh family introduced the team working on the project: Randy Moon, representing Walsh Construction; John Coons, Civil Engineer; Trent Thelen, Lead Landscape Architect; and David Staczek, ZGF Architects of Portland, project designer. Approximately 345,000 sq. ft. of state-of-the-art ambulatory healthcare, the project will help alleviate the congestion at the current Jerry L. Pettis Memorial VA Medical Center.

David Staczek presented an overview of the proposed project, reviewing the project site, open space allocation, site amenities, signage, architectural concepts, pattern and composition, style, exterior views, entry points, and solar exposure mitigation.

No action required.

PC-14-02 – TIME EXTENSION FOR PRECISE PLAN OF DESIGN NO. PPD 11-09 – PUBLIC HEARING – A time extension request for the proposed expansion of an existing 83-bed skilled nursing facility. The project includes the construction of a 46 unit (53-bed) assisted living residence with a secured memory care unit for up to 28 residents. The Parcel Map would merge the existing project site with the adjacent site to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in the Institutional (I) Zone

Chairman Nichols opened the Public Hearing. Brief discussion ensued among Commissioners. No comments were offered upon invitation and the Public Hearing was closed.

Motion by Khatibi, seconded by Palmieri and carried to accept staff recommendation to recommend approval of the requested time extension for PPD 11-09 to City Council. Rojas opposed.

PC-14-03 – GENERAL PLAN AMENDMENT NO. GPA 13-097 – PUBLIC HEARING – Consideration of General Plan Amendment No. GPA 13-097, an update of the Housing Element for the 2014 through 2021 Planning Period

Chairman Nichols opened the public hearing. Assistant City Manager Bolowich introduced the item, indicated that typically every 4 years, the State Department of Housing and Community Development (HCD) mandates cities adopt a Housing Element that addresses housing needs in the community, primarily low and very low income housing, as well as market-rate housing. He stated that while the City of Loma Linda does not currently have an approved housing element, the City has continued to address the issues by permitting the construction of a large number of low-income apartments and as new projects are proposed, they are mandated to address the issues and carry their fair share. What is currently before the Commission this evening has been submitted to the HCD and a letter received the date of this meeting that should the Commission and ultimately the City Council adopt the proposed Housing Element, HCD is willing to approve. If accomplished within State timeframes, the proposed Housing Element would meet their eight year planning cycle.

Planner Arreola introduced Laura Stetson and Diana Gonzales of MIG-Hogle-Ireland, the consultants who assisted in developing the proposed Housing Element.

Laura Stetson presented the staff report into evidence. She explained the Regional Housing Needs Assessment (RHNA) that provides the framework for the Housing Element. Ms. Stetson reiterated that in order to qualify for the eight year planning cycle, the Planning Commission would need to recommend approval to the City Council, and the Council approve the Housing Element Update by February 12, 2014. The Housing Element is a part of the General Plan, the only portion that needs to be updated on a regular basis and certified by the State. The focus of the Housing Element is on creating housing opportunities, not committing to build, and to show there are opportunities in Loma Linda for housing to be built at all income levels if the market requires. It also addresses the importance of maintaining the quality of existing homes.

Diane Gonzales addressed the Commissioners and explained that the processes by which the RHNA needs were established are based on density. The Housing Element does not require any land use changes, rather uses the existing General Plan to identify where the capacity was available. She further explained that existing law required a time frame in which to address emergency shelters. The City must identify one zone where emergency shelters are permitted by right and they are to be treated as any other commercial or residential use in that same zone. She also indicated that eligibility for some State funding and a number of grant programs require a certified Housing Element.

She then recommended the Planning Commission recommend the City Council approve the Housing Element for submission to HCD to meet the eight year planning cycle.

Discussion ensued among Commissioners and staff regarding emergency shelters; student housing; percentage of housing allocated to Moderate to Above Moderate and Low to Very Low; the current need versus future need or obligation; and a possible policy to address large institutions to include housing needs for employees.

Staff and consultants agreed to look at the possibility of an additional policy that would address the concerns of the Commission in regards to large institutions providing for housing needs for employees. In regards to emergency shelters, the City does not have to build any emergency shelters, but does have to show the ability to provide the opportunity should the need arise.

No other public testimony was offered and the public hearing was closed.

Motion by Khatibi, seconded by Rojas and unanimously carried to accept Staff recommendation to recommend approval of General Plan Amendment No. GPA 13-097 to City Council.

Chairman Nichols thanked Ms. Gonzales, Ms. Stetson and staff for their work on the Housing Element and their presentation to the Planning Commission.

PC-14-04 – DEVELOPMENT CODE AMENDMENT NO. DCA 13-138 – PUBLIC HEARING – A City initiated ordinance to amend Chapter 17.48 – Commercial Manufacturing Zone, Chapter 17.60 – Institutional Zone, and Chapter 17.02 – Introduction and Definitions, of Title 17 (Zoning), and to define and add specific provisions and regulations relating to emergency shelters in the City of Loma Linda

Chairman Nichols opened the public hearing. Planner Arreola presented the staff report into evidence, indicating the Development Code Amendment relating to emergency shelters was required for implementation of the Housing Element. He indicated the Commercial Manufacturing and Institutional Zones were recommended to accommodate emergency shelters as these zones would allow access to other types of services that may be used by those requiring emergency shelter assistance. He continued to review the State requirements relating to emergency shelters and indicated that to meet State requirements; the development standards relating to emergency shelters must be adopted before adoption of the Housing Element.

No other public testimony was offered and the public hearing was closed.

Motion by Khatibi, seconded by Palmieri and unanimously carried to accept recommendation to recommend approval of Development Code Amendment 13-138 to City Council.

Planner Arreola and Assistant City Manager Bolowich thanked Ms. Gonzales and Ms. Stetson for their tireless efforts in putting together and presenting the Housing Element and the emergency shelter Development Code Amendment.

PC-14-05 – APPROVAL OF MINUTES - December 4, 2013

Motion by Khatibi, seconded by Rojas and carried to approve the minutes of December 4, 2013 as corrected. Nichols and Palmieri abstained.

REPORTS BY PLANNING COMMISSIONERS

Commissioner Khatibi wished everyone a Happy 2014.

REPORTS BY STAFF

Assistant City Manager Bolowich indicated that the Marketplace (combination convenience store, gas station and car wash) at Mt. View Avenue and I-10 eastbound off-ramp would be coming before the Commission at the February 5, 2014 meeting.

The meeting adjourned at 913 p.m.

Minutes approved at the meeting of _____.

Barbara Nicholson
Deputy City Clerk