

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 9:13 p.m.

Minutes approved at the meeting of March 5, 2014.



Barbara Nicholson
Deputy City Clerk