Agenda City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF
May 7, 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

1. **CLARIFICATION OF MASTER SIGN PROGRAM NO. 12-044** – Staff seeks Planning Commission clarification on certain regulations listed in the Master Sign Program for the Center Point Development located at the southeast corner of Barton Road and Mountain View Avenue.

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

1. **CONDITIONAL USE PERMIT NO. 14-034 – (PUBLIC HEARING – LIMITED TO 30 MINUTES) –** The Applicant, Smartlink, LLC on behalf of AT&T, requests approval to install roof mounted antennas and screening along the parapet walls at Prince Hall within the Loma Linda University Campus. The project site is located at 11092 Anderson Avenue, in the Institutional (I) zone.

   STAFF RECOMMENDATION:

   Approve the Request.

2. **TIME EXTENSION OF PRECISE PLAN OF DESIGN (PPD) No. 11-105 – (PUBLIC HEARING – LIMITED TO 30 MINUTES) –** The Applicant is requesting a one year time extension for the previously approved Precise Plan of Design to construct a three-story, 8,921 square-foot motel inn and suites. The proposed project would include the construction of 23 rooms and the associated on-site improvements. The project site presently vacant (APN: 0281-091-41 and is located on the north side of Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV/CG) Zone).

   STAFF RECOMMENDATION:

   Approve the Request.

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

1. March 5, 2014

2. April 2, 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.

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 7, 2014

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

SUBJECT: MASTER SIGN PROGRAM (MSP) NO. 12-044 – CLARIFICATION ONLY

SUMMARY

The Planning Department seeks clarification regarding sign questions related to Master Sign Program No. 12-044. The project is located at the southeast corner of Barton Road and Mountain View Avenue. The project is located in the Neighborhood Business (C-1) Zone.

RECOMMENDATION

The recommendation is that the Planning Commission provides clarification regarding MS No. 12-044.

PERTINENT DATA

Applicant/Property Owners:	Terra Linda Commercial LLC
General Plan:	Commercial
Zoning:	(C-1) Neighborhood Business

BACKGROUND AND EXISTING SETTING

Background

On January 16, 2013, the Planning Commission approved Master Sign Program (MSP) No. 12-044.

ANALYSIS

Project Description

Staff received preliminary sign plans for a future tenant at the recently approved Centerpoint Shopping Center. All signs require the submittal of a sign permit application to assure that the proposed signs comply with the approved MSP for the center. As stated above, Staff and Centerpoint management would like clarification on regarding sign height and location.

AGENDA ITEM F1

Letter Height and Two-Line Copy

Page 13 of the MSP has the following restrictions relating to the size of a wall sign for Major Tenants:

SIGN AREA: The surface area of the sign shall not exceed 10% of the surface area of the face of the building

SIGN HEIGHT: Maximum sign height is 62” logo, 44” letters

SIGN LENGTH: Maximum of 75% of width of sign fascia

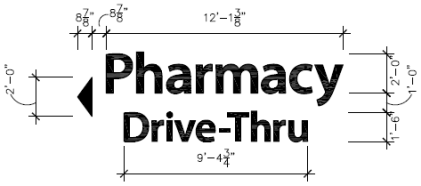
The MSP does not specifically prohibit two lines of copy, nor does it state the maximum height of the sign, so long as it complies with the above mentioned criteria.

The Applicant is proposing two wall signs for the Major Tenant building.

The total height of Sign #1 is approximately 7’-2”, not including the logo. Each line of copy does not exceed 44-inches in height, nor does the logo exceed 62-inches in height, as required above.

The total height of Sign #2 is 4’-6”. The maximum height of copy is 24-inches.

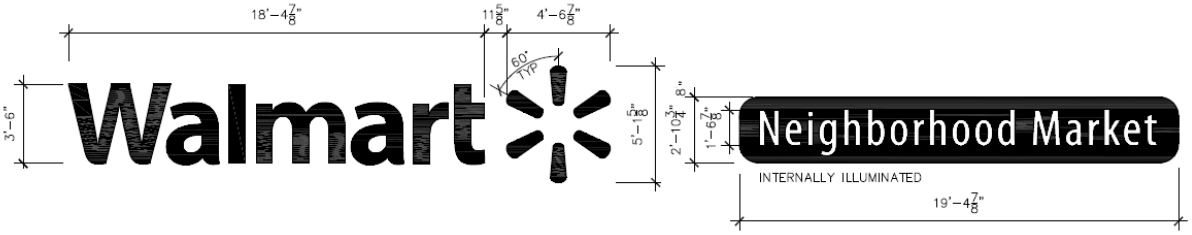
Sign Location #1
Scale: 1/4” = 1’-0”



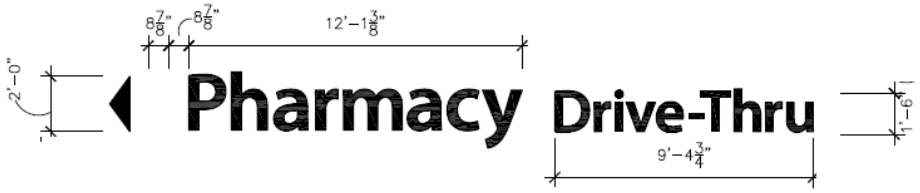
Sign Location #2
Scale: 1/4” = 1’-0”

The applicant has indicated that the signs shown above are typical of the wall signage at other Walmart Neighborhood Markets. The signage above also complies with the following section of the "maximum of 75% of width of sign fascia".

If signage is not permitted to have two lines of copy, then the proposed signage would look something like the following:



Sign Location #1
Scale: 1/4" = 1'-0"



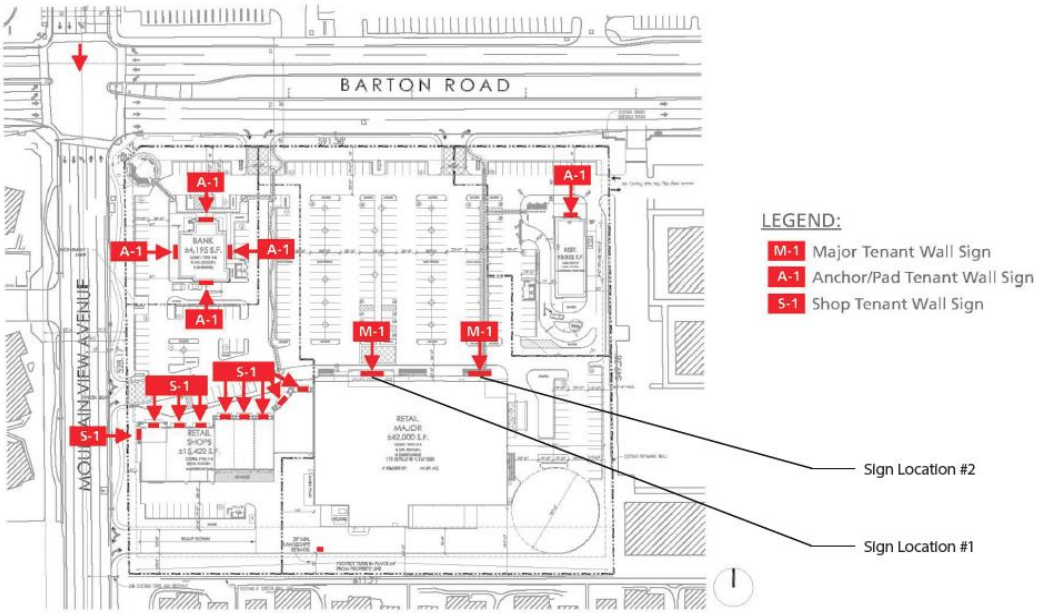
Sign Location #2
Scale: 1/4" = 1'-0"

Sign #2 would measures approximately 25-feet in length. The total fascia width is 42-feet in length. Sign #2 would measure approximately 60% of the fascia width and would comply with the 75% maximum (31.5-feet).

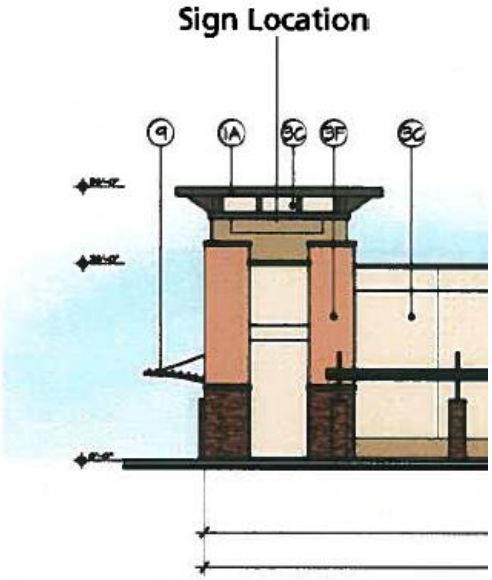
The total length of Sign #1 would roughly measure approximately 46-feet in length, with a sign fascia of 50-feet in length. This is equivalent to approximately 92% of the sign fascia width. The lettering would have to be reduced to 37.5-feet in order to comply with the 75% maximum. The image below illustrates what the signage could possibly look like if two lines of copy were not permitted, and what a sign would look like at the at approximately 92% and the 75% maximum. For informational purposes, the building is located approximately 320-feet from Barton Road.

Sign Location

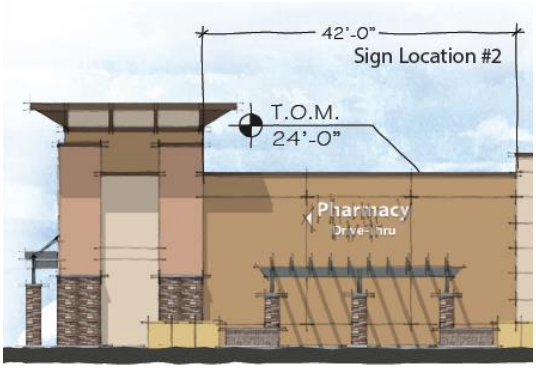
Page 8 of the approved MSP indicates the location of the wall signs for all tenants in the shopping center. Specifically, the signage for the major retail grocery store indicates the location of the wall signage as "M-1". Two walls signs were approved for this building. The main sign is located over the entrance of the building, and proposed Sign #2 is located toward the eastern end of the building facade, however not quite to the end of the building. There is still some separation between the sign location and the edge of the building.



Page 9 of the approved MSP indicates that the second sign was to be centrally located within the tower element of the building façade, immediately adjacent to the end of the building façade. The tower element and approved sign location is shown in the elevation below:



The applicant would like to locate the "Pharmacy Drive-Thru" sign on the building fascia shown below, and in keeping with the site plan above. The benefit to the Applicant's proposal is that it allows for a larger, more visible sign than within the tower element. The proposed location of the Pharmacy sign more closely complies with the site plan above, but does not comply with the elevation shown above.



CONCLUSION

At this time, staff would like clarification regarding the ability to:

- Allow two lines of copy, which isn't specifically prohibited in the MSP, as long as each line of copy does not exceed the maximum letter height;
- Allow the placement of the "Pharmacy Drive-Thru" sign as shown in Exhibit B to comply with Page 8 of the Master Sign Program.

Respectfully submitted,

Guillermo Arreola,
Associate Planner

ATTACHMENTS

A. Vicinity Map
B. Applicant's Letter and Plans

B | R | R
architecture

April 15, 2014

City of Loma Linda – Planning Division
Attn: Guillermo Arreola
25541 Barton Road
Loma Linda, CA 92354

Re: Walmart Store #2998 Loma Linda (Barton), CA

Dear Mr. Arreola,

We would like to request that the proposed signage for this store be included on the agenda for the next Planning Commission meeting in order for members to provide clarification on what is being presented relative to what is prescribed as part of the Master Sign Program (MSP) for the Center Point Development. The need for clarification stems from the ambiguous nature of the program as it relates to stacked sign configurations. The program itself does not prohibit a stacked sign configuration, nor does it limit the overall height of the arrangement of individual components that make up a stacked sign. The program does however state that for a Major Tenant; the maximum height for letters is 44" and logo is 62", the maximum sign area shall not exceed 10% of the surface area of the face of the building, and the maximum sign length is limited to 75% of the width of the sign fascia. We believe that our proposal for building signage at both locations is in conformance with all of these requirements and follows the intent of the Master Sign Program. Exhibit 1 attached shows the MSP building sign locations. See Exhibit 2 attached for the colored building elevations and proposed signage.

- The first clarification we request of the Planning Commission is to determine that stacked signs are not intended to be or are prohibited through interpretation of the approved Center Point Master Sign Program.

There was also early discussion of the secondary sign for this tenant to be located at the top of the tower feature at the northeast corner of the building. The pilaster and roof elements on the tower do not create space for the placement of a sign. Lowering the sign to an adjacent wall, at a less prominent location is proposed.

- The second clarification we request of the Planning Commission is to determine that the lower sign location is warranted due to the architectural tower feature and that the proposed sign is still in keeping with the intent of the Center Point Master Sign Program. See Exhibit 2 attached.

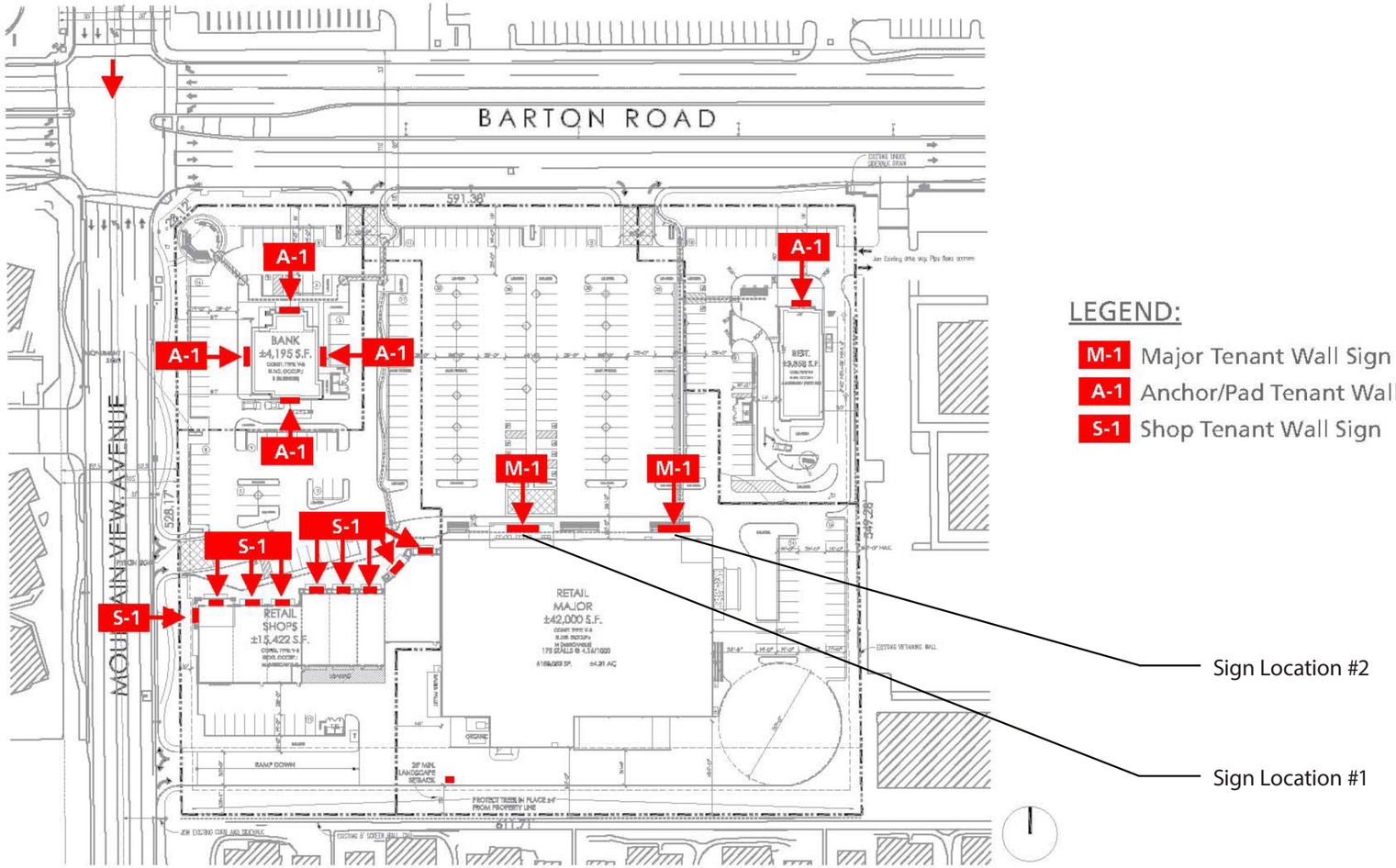
Exhibit 3 provides the sign details for the proposed signage.

Please contact me directly if you have any further questions about the information provided within.

Sincerely,

Matt Presti
Signage Coordinator

2400 E. Arizona Biltmore Circle, Suite 1360
Phoenix, AZ 85016
(602) 386-4839
matt.presti@brrarch.com



LEGEND:

- M-1 Major Tenant Wall Sign
- A-1 Anchor/Pad Tenant Wall Sign
- S-1 Shop Tenant Wall Sign

Walmart

B | R | R architecture	April 15, 2014	2998-00 Loma Linda (Barton) - Sign Permit Exhibits	Exhibit 1 - MSP Approved Major Tenant Sign Locations	1

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Final Approved Building Elevations

N.T.S.

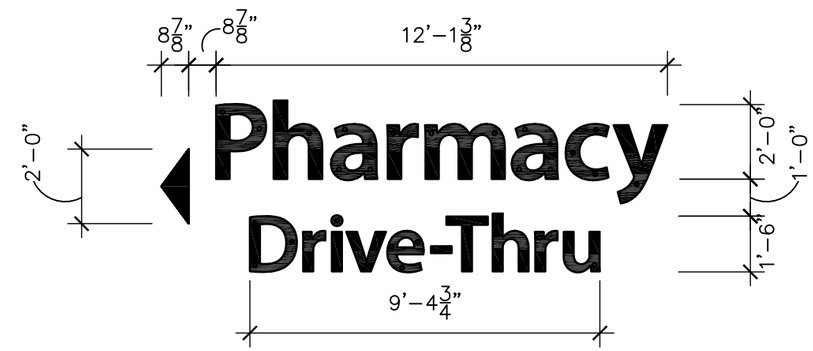
Walmart

B | R | R architecture	April 15, 2014	2998-00 Loma Linda (Barton) - Sign Permit Exhibits	Exhbit 2 - Major Tenant Elevation	2

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Sign Location #1

Scale: 1/4" = 1'-0"



Sign Location #2

Scale: 1/4" = 1'-0"

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 7, 2014

TO: **PLANNING COMMISSION**

FROM: **KONRAD BOLOWICH**
ASSISTANT CITY MANAGER

SUBJECT: **CONDITIONAL USE PERMIT (CUP) NO. 14-034**

SUMMARY

The Applicant, Smartlink, LLC on behalf of AT&T, requests approval to install roof mounted antennas and screening along the parapet walls at Prince Hall within the Loma Linda University Campus. The project site is located at 11092 Anderson Avenue, in the Institutional (I) zone. A copy of the project plans is available in Attachment B.

RECOMMENDATION

The recommendation is for the Planning Commission to approve CUP No. 14-034 based on the Findings, and subject to the Conditions of Approval (Attachment C).

PERTINENT DATA

Property Owner/Applicant:	Loma Linda University
General Plan/Zoning:	Insitutional (I)
Site:	Loma Linda University Campus
Topography:	Relatively Flat
Vegetation:	N/A

BACKGROUND AND EXISTING SETTING

Background

On March 18, 2014, Smartlink, LLC submitted a CUP application with the required forms, plans, and mailing labels for the above referenced project. On April 10, 2014, the Administrative Review Committee (ARC) reviewed the project and deemed the project complete for processing pursuant to the California Permit Streamlining Act.

Existing Setting

The subject site is located within the Loma Linda University Campus, on the rooftop of Prince Hall. Prince Hall is located off University Avenue, between Anderson and Campus Streets.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The proposed construction has a Class 1 exemption from CEQA per CEQA, Guidelines §15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

PUBLIC COMMENTS

On April 24, 2014, public hearing notices for this project were posted and mailed to property owners and occupants located within 300 feet of the project site. As of this report, the City has received no written or oral comments on the project.

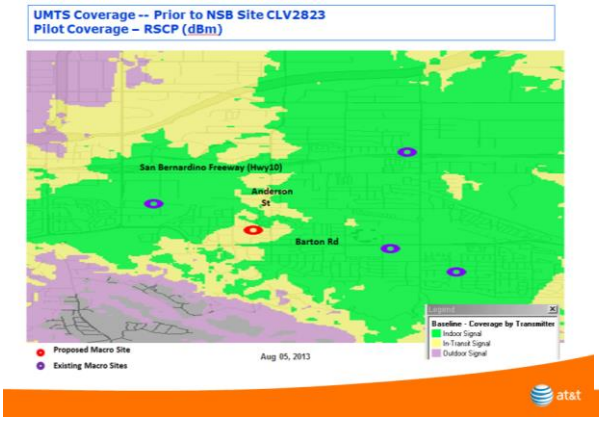
ANALYSIS

Project Description

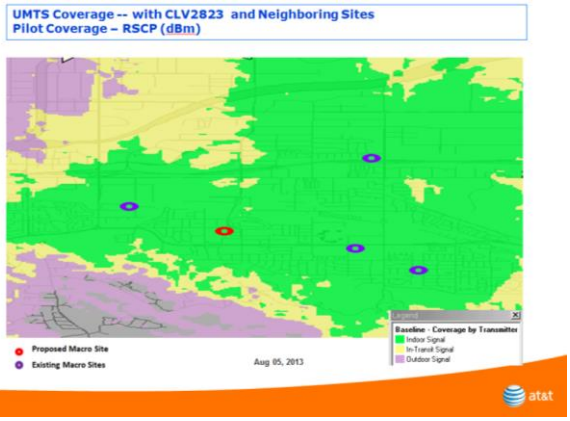
The applicant is proposing to install roof mounted antennas and equipment in for cellular service. The antennas will be located adjacent to the existing parapet wall, with the equipment shelter more centrally located on the building. Section 17.95.060(A) requires a conditional use permit when the roof-mounted, panel, or whip style antennas are visible from any public right of way or adjacent residential uses. In this case, the antennas would clearly be visible from the adjacent public right of way without any screening. The screening, a light-weight material painted to match the existing building façade, would be place on the existing parapet wall, and increase the height of the wall by 6'6" to 7'6".

The purpose for the antennas is a lack of mobile phone and high speed data coverage. Below are a series of maps that show existing coverage and proposed coverage once the antennas are installed.

Existing

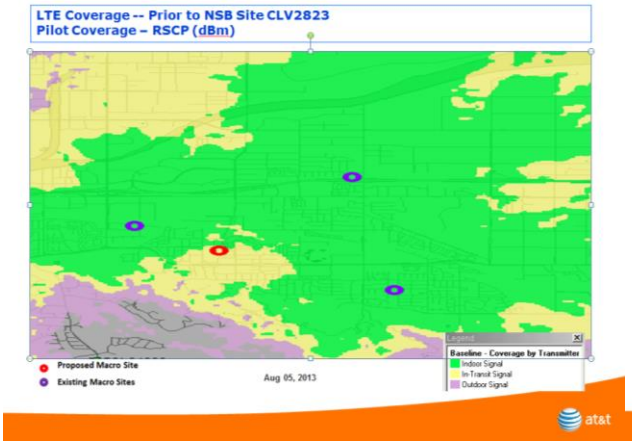


Proposed

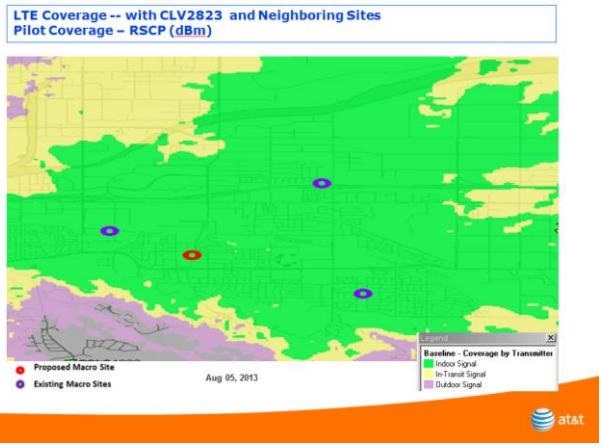


These maps show the current lack of AT&T coverage in the Loma Linda area. The installation of the new antennas would provide more continuous coverage. The maps below show the lack of high speed date for mobile phones and data terminals.

Existing

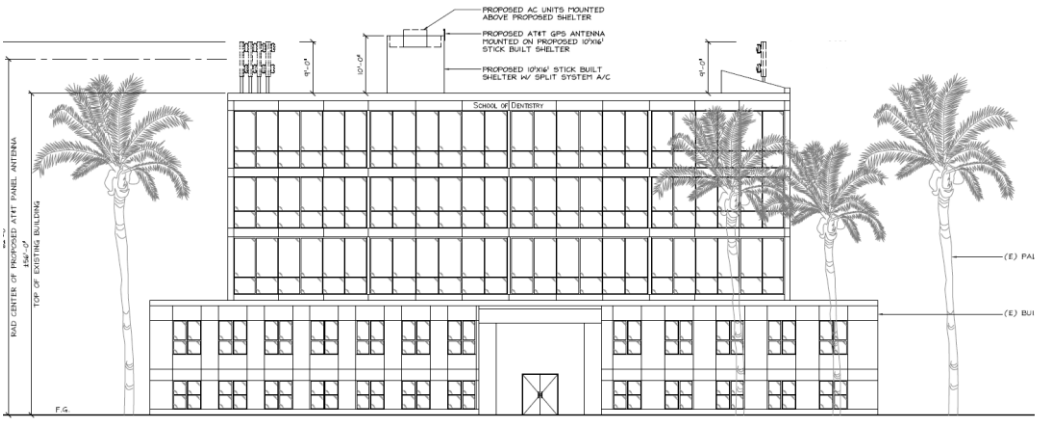


Proposed



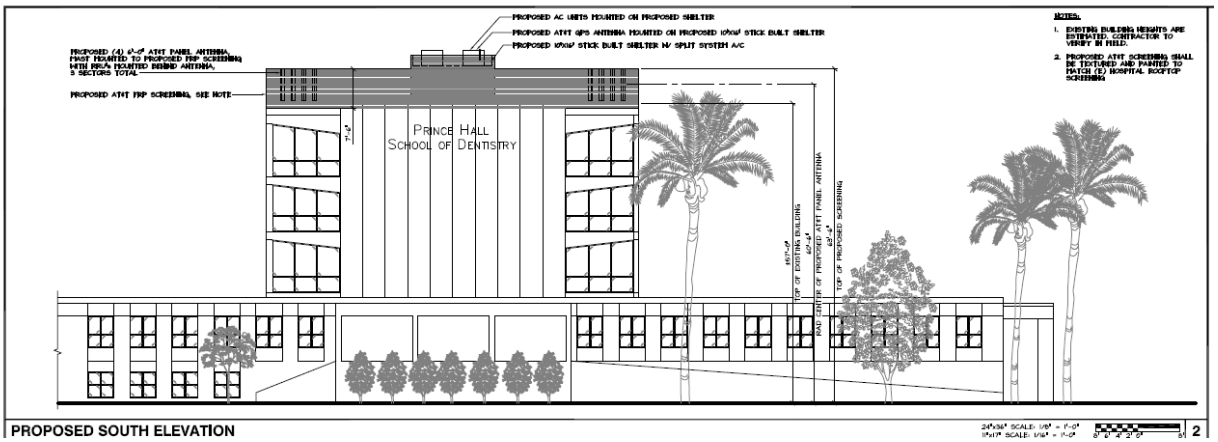
During Staff's initial meetings with the applicant, Staff recommended that panel antennas be installed along the façade of the building, however, the applicant indicated that there wasn't enough room to mount the number and size of antennas needed to provide adequate coverage. These panels would be painted to match the façade and not extend beyond the roof top of the building. However they would not provide adequate coverage. So, Staff recommended that the proposed roof mounted antennas be screened to eliminate the visibility of roof mounted clutter that is commonly found on tall buildings.

Staff continued to work with the applicant to reduce the visibility of both the antennas and the screening. Staff mentioned our concerns with respect to height of the antennas and roof mounted equipment. The applicant lowered the antennas from 9-feet in height to 7-feet, 6 inches. However, without any screening, the antennas and equipment shelter would clearly be visible from the public right-of-way due to their proximity to the corners of the building, as shown on the image below.

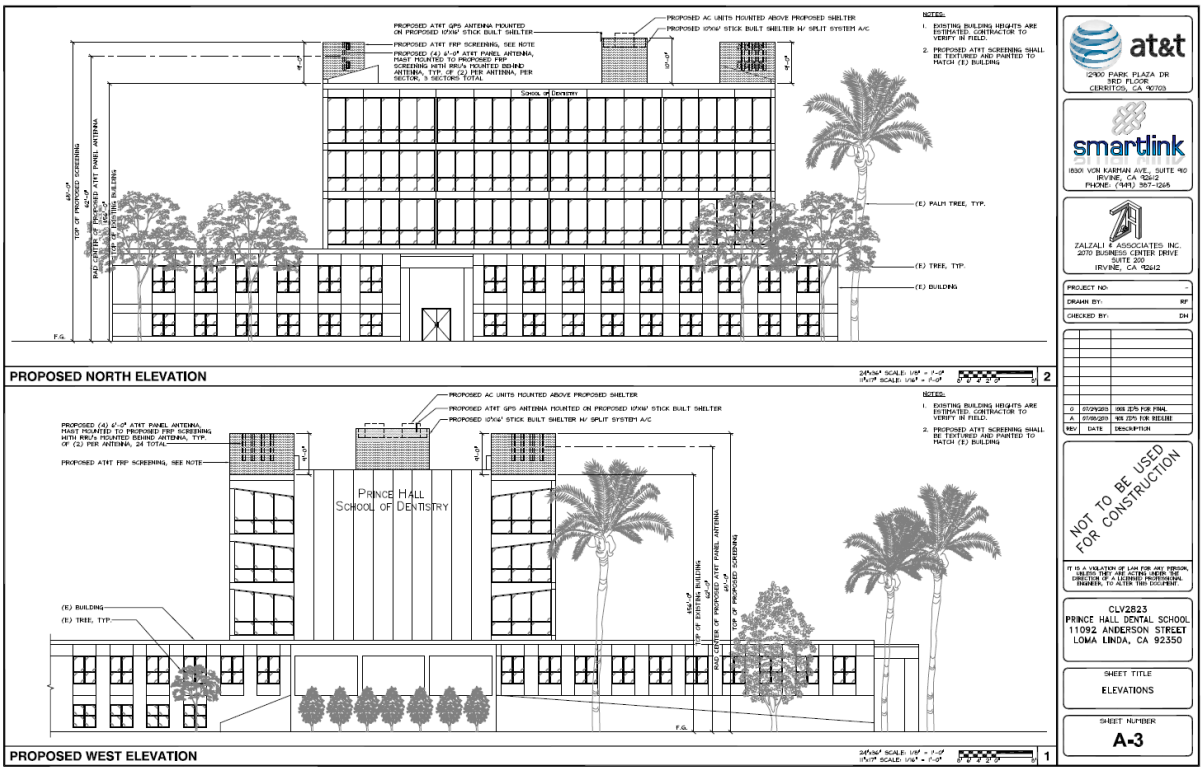


The Applicant submitted a few screening options during the initial meetings. Some of the early screening options were presented below:

Continuous screen along parapet wall



Narrower screens with abrupt changes in height



However, staff continued to work with the applicant on a design that would limit the height of the screen material, roof mounted equipment and antennas and settled on a screen design that included angled lines that tapered from the top of the screen and flared out to the bottom of the screen, eliminating any abrupt changes in height to the parapet wall. The light-weight screening material will be painted to match the color and finish of the building. See attached plans for more details.

Conditional Use Permit Findings

The following findings must be addressed when considering a conditional use permit. As per LLMC Section 17.30.210, "The Planning Commission, in approving a conditional use permit, shall find as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

Roof mounted antennas that are visible from the adjacent public right-of-way are permitted in the Institutional Zone, subject to approval of a conditional use permit, pursuant to Section 17.95.060.

That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.

The proposed project is consistent with both the Zoning Code (LLMC Title 17) requirements and the goals and policies of the adopted General Plan (May 26, 2009). Specifically, the project is consistent with General Plan Guiding Policy 8.10.7 (g), which encourages development of appropriate siting regulations for the installation of utilities and telecommunication facilities to minimize potential impacts to the community. As stated above, roof mounted equipment is permitted in the Institutional zone, subject to approval of a conditional use permit, pursuant to Section 17.95.060.

2. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The project site is adequate in size and shape to accommodate the proposed roof mounted equipment and accessory screening. As indicated, the roof mounted antennas and equipment, in conjunction with the installation of the screening material, will not be visible to the adjacent properties along the public-right-of-way.

3. *That the site or the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The antennas and equipment are unmanned; however, they will require occasional maintenance. Additional traffic will not be generated as the result of this project.

4. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this application to insure compatibility with the neighborhood and to prevent any negative impacts to the surrounding area.

Wireless Communication Facilities Findings

All wireless communication facilities shall be subject to the following findings. These findings are in addition to any applicable criteria outlined in LLMC Chapter 17.30 Conditional Use Permits or the criteria for a small project application.

1. *There is adequate space on the property for the wireless communication facility and accessory wireless communication equipment. Adequate space shall mean that the wireless communication facility will not be in conflict with existing buildings or other structures on the property, or reduce required parking, landscaping or other property improvements based on city development standards.*

As previously stated, the project will occupy only a fraction of the overall site. However, because the antennas would be visible to adjacent properties and the adjacent public right-of-way, screens are proposed along the parapet walls of the building to help obscure the view of the antennas and accessory equipment. The project complies with the setback requirements for structures and will not impact parking, landscaping or other property improvements, or generate additional vehicle trips to the site.

2. *The design and placement of the wireless communication facility and accessory wireless communication equipment will not adversely impact the use of the property, other buildings and structures located on the property, or the surrounding area or neighborhood (i.e., encroach on walkways or openings, block or impair valuable views of or from the subject property or nearby properties).*

The proposed improvements will be located on top of Prince Hall and will require the installation of screening materials in order to obscure the visibility of the antennas and accessory roof mounted equipment from the surrounding properties and public right-of-way. The screening material will be painted to match the color of the building.

3. *The wireless communication facility and accessory wireless communication equipment as proposed are consistent with the intent of this part and comply with the general standards for all wireless communication facilities and special standards for ground mounted structures below.*

The project is consistent with LLMC Chapter 17.95 which outlines specific design standards and requirements related to wireless communication facilities. The project meets the goals and policies of the adopted General Plan (May 26, 2009) for developments related to wireless facilities.

4. *The operation of the facility will not cause Radio Frequency Interference (RFI) to any of the city's communication operations including Public Works Department, Public Safety Department and San Bernardino County Sheriff's Department radio systems, other radio and communications systems, computer and/or electronic equipment, and SCADA facilities. In addition, the operation of the facility will not cause RFI to Loma Linda University, Loma Linda University Medical Center, Jerry L. Pettis Veterans Medical Center, Loma Linda University Community Medical Center, or other medical or educational related facilities' communications operations, computer equipment, and/or sensitive medical research and/or testing equipment, or to other consumer electronic products (i.e., televisions, radios, amateur radios, cordless*

telephones or other communications devices, hearing aids, or stereos), or to railroad communications, control or telemetry systems.

Condition No. 11 of the project's Conditions of Approval ensures compatibility with the communication operations of the Civic Center, City Corp Yard (and other City facilities), San Bernardino County Sheriff's Department, and the Loma Linda-based hospitals.

CONCLUSION

The proposed antennas are necessary to provide coverage in an area that lacks AT&T coverage. Because the antennas will be visible from the adjacent properties and public right-of-way, screening will be incorporated to conceal the roof mounted equipment. The screen material is designed to blend, to the greatest extent possible, with the building while at the same time providing the necessary concealment of the antennas and roof mounted equipment. The screens will be painted to match the color and finish of Prince Hall.

All elements of project are consistent with the adopted General Plan (May 26, 2009). The project is also in compliance with the Wireless Communication Facilities regulations found in Zoning Code Chapter 17.95. The project has been designed in a manner that is compatible with the existing building, and surrounding neighborhood and community.

Staff has determined that the project is eligible for a Class 1 Categorical Exemption from the California Environmental Quality Act (CEQA) and a Notice of Exemption will be filed with the County Clerk of the Board of Supervisors pending approval of the Planning Commission.

Respectfully submitted by:

Guillermo Arreola
Associate Planner

EXHIBITS

A. Vicinity Map
B. Project Plans
C. Conditions of Approval

I:\PROJECT FILES\CUP\2014\CUP 14-034 Prince Hall\Staff Report.doc

Vicinity Map

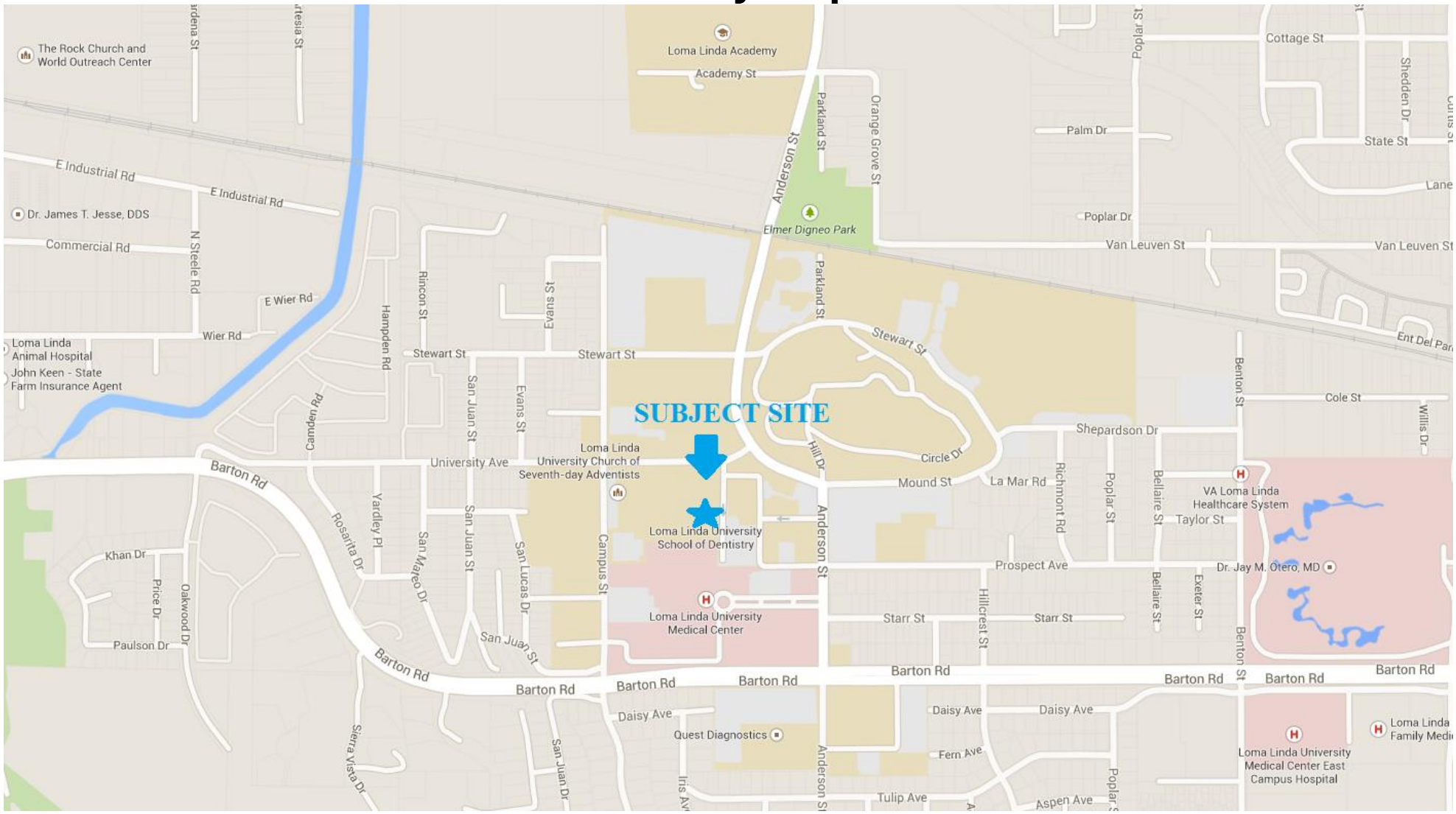


EXHIBIT – A

SITE NUMBER: CLV2823
SITE NAME: PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350
COUNTY: SAN BERNARDINO

ENGINEERING

2013 CALIFORNIA BUILDING CODE
2013 INTERNATIONAL BUILDING CODE
2013 NATIONAL ELECTRIC CODE
TIA/EIA-222-G OR LATEST EDITION
LOCAL BUILDING/PLANNING CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER:	LOMA LINDA UNIVERSITY
ADDRESS:	11092 ANDERSON BUILDING LOMA LINDA, CA 92350
APPLICANT: ADDRESS:	AT&T 12900 PARK PLAZA DRIVE CERRITOS, CA 90703
LATITUDE:	34° 03' 04.35" N (34.051208)
LONGITUDE:	117° 15' 47.79" W (-117.263275)
LAT/LONG TYPE:	NAD 83
GROUND ELEVATION:	±1124' AMSL
APN #:	0284-082-18
ZONING JURISDICTION:	CITY OF LOMA LINDA
CURRENT ZONING:	(CG) COMMERCIAL GENERAL
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY

PROJECT TEAM

CLIENT REPRESENTATIVE:
SMARTLINK LLC
18301 VON KARMAN AVE
SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265
FAX: (949) 387-1275

ENGINEER:
ZALZALI & ASSOCIATES INC.
23675 BIRTCHER DR.
LAKE FOREST, CA 92630
CONTACT: DEAN WALKER
PHONE: (714) 230-5714
www.zalzali.com

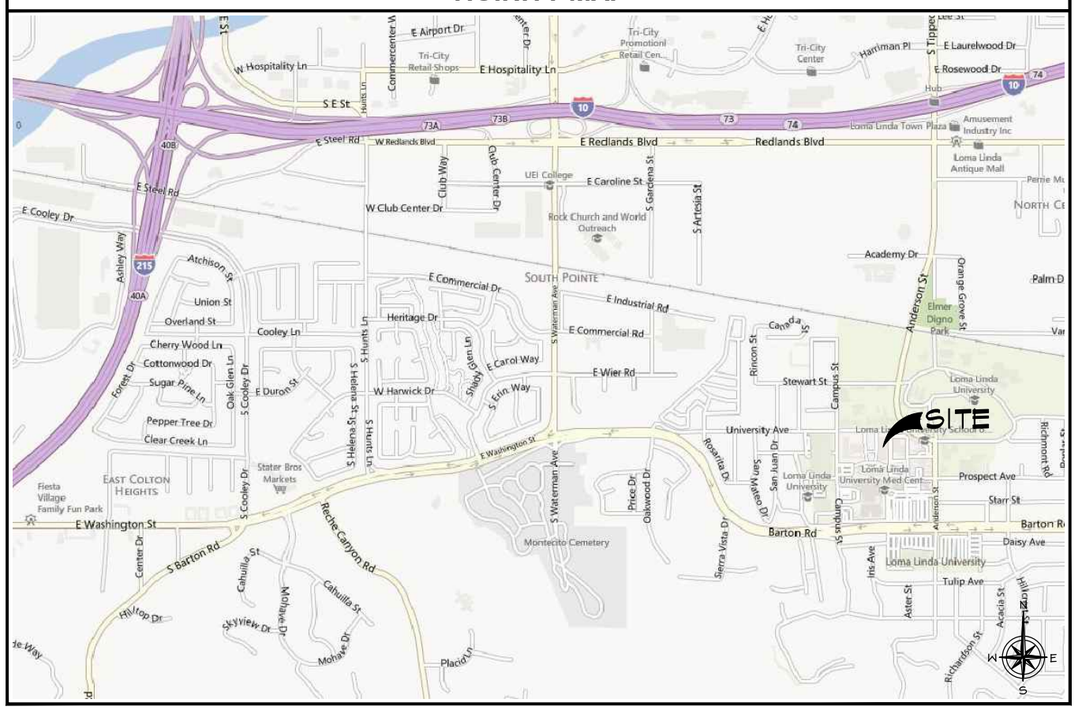
SITE ACQUISITION/ZONING:
SMARTLINK LLC
18301 VON KARMAN AVE
SUITE 910
IRVINE, CA 92612
CONTACT: TROY JENNINGS
PHONE: (775) 200-2125
EMAIL:
troy.jennings@smartlinkllc.com

PROJECT MANAGER:
AT&T
12900 PARK PLAZA DR.
3RD FLR
CERRITOS, CA 90703
CONTACT: CHRISTIE HOM
PHONE: (714) 475-3479

RF ENGINEER:
AT&T
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703
CONTACT: FARAZ YAQOOB
PHONE: (918) 409-0684

CONSTRUCTION MANAGER:
BECHTEL COMMUNICATIONS
6131 ORANGETHORPE AVE
SUITE 500
BUENA PARK, CA 90620
CONTACT: STEVE KINDRED
PHONE: (714) 676-2822

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T CERRITOS OFFICE:

HEAD EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE, TAKE THE 1ST RIGHT ONTO SHOEMAKER AVE, TAKE THE 1ST RIGHT ONTO 183RD ST, TAKE THE 1ST RIGHT ONTO TOWNE CENTER DR, TURN RIGHT ONTO PARK PLAZA DR, TURN LEFT TO MERGE ONTO CA-91 E, MERGE ONTO I-215 N, TAKE THE EXIT ONTO I-10 E TOWARD REDLANDS, TAKE THE ANDERSON ST EXIT TOWARD TIPPECANOE AVE, TURN RIGHT ONTO ANDERSON ST. DESTINATION WILL BE ON THE RIGHT

#11092 ANDERSON ST, LOMA LINDA, CA 92350

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATION SITE WITHIN AN (E) OFFICE SPACE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF AT&T EQUIPMENT CABINETS WITHIN A PROPOSED STICK BUILT SHELTER ON ROOFTOP
- INSTALLATION OF (1) NEW AT&T GPS ANTENNA
- INSTALLATION OF (12) NEW AT&T PANEL ANTENNAS ON NEW ANTENNA MASTS BEHIND FRP SCREENING
- INSTALLATION OF NEW FRP PARAPET EXTENSIONS
- INSTALLATION OF (15) NEW RRU'S BEHIND NEW AT&T PANEL ANTENNAS
- INSTALLATION OF NEW FIBER/POWER CABLES ROUTED FROM NEW EQUIPMENT CABINETS TO NEW PANEL ANTENNAS
- INSTALLATION OF (3) NEW TELCO, ELECTRICAL AND GROUND CONDUITS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	TITLE INFORMATION
A-1	SITE PLAN & ROOF PLAN
A-2	EQUIPMENT & ANTENNA LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____
AT&T OPERATIONS: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ZONING: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 Dig Alert
Know what's below.
Call before you dig.
California South
Call Two Working Days Before You Dig!
811 / 800-227-2600

at&t
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703

smartlink
18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ZALZALI & ASSOCIATES INC.
23675 BIRTCHER DR.
LAKE FOREST, CA 92630

PROJECT NO:	-
DRAWN BY:	KM
CHECKED BY:	DW

REV	DATE	DESCRIPTION
0	02/12/2014	100% ZD'S FOR FINAL
A	10/01/2013	90% ZD'S FOR REDLINE

NOT TO BE USED FOR CONSTRUCTION

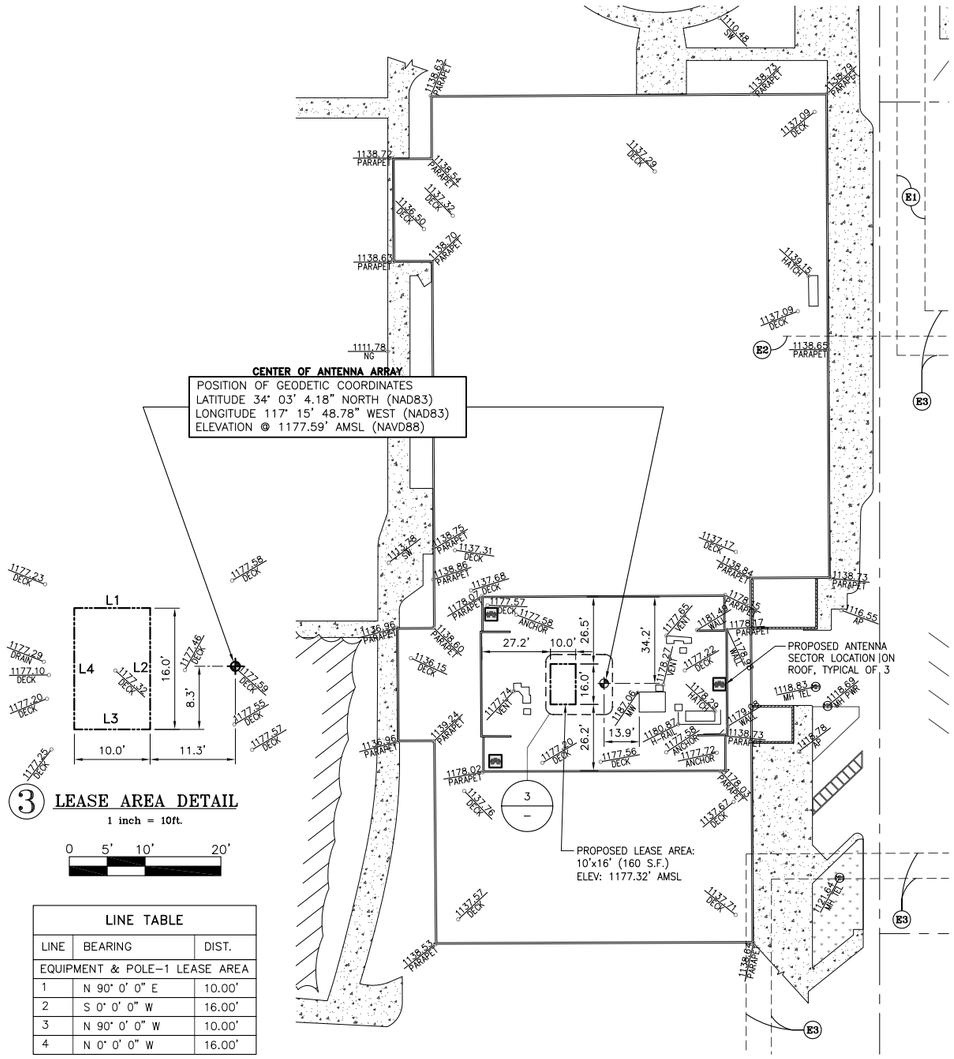
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350

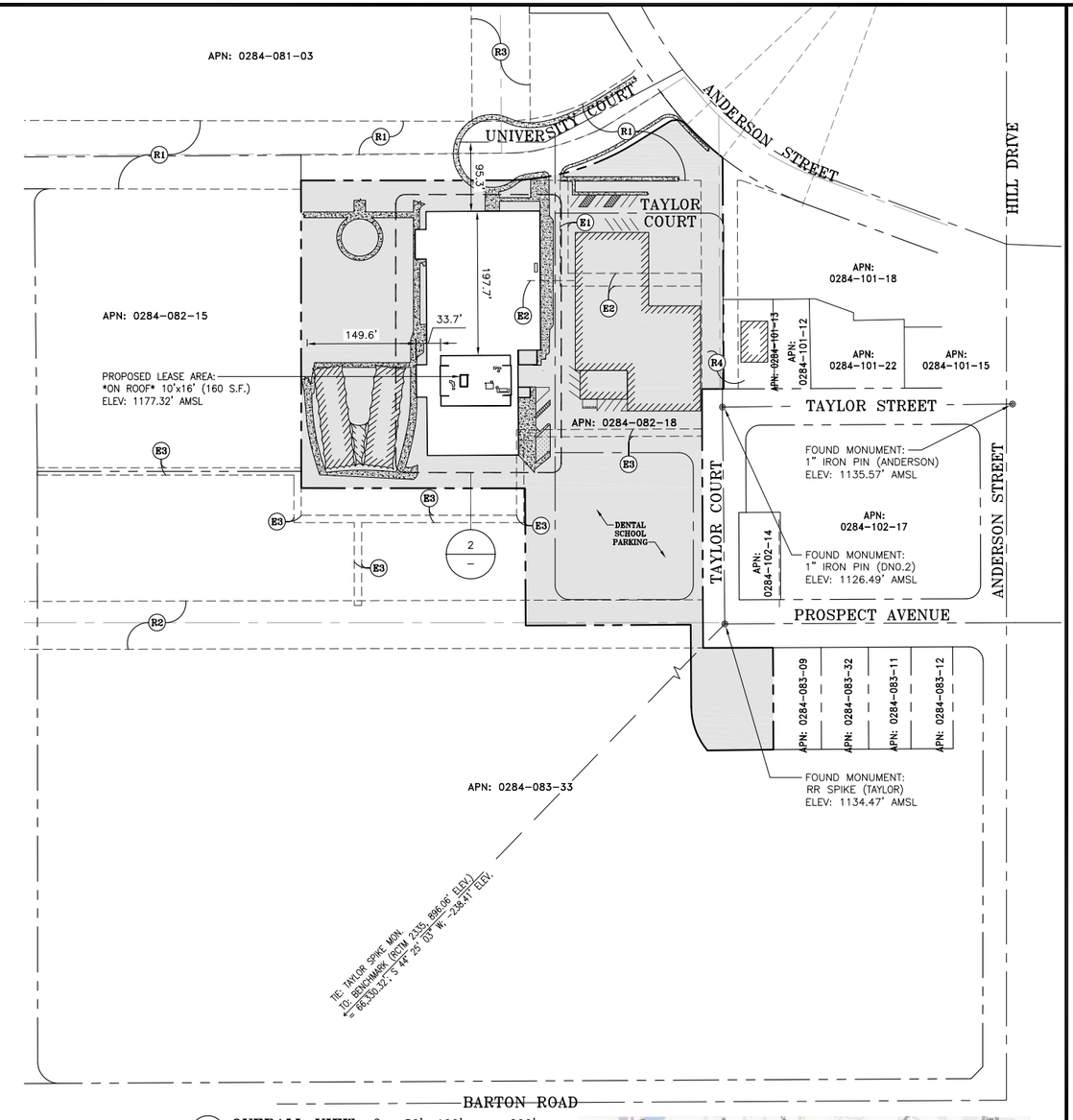
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

EXHIBIT - B



LINE TABLE		
LINE	BEARING	DIST.
EQUIPMENT & POLE-1 LEASE AREA		
1	N 90° 0' 0" E	10.00'
2	S 0° 0' 0" W	16.00'
3	N 90° 0' 0" W	10.00'
4	N 0° 0' 0" W	16.00'



LEGEND

NG	NATURAL GRADE	R/W	RIGHT OF WAY		UTILITY POLE
TOP _	TOP OF ITEM	AP	ASPHALT		FOUND MONUMENT
BOT _	BOTTOM OF ITEM	SW	SIDEWALK		MANHOLE
BLDG	TOP OF BUILDING		LIMITS OF PROPERTY		LIGHT POLE
LP	LIGHT POLE		CHAIN LINK FENCE		TREE
CLF	CHAIN LINK FENCE		U.G. UTILITY VAULT		GEODETIC MARKER
FC	FACE OF CURB		WATER VALVE	XXXX.X NG	SPOT ELEVATION

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DATE

7/31/2013

FEMA FLOOD NOTES:

FEMA FLOOD ZONE DESIGNATION – EFFECTIVE DATE 12/3/2009 – SAN BERNARDINO COUNTY – NATIONAL FLOOD INSURANCE PROGRAM
FEMA FLOOD ZONE 'X' (PER FIRM PANEL MAP # 06071C8692H) – 065042-8692-H (COMMUNITY-PANEL NUMBER-SUFFIX)

NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING THE TWO FOUND MONUMENTS SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ZALZALI & ASSOCIATES, INC.

2) ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ZALZALI & ASSOCIATES, INC. RELIEVES ZALZALI & ASSOCIATES, INC. OF ANY AND ALL LIABILITY.

3) THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ZALZALI & ASSOCIATES, INC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

PLOTTED EXCEPTIONS

NOTE: LEGAL DESCRIPTION AND EXCEPTIONS (SEE TITLE INFORMATION ON SHEET C-2) ARE NOT PLOTTABLE ON THE SITE SURVEY.

EASEMENTS:

(E1) LOMA LINDA SANITATION DISTRICT 10'W EASEMENT FOR PIPELINES.
(E2) SOUTHERN SIERRAS POWER CO. CENTERLINE OF UNKNOWN WIDTH EASEMENT FOR POLE LINE.
(E3) CALIFORNIA WATER & TELEPHONE CO. 10'W EASEMENT FOR UG CONDUITS AND CABLES.

ROAD ITEMS:

(R1) UNIVERSITY AVENUE/CENTRAL AVENUE (ABANDONED/VACATED).
(R2) PROSPECT AVENUE (ABANDONED/VACATED).
(R3) HANDY STREET (ABANDONED/VACATED).
(R4) LOMA LINDA DRIVE (ABANDONED/VACATED).

DIRECTIONS TO SITE

FROM ONTARIO INTERNATIONAL AIRPORT:

1. TAKE AIRPORT DRIVE WHICH BECOMES ARCHIBALD AVENUE.
2. TAKE ARCHIBALD AVENUE NORTH 1/4 MILE TO I-10 EAST.
3. TAKE I-10 EAST 19 MILES TO EXIT 74 (TIPPECANOE AVE. & ANDERSON STREET IN SAN BERNARDINO).
4. TAKE EXIT 74 TO A RIGHT TURN ONTO ANDERSON STREET.
5. TAKE ANDERSON STREET SOUTH 3/4 MILE TO A RIGHT TURN ONTO UNIVERSITY COURT.
6. TURN LEFT INTO DENTAL SCHOOL PARKING LOT AND PROCEED TO PARKING AREA AT END OF DENTAL SCHOOL BUILDING.

LESSOR'S LEGAL DESCRIPTION

PARCEL 18 OF MAP BOOK 0284, PAGE 8 OF BOOK OF MAPS, OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO, IN THE STATE OF CALIFORNIA.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM **CALIFORNIA STATE PLANE COORDINATE ZONE FIVE,** DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

RTCM-REF2335

VICINITY MAP

at&t
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703

smartlink
18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DRIVE
SUITE 200
IRVINE, CA 92612

PROJECT NO:	–
DRAWN BY:	NC
CHECKED BY:	DW/BC

REV	DATE	DESCRIPTION
0	9/17/2013	FINAL SURVEY DRAWING
A	08/19/2013	PRELIMINARY DRAWING

PROFESSIONAL LAND SURVEYOR
BRUCE T. CRAMTOM
No. 9039
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350
NEW SITE BUILD

SHEET TITLE

SITE SURVEY

SHEET NUMBER

C-1

TITLE INFORMATION

TITLE INFORMATION (LEGAL DESCRIPTION AND PROPERTY RIGHTS AND EXCEPTIONS THERETO) CONTAINED HEREIN IS PER A PRELIMINARY TITLE REPORT PROVIDED BY: LAWYERS TITLE COMPANY – FILE #09308024 – DATED: MAY 9, 2013 AT 7:30 A.M.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 6296, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63, PAGES 59 AND 60 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE SOUTHERLY ONE HALF OF UNIVERSITY AVENUE (FORMERLY CENTRAL) VACATED BY THAT CERTAIN "ORDER VACATING STREETS" RECORDED NOVEMBER 15, 1991 AS INSTRUMENT NO. 91–435807 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE.

ASSESSOR'S PARCEL NUMBER: 0284–082–18

EXCEPTIONS

EXCEPTIONS/EASEMENTS/INSTRUMENTS/COVENANTS LISTED UNDER LEGAL DESCRIPTION/EXCEPTIONS/ADDITIONAL EXCEPTIONS PER TITLE INFORMATION ARE NOT PLOTTABLE/SHOWN ON THIS PLAN.

STANDARD EXCEPTIONS:

THE FOLLOWING EXCEPTIONS WILL APPEAR IN POLICIES WHEN PROVIDING STANDARD COVERAGE AS OUTLINED BELOW:

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS;

(B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OF MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

ADDITIONAL EXCEPTIONS:

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2013–2014.

B. ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.

C. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: BEAR VALLEY EXTENSION WATER AND PIPE LINE COMPANY
PURPOSE: PIPE LINE
RECORDED: MARCH 21, 1891 IN BOOK 131, PAGE 18 OF DEEDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

3. RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF PIPES, DITCHES AND FLUMES FOR CONDUCTING WATER ACROSS SAID PREMISES, AS CONTAINED IN THE DEED FROM MOUND CITY LAND AND WATER COMPANY, A CORPORATION TO HATTIE A. CHAMBERLIN, RECORDED JULY 25, 1895 IN BOOK 216 OF DEEDS, PAGE 365.

4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: THE BEAR VALLEY EXTENSION PIPE LINE COMPANY
PURPOSE: WATER PIPE LINES
RECORDED: MAY 9, 1900, IN BOOK 287, PAGE 60 OF DEEDS
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN SIERRAS POWER COMPANY, A CORPORATION
PURPOSE: EITHER OR BOTH POLE LINES AND CONDUITS
RECORDING DATE: JANUARY 9, 1928
RECORDING NO: IN BOOK 317, PAGE 203 OF OFFICIAL RECORDS
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED AUGUST 3, 1954 IN BOOK 3434, PAGE 271 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOMA LINDA SANITATION DISTRICT
PURPOSE: SEWER SYSTEMS OPERATION
RECORDING NO: IN BOOK 1962, PAGE 123 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LOMA LINDA SANITATION DISTRICT
PURPOSE: PIPELINES
RECORDING NO: IN BOOK 2054, PAGE 404 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT
DATED: AUGUST 1, 1959
BY AND BETWEEN: THE COLLEGE OF MEDICAL EVANGELISTS, A CALIFORNIA NON–PROFIT CORPORATION AND THE SOUTHEASTERN CALIFORNIA ASSOCIATION OF SEVENTH–DAY ADVENTISTS, A CALIFORNIA NON–PROFIT CORPORATION
RECORDED: OCTOBER 26, 1959 IN BOOK 4965, PAGE 408 OF OFFICIAL RECORDS
AND RE–RECORDED: SEPTEMBER 20, 1960 IN BOOK 5239, PAGE 493 OF OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT
PURPOSE: AS FOLLOWS: THE RIGHT AT ANY TIME, OR FROM TIME TO TIME TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES, IN, UPON, OVER AND ACROSS ANY HIGHWAY OR PART THEREOF PROPOSED TO BE ABANDONED AND PURSUANT TO ANY EXISTING FRANCHISE OR RENEWALS THEREOF, OR OTHERWISE, TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINE OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPH AND TELEPHONE LINES, RAILROAD LINES AND FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER, AND FOR INCIDENTAL PURPOSES, INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS.
RECORDED: JUNE 11, 1964 IN BOOK 6168, PAGE 178 OF OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "QUITCLAIM OF EASEMENT" RECORDED MARCH 21, 1995 AS INSTRUMENT NO. 19950085714 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CALIFORNIA WATER AND TELEPHONE COMPANY, A CORPORATION
PURPOSE: TELEPHONE SYSTEM
RECORDING DATE: NOVEMBER 19, 1964
RECORDING NO: AS INSTRUMENT NO. 679, IN BOOK 6275, PAGE 982 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: CALIFORNIA WATER AND TELEPHONE COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: OCTOBER 13, 1966 IN BOOK 6712, PAGE 425 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN. SAID EASEMENT HAD BEEN MODIFIED BY QUITCLAIM DEED RECORDED MARCH 21, 1995 AS INSTRUMENT NO. 95–085714 OF OFFICIAL RECORDS.

12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: $10,000,000.00
DATED: JUNE 30, 1967
TRUSTOR/GRANTOR LOMA LINDA UNIVERSITY, A CORPORATION
TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: NEW YORK LIFE INSURANCE COMPANY, A CORPORATION
LOAN NO.: NOT SET OUT
RECORDING DATE: JULY 17, 1967
RECORDING NO: IN BOOK 6856, PAGE 325 OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC
PURPOSE: HIGHWAY AND ROAD
RECORDING DATE: AUGUST 2, 1967
RECORDING NO: IN BOOK 6866, PAGE 558 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "CONSENT TO REMOVAL OF PERSONAL PROPERTY AFFIXED TO REAL PROPERTY" RECORDED MAY 29, 1975 AS INSTRUMENT NO. 615, IN BOOK 8688, PAGE 855 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 16, 1986
RECORDING NO: AS INSTRUMENT NO. 86–156616 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

16. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: $17,833,941.00
DATED: JULY 1, 1990
TRUSTOR/GRANTOR LOMA LINDA UNIVERSITY, A CALIFORNIA CORPORATION
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: GENERAL CONFERENCE CORPORATION OF SEVENTH–DAY ADVENTISTS, A NONPROFIT CORPORATION
LOAN NO.: NOT SET OUT
RECORDING DATE: MARCH 27, 1991
RECORDING NO: AS INSTRUMENT NO. 91–101749 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND DESCRIBED HEREIN.

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: CITY OF LOMA LINDA
PURPOSE: SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES
RECORDING DATE: NOVEMBER 15, 1991
RECORDING NO: AS INSTRUMENT NO. 91–435805 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

18. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT:
REDEVELOPMENT AGENCY: THE CITY OF LOMA LINDA
RECORDED: JANUARY 12, 2001 AS INSTRUMENT NO. 2001–013427 OF OFFICIAL RECORDS

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHEASTERN CALIFORNIA ASSOCIATION OF SEVENTH DAY ADVENTISTS
PURPOSE: OPEN SPACE
RECORDING DATE: JANUARY 13, 2003
RECORDING NO: AS INSTRUMENT NO. 2003–0020696 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

20. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.
COUNTY: SAN BERNARDINO
FISCAL YEAR: 2009–2010
TAXPAYER: LOMA LINDA UNIVERSITY CARDIOLOGY – LE
COUNTY IDENTIFICATION
NUMBER: 433225
AMOUNT: $205.19
RECORDING DATE: NOVEMBER 19, 2009
RECORDING NO: AS INSTRUMENT NO. 2009–0508700 OF OFFICIAL RECORDS

21. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.
COUNTY: SAN BERNARDINO
FISCAL YEAR: 2009–2010
TAXPAYER: LOMA LINDA UNIV CARD MED GRP INC.
COUNTY IDENTIFICATION
NUMBER: 433226
AMOUNT: $1,807.54
RECORDING DATE: NOVEMBER 19, 2009
RECORDING NO: AS INSTRUMENT NO. 2009–0508701 OF OFFICIAL RECORDS

22. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE.
COUNTY: SAN BERNARDINO
FISCAL YEAR: 2009–2010
TAXPAYER: LOMA LINDA UNI CARDIOLOGY MED GP INC
COUNTY IDENTIFICATION
NUMBER: 433420
AMOUNT: $788.28
RECORDING DATE: NOVEMBER 19, 2009
RECORDING NO: AS INSTRUMENT NO. 2009–0508886 OF OFFICIAL RECORDS

23. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

24. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

25. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

26. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

at&t
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703

smartlink
18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387–1265

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DRIVE
SUITE 200
IRVINE, CA 92612

PROJECT NO:	–
DRAWN BY:	NC
CHECKED BY:	DW/BC

REV	DATE	DESCRIPTION
0	9/17/2013	FINAL SURVEY DRAWING
A	08/19/2013	PRELIMINARY DRAWING

PROFESSIONAL LAND SURVEYOR
BRUCE T. CRAMTOM
No. 9039
STATE OF CALIFORNIA

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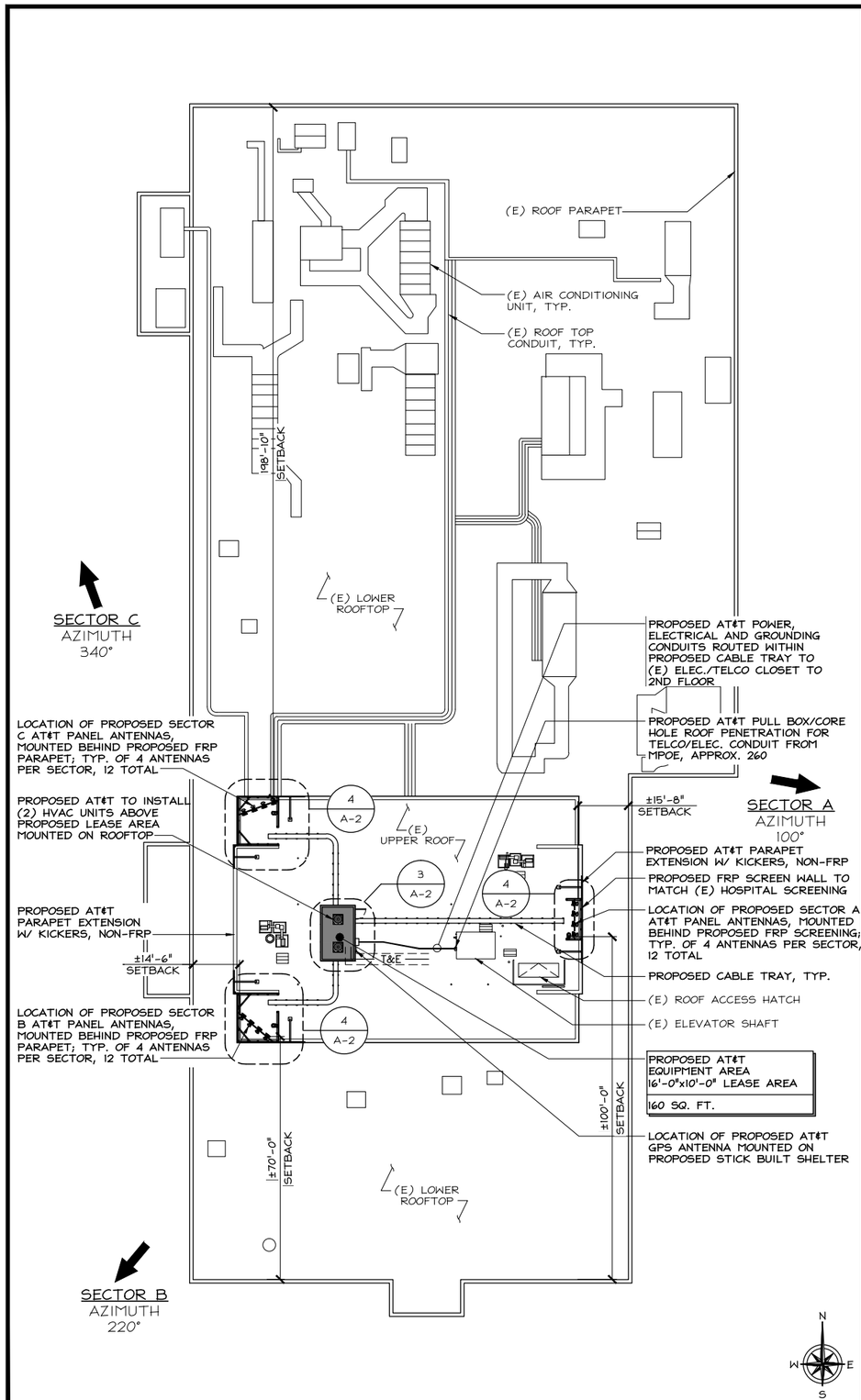
CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350
NEW SITE BUILD

SHEET TITLE

TITLE INFORMATION

SHEET NUMBER

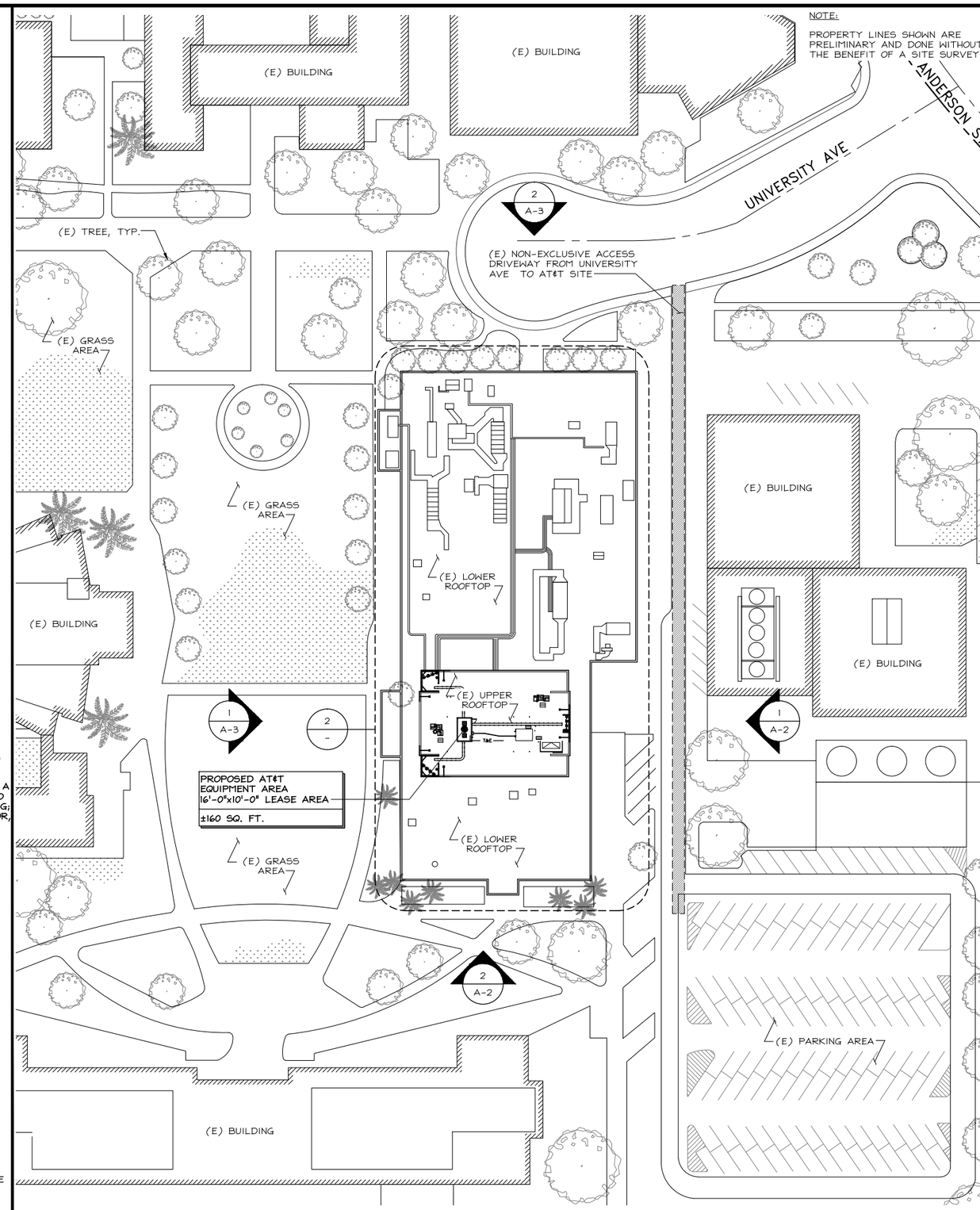
C-2



ROOF PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"
20' 10' 0" 20'

2



SITE PLAN

24"x36" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"
40' 20' 0" 40'

1

at&t
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703

smartlink
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IRVINE, CA 92612
PHONE: (949) 387-1265

ZALZALI & ASSOCIATES INC.
23675 BIRTCHER DR.
LAKE FOREST, CA 92630

PROJECT NO:	-
DRAWN BY:	KM
CHECKED BY:	DW

REV	DATE	DESCRIPTION
0	02/12/2014	100% ZD'S FOR FINAL
A	10/01/2013	90% ZD'S FOR REDLINE

NOT TO BE USED FOR CONSTRUCTION

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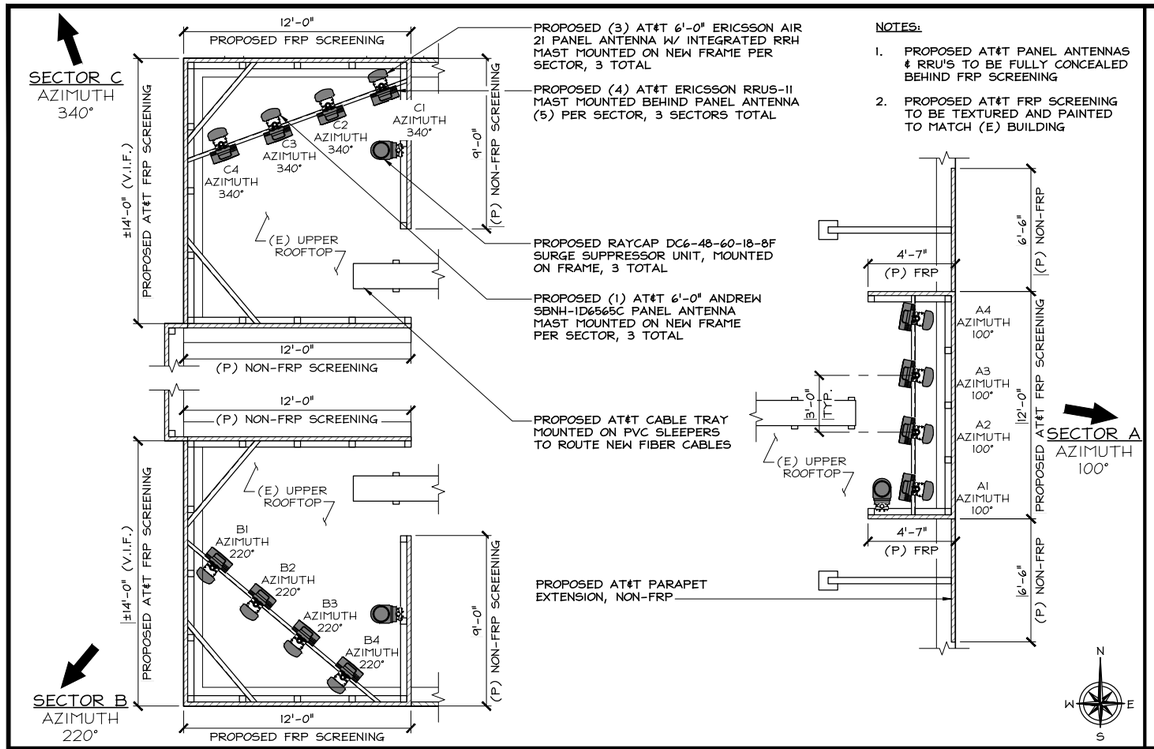
CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350

SHEET TITLE
SITE PLAN
& ROOF PLAN

SHEET NUMBER
A-1



NOTES:

1. PROPOSED AT&T PANEL ANTENNAS & RRU'S TO BE FULLY CONCEALED BEHIND FRP SCREENING
2. PROPOSED AT&T FRP SCREENING TO BE TEXTURED AND PAINTED TO MATCH (E) BUILDING

PROPOSED ANTENNA LAYOUT

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

4

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

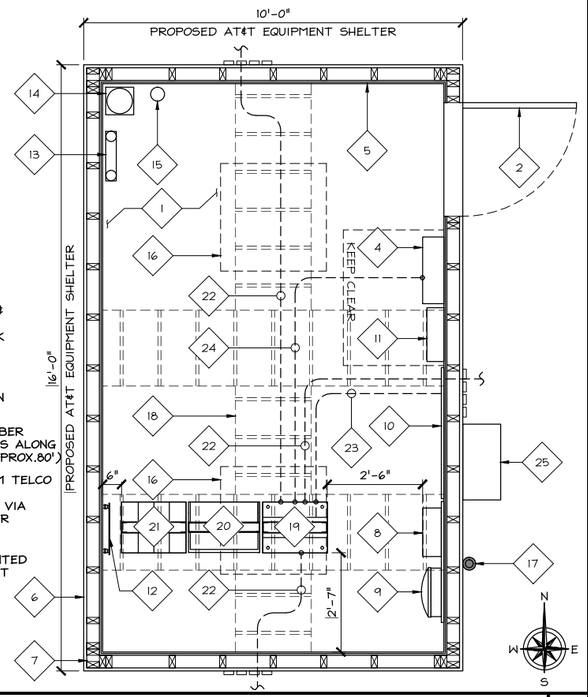
	ANTENNA	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT. +/-)		
			AIR OR NON-AIR	SIZE (4';6';8')			FEEDER/ JUMPER LENGTH	FEEDER/ JUMPER TYPE	DC CABLE
SECTOR A	A1	LTE	AIR	6'	100°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	A2	LTE	AIR	6'	100°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	A3	UMTS	NON-AIR	6'	100°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	A4	LTE	AIR	6'	100°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
SECTOR B	B1	LTE	AIR	6'	220°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	B2	LTE	AIR	6'	220°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	B3	UMTS	NON-AIR	6'	220°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	B4	LTE	AIR	6'	220°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
SECTOR C	C1	LTE	AIR	6'	340°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	C2	LTE	AIR	6'	340°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	C3	UMTS	NON-AIR	6'	340°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER
	C4	LTE	AIR	6'	340°	60'-6"	3'	LDF4 (1/2")	±65' AWG #8 DC + FIBER TO RRU, TO 1/2"Φ COAX JUMPER

ANTENNA & COAX SCHEDULE

2

KEYNOTES:

1. PROPOSED STICK BUILT SHELTER MOUNTED ON RAISED I-BEAMS
2. NEW 1-HR. FIRE RATED 3'-0"x7'-0"H. METAL DOOR W/ METAL JAMB AND THRESHHOLD
3. NEW 2x4 STUD WALL WITH 2x BLK'G MID-HT., R-13 INSULATION AND 5/8" TYPE 'X' GYP. BD. FINISH INTERIOR, TYP.
4. NEW 200A 120/240V 1Φ 3W AC SERVICE PANEL
5. NEW 2x4 STUD WALL W/ 2x BLK'G. AT MID-HT., R-13 INSULATION AND 5/8" TYPE 'X' GYP. BD. FINISH, BOTH SIDES, TYPICAL
6. NEW EXTERIOR WALL CONST. MATCH INTERIOR WALL WITH 3/4" CDX PLYWD./GALVANIZED SHEET METAL EXTERIOR & MATCHING PAINT
7. NEW 2x DOUBLE-STUD @ EA. CORNER, TYP.
8. NEW NEMA IR 8"x18"x18" TELCO SERVICE ENTRY ENCLOSURE
9. NEW FIBER CIENA AAV (FIBER FTP/NID/UAM ON BACKBOARD)
10. PROPOSED AT&T TELCO BOARD
11. PROPOSED TRANSFER SWITCH
12. NEW MASTER GROUND BAR
13. PROPOSED FIRST AID EYE WASH STATION
14. PROPOSED FIRE SUPPRESSION
15. NEW 2A-10BC FIRE EXTINGUISHER
16. PROPOSED (2) HVAC UNITS MOUNTED ON SHELTER ROOF
17. PROPOSED AT&T GPS ANTENNA MOUNTED TO SHELTER FASCIA
18. PROPOSED AT&T CEILING MOUNTED CABLE LADDER
19. PROPOSED AT&T RBS 6601 (DUL) & DC12-48-60-RM (SPD) LTE EQUIP. MOUNTED WITHIN NEW 19" FIF RACK
20. PROPOSED AT&T ARGUS CORDEX POWERPLANT
21. PROPOSED AT&T 7'-0"H. EXPANSION RACK WITH 5 BATTERY TREYS
22. PROPOSED AT&T CONDUITS FOR FIBER & DC POWER ROUTED TO ANTENNAS ALONG CABLE LADDER TO ANTENNAS (APPROX.80')
23. PROPOSED (2) CAT 5 CABLE FROM TELCO BACKBOARD TO RBS 6601 (DUL) & DC12-48-60-RM (SPD) LTE EQUIP. VIA EXISTING OVERHEAD CABLE LADDER (ROUTE VIF)
24. PROPOSED AT&T POWER CONDUIT ROUTED WITHIN NEW CEILING MOUNTED CABLE LADDER TO PROPOSED AT&T EQUIPMENT (APPROX. 15')
25. PROPOSED AT&T 2'x2' HOFFMAN BOX ON SHELTER



PROPOSED EQUIPMENT LAYOUT

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'

3

REMOTE RADIO UNITS (RRU'S)

	ANTENNA	RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MINIMUM CLEARANCES		
					ABOVE	BELOW	SIDES
SECTOR A	A1	UP	1	1'	18"	8"	0"
	A2	UP	1	1'	18"	8"	0"
	A3	UP	2	1'	18"	8"	0"
	A4	UP	1	1'	18"	8"	0"
SECTOR B	B1	UP	1	1'	18"	8"	0"
	B2	UP	1	1'	18"	8"	0"
	B3	UP	2	1'	18"	8"	0"
	B4	UP	1	1'	18"	8"	0"
SECTOR C	C1	UP	1	1'	18"	8"	0"
	C2	UP	1	1'	18"	8"	0"
	C3	UP	2	1'	18"	8"	0"
	C4	UP	1	1'	18"	8"	0"

SURGE SUPPRESSION SYSTEM

	MANUFACTURER	PART NUMBER	QTY	LOCATION
MONOPOLE	RAYCAP	DC12-48-60-RM	1	MOUNTED IN EQUIPMENT CABINET
	RAYCAP	DC6-48-60-18-8F	3	MOUNTED NEAR ANTENNAS
	-	-	-	-

EQUIPMENT SCHEDULES

1

at&t
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703

smartlink
18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ZALZALI & ASSOCIATES INC.
23675 BIRTCHER DR.
LAKE FOREST, CA 92630

PROJECT NO:	-
DRAWN BY:	KM
CHECKED BY:	DW

REV	DATE	DESCRIPTION
0	02/12/2014	100% ZD'S FOR FINAL
A	10/01/2013	90% ZD'S FOR REDLINE

NOT TO BE USED FOR CONSTRUCTION

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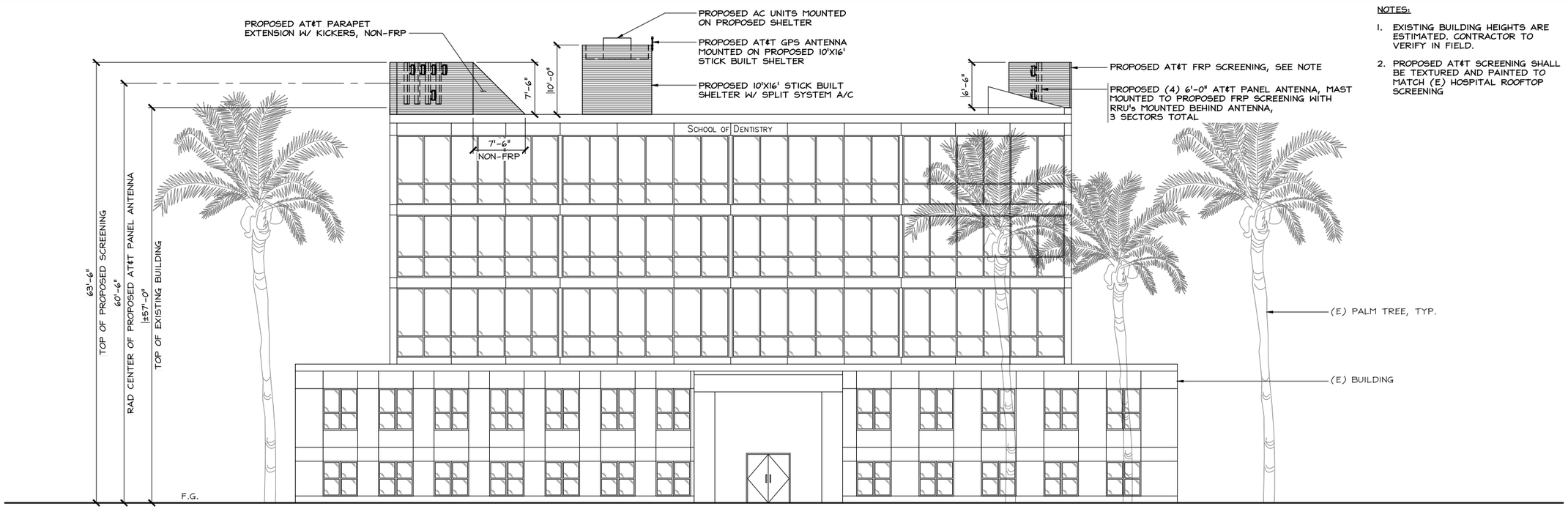
CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350

SHEET TITLE
EQUIPMENT & ANTENNAS LAYOUT PLANS

SHEET NUMBER
A-2



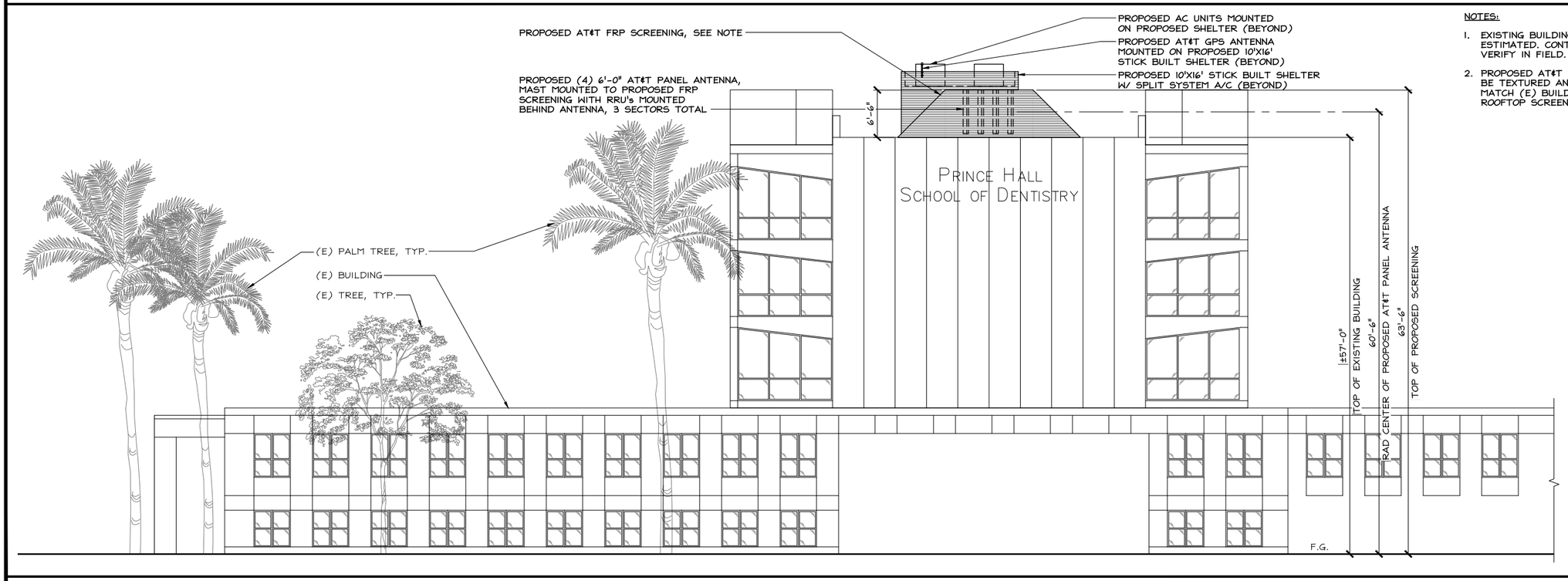
NOTES:

1. EXISTING BUILDING HEIGHTS ARE ESTIMATED. CONTRACTOR TO VERIFY IN FIELD.
2. PROPOSED AT&T SCREENING SHALL BE TEXTURED AND PAINTED TO MATCH (E) HOSPITAL ROOFTOP SCREENING

PROPOSED SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

2



NOTES:

1. EXISTING BUILDING HEIGHTS ARE ESTIMATED. CONTRACTOR TO VERIFY IN FIELD.
2. PROPOSED AT&T SCREENING SHALL BE TEXTURED AND PAINTED TO MATCH (E) BUILDING HOSPITAL ROOFTOP SCREENING

PROPOSED EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

1

at&t
12900 PARK PLAZA DR
3RD FLOOR
CERRITOS, CA 90703

smartlink
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IRVINE, CA 92612
PHONE: (949) 387-1265

ZALZALI & ASSOCIATES INC.
23675 BIRTCHER DR.
LAKE FOREST, CA 92630

PROJECT NO:	-
DRAWN BY:	KM
CHECKED BY:	DW

REV	DATE	DESCRIPTION
0	02/12/2014	100% ZD'S FOR FINAL
A	10/01/2013	90% ZD'S FOR REDLINE

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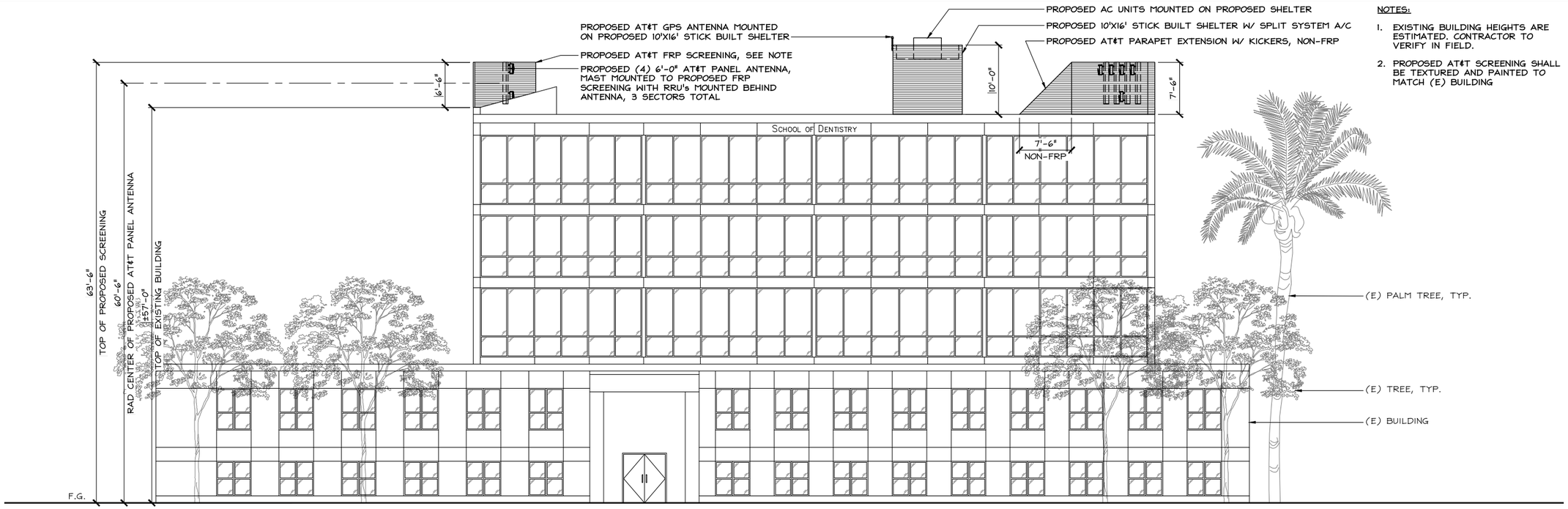
CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3



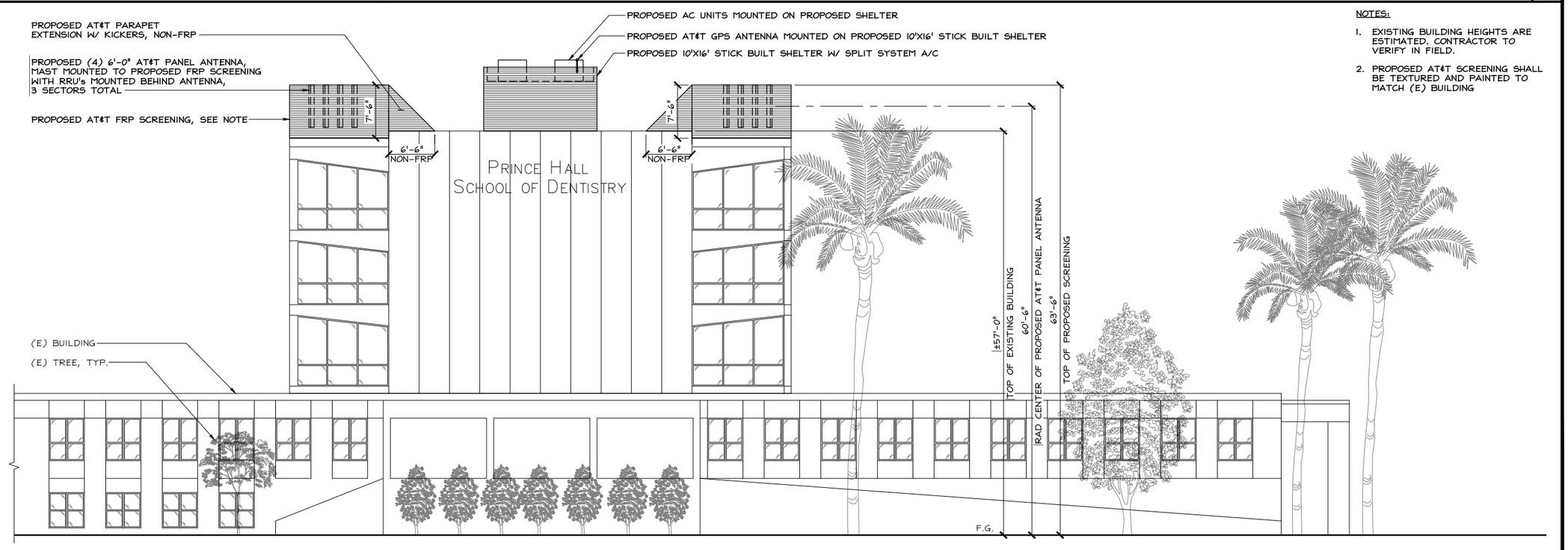
NOTES:

1. EXISTING BUILDING HEIGHTS ARE ESTIMATED. CONTRACTOR TO VERIFY IN FIELD.
2. PROPOSED AT&T SCREENING SHALL BE TEXTURED AND PAINTED TO MATCH (E) BUILDING

PROPOSED NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

2



NOTES:

1. EXISTING BUILDING HEIGHTS ARE ESTIMATED. CONTRACTOR TO VERIFY IN FIELD.
2. PROPOSED AT&T SCREENING SHALL BE TEXTURED AND PAINTED TO MATCH (E) BUILDING

PROPOSED WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

1

at&t
12900 PARK PLAZA DR
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CERRITOS, CA 90703

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PHONE: (949) 387-1265

ZALZALI & ASSOCIATES INC.
23675 BIRTCHER DR.
LAKE FOREST, CA 92630

PROJECT NO:	-
DRAWN BY:	KM
CHECKED BY:	DW

REV	DATE	DESCRIPTION
0	02/12/2014	100% ZD'S FOR FINAL
A	10/01/2013	90% ZD'S FOR REDLINE

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CLV2823
PRINCE HALL DENTAL SCHOOL
11092 ANDERSON STREET
LOMA LINDA, CA 92350

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

CONDITIONS OF APPROVAL FOR CUP NO. 14-034

1. Within one (1) year of this approval, substantial construction of the project shall have commenced or the permit/approval shall become null and void. In addition, if construction of the project is discontinued for a period of six (6) months, then the permit/approval shall become null and void.

PROJECT: **CONDITIONAL USE PERMIT NO. 14-034**

EXPIRATION DATE: **MAY 7, 2015**

2. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **CLERK OF THE BOARD OF SUPERVISORS** in the amount of $50.00 (fifty dollars) to enable the City to file the appropriate environmental documentation (Notice of Exemption) for the project. If within the forty-eight (48) hour period, the applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act shall be 180 days. The timely filing of the environmental documentation with the County within five (5) days of project approval reduces the statue of limitations to thirty five days or less.
3. Construction shall be in substantial conformance with the plan(s) approved by the Director, Planning Commission or City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification which exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority.
4. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees that the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
5. A copy of the applicant's approved lease with the property owner shall be submitted to the Community Development Department prior to issuance of a building permit for the wireless communication facility. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Community Development Director. Upon termination or expiration of the lease, the wireless communication facility shall be removed within 90 days.
6. Certification of continued use of each approved facility shall be submitted on a yearly basis at the time of business license renewal for as long as the facility remains in operation. The certification shall indicate that the facility is operating as approved and that the wireless communication facility complies with the most current Federal Communications Commission (FCC) safety standards. Facilities that are no longer in operation shall be removed within 90 days after the date of discontinuation.
7. If no annual certification is provided, the Planning Commission may commence proceedings to revoke the conditional use permit for the wireless communication facility. Prior to revocation of a

permit, the Commission shall provide the owners of record written notice of their failure to provide the annual certification and inform them of the revocation hearing before the City Council

8. Notice of change of ownership of the wireless communication facility shall be provided to the City within thirty (30) days of title transfer.

9. Submittal to the Building and Safety Division for Structural Plan Check, shall include two sets of specifications on the proposed facility. Staff shall keep one and forward the other to San Bernardino County ISD Network Services for the database of wireless facilities in the area.

10. The wireless telecommunications service provider shall submit to the Director, ten (10) days after installation of the facilities and every two (2) years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions, and current applicable standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to EMF and RFR. The report shall be written in plain English.

11. Within ten (10) days of commencement of the operation and as otherwise requested by the Public Works Department and Public Safety Department, the operation of the facility shall be tested and evaluated to the satisfaction of the Public Works and Public Safety Departments that the facility will not cause RFI to any of the City's communication operations including Public Works, Public Safety Departments and San Bernardino County Sheriff's Department radio systems, other radio and communications systems, computer and/or electronic equipment, and SCADA facilities. In addition, the operation of the facility will not cause RFI to Loma Linda University or Loma Linda University Medical Center communications operations, computer equipment, and/or sensitive medical research and/or testing equipment, or to other consumer electronic products (i.e., televisions, radios, amateur radios, cordless telephones or other communications devices, hearing aids, or stereos), or to railroad communications, control or telemetry systems.

12. Signage shall be maintained at the facility identifying all wireless telecommunications facility equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards, including the RF radiation hazard warning symbol identified in ANSI C95.2-1982, to notify persons that the facility could cause exposure to RF emissions.

13. The service provider shall provide signage as required, including phone numbers of the utility provider, for use in case of an emergency. The signs shall be visibly posted at the communications equipment/structure.

END OF CONDITIONS

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 7, 2014

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: One Year Time Extension of Precise Plan of Design PPD No. 11-105

SUMMARY

The Applicant is requesting a one year time extension for the previously approved Precise Plan of Design to construct a three-story, 8,921 square-foot motel inn and suites. The proposed project would include the construction of 23 rooms and the associated on-site improvements. The project site presently vacant (APN: 0281-091-41 and is located on the north side of Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV/CG) Zone).

BACKGROUND

On May 2, 2012, the Planning Commission continued the public hearing for PPD No. 11-105 so that the Applicant could address some minor changes made the plans.

On May 16, 2012, the Planning Commission approved PPD No. 11-105.

On April 10, 2014, the Applicant submitted a Time Extension request.

ANALYSIS

The Applicant is requesting a one-year extension in order to obtain building permits for the above mentioned project. The Applicant has indicated that they have had some financing issues. The Applicant is not proposing to change the scope of the project. The approved conditions of approval allow the applicant to submit a request for a one-time extension not to exceed 12 months. Staff has included a copy of the Applicant's one-year time extension request (Exhibit D).

ENVIRONMENTAL

On May 16, 2012, the Planning Commission adopted a Mitigated Negative Declaration for the project. The request for a one-year time extension for PPD No. 11-105 falls

within the scope of the project MND and as such, no additional environmental review is required.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of a one year time extension for PPD No. 11-105 based on the analysis and original staff report and project findings (Exhibit B) and subject to the Revised Conditions of Approval (Exhibit B).

Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

A – May 2, 2012 Planning Commission Staff Report
B – May 16, 2012 Planning Commission Staff Report (with Plans)
C – Revised Conditions of Approval (Includes new Expiration Date)
D – Applicant's Time Extension Request

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 2, 2012

TO: PLANNING COMMISSION

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

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 11-105

SUMMARY

The applicant requests to construct a three-story, 8,921 square-foot motel inn and suites. The proposed project would include the construction of 23 rooms and the associated on-site improvements. The project site is located on the north side of Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV/CG) Zone).

RECOMMENDATION

The recommendation is for the Planning Commission to:

1. Adopt the Mitigated Negative Declaration (Attachment B); and,

2. Approve PPD No. 11-105 based on the Findings, and subject to the Conditions of Approval (Attachment C).

PERTINENT DATA

Property Owner/Applicant:	Hitesh Patel
General Plan/Zoning:	Commercial/East Valley Corridor Specific Plan, General Commercial (EV/CG)
Site:	Vacant 0.41 acre rectangular lot
Topography:	Generally flat
Vegetation:	None
Special Features:	N/A

EXHIBIT – A

BACKGROUND AND EXISTING SETTING

Background

On August 20, 2008, the Planning Commission approved Precise Plan of Design PP 07-04 to develop an 8,921 square foot, 3-story motel at the subject site. Due to personal issues, the applicant was unable to continue with the project and project approval expired on August 20, 2009.

This project is essentially the same as the one unanimously approved by the Planning Commission in 2008 (PPD 07-04).

Existing Setting

The 18,000 square-foot site is vacant and devoid of any structures. The site is bounded by the Interstate 10 Freeway to the north, Redlands Boulevard to the south, an existing fast food, drive-thru restaurant to the east, and a vacant, legal non-conforming structure to the west. The site is in close proximity to the commercial centers, located at the Redlands Boulevard/Anderson Street intersection, that accommodate a variety of retail and service oriented businesses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with mitigation measures in place. A Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration was prepared and issued on April 13, 2012. The CEQA mandatory 20-day public review period began on Thursday, April 13, 2012 and ended on Wednesday, May 2, 2012. No comments were received as of the preparation of this report.

Public Comments

Public hearing/environmental review notices for this project were posted and mailed to property owners and occupants within 300 feet of the project site on April 13, 2012. As of this report, the City has received no written or oral comments on the proposal.

ANALYSIS

Project Description

The project is a request to construct a new, three-story 8,921 square-foot motel building on an existing 0.41 acre vacant lot. The building will be placed on the western portion of the parcel with the majority of the required parking located on the east side of the property. The site will be screened by mature trees and landscaping on the north and east boundaries of the parcel. Additionally, the building will maintain the required 25-

foot front set back in landscaping. The footprint of the proposed building is adjacent to the west property line of the subject parcel.

Site Analysis

The project site will be completely graded for construction. The building foot print will cover just under 3,000 square feet (15 percent) of the graded area. The EV/CG zone requires a minimum 25 foot front-yard setback and no minimum setbacks on the side yards. The rear setback adjacent to the freeway right-of-way requires a minimum 25 feet of landscape area, however, provisions for a smaller landscape area is allowed with the incorporation of landscaping enhancements elsewhere on site. At its nearest point, the proposed building is 5 feet from the property line (west property line). The rear building setback will have a minimum dimension of 25 feet. The proposed building will maintain the required 25-foot set back from the front property line.

The site plan illustrates one vehicular ingress and egress to the proposed site. The point of access is located from Redlands Boulevard. Additionally, a pedestrian access will be provided from the City sidewalk to the south via a walkway to the first floor lobby located on the south side of the building. The second and third levels of the building will be accessed by an elevator, as well as interior stairways on the north and south sides of the building.

Pursuant to the East Valley Corridor Specific Plan, Section EV4.201 (Parking Requirements), the parking ratio for a motel is 1.1 spaces for every sleeping unit. According to the project data and the prescribed parking ratio, the project is required to have a minimum of 25 parking spaces. The proposed project provides 27 spaces (including one accessible space) which meet the City's parking requirement.

The site plan includes the following minor changes:

- The orientation of the trash enclosure was slightly modified, but is still located in the same general area;
- The handicapped accessible parking space was relocated;
- The southernmost landscape finger was relocated;

Please be aware that the landscape plan will be modified to reflect the changes to the site plan.

Architecture Analysis

The proposed building incorporates architectural elements such as gabled tile roofs and earth toned stucco walls that would blend with the other adjacent commercial structures in the area. The building is designed in a modern and contemporary architectural style with rectangular glazed windows, decorative exterior walkway railings, and the incorporation of vertical and horizontal score lines. The use of stone veneer accents further enhances the contemporary style. The total vertical height of the building is 31 feet, which is measured from the apex of the gabled roof.

Measure V Compliance

On November 7, 2006, the Loma Linda voters passed Measure V, *The Residential and Hillside Development Control Measure*. Staff analyzed the project using the adopted development guidelines in Chapter 19.16 of the Loma Linda Municipal Code (LLMC) and determined that the project complies with the requirements of Measure V, as follows:

Section I (F)(2) of Measure V requires that traffic levels of service (LOS) be maintained at level C or better.

> ***Section I (F)(2) –*** *To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed. In any location where the Level of Service is LOS F at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time an application for development is filed. Projects where sufficient mitigation to achieve the above stated objectives is infeasible shall not be approved unless and until the necessary mitigation measures are identified and implemented.*

The original traffic impact analysis was prepared by Clyde Sweet and Associates in 2008 and LSA conducted a peer review of the traffic impact analysis. In December 2011 in association with this application, Clyde Sweet and Associates updated the traffic analysis and concluded that the project will generate approximately 9 trips per hour during a.m. peak hours and 11 trips per hour during p.m. peak hours of traffic, no change from the previous traffic analysis. The study concluded that the low volume of trips generated by the proposed motel project is not enough to significantly change the existing traffic levels for the intersections of Redlands Boulevard/Anderson Street, Redlands Boulevard/Richardson Street, and Redlands Boulevard/Mountain View Avenue, and Redlands Boulevard and Poplar Street.

As outlined in Section I (A)(3) of Measure V, the project includes a condition that requires the applicant to pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.

The building and site meet the requirements Section I (A), Section 1(C) Principal Three, which requires that new developments be planned and constructed in a manner that preserves natural scenic vistas and protects against intrusion on view shed areas. Please refer to the Architectural Analysis section of this report, which provides a description of the proposed motel building and the project plans in Attachment D. The architectural design is compatible with other commercial complexes near the project site. The height of the building does not exceed 35 feet and the massing is appropriate to the site. The building will preserve scenic vistas to the north and will not result in intrusions into the view shed of the South Hills.

The majority of other requirements outlined in Measure V are for residential projects and do not apply to non-residential uses.

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

> "If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The project is consistent with the General Plan Land Use designation (Commercial) and in compliance with the East Valley Corridor Specific Plan/General Commercial Zone, which permits both motels and hotels. The proposed motel use is compatible with the existing and future land uses in the surrounding area.

The project will provide improvements in the form of a new 8,921 square-foot, three-story motel inn and suites with on-site improvements including parking and drive aisles, pedestrian walkways, and landscaping. Staff recommends approval of the project to facilitate the development of a commercial business. The project will not adversely affect the public peace, health, safety or general welfare of the community.

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The proposed use is a permitted use within the East Valley Corridor Specific Plan/General Commercial Zone (EVCSP/CG). The proposed 8,921 square-foot three-story motel structure is compatible is use with the existing commercial uses near the site. The proposed project has been designed in accordance with the standards and requirements of the EV/CG zone and it is consistent with all provisions contained in the General Plan.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

   The project is consistent with General Plan (July 25, 2008) Guiding Policy 4.6.3, which encourages the protection of the fiscal and financial health of the City. As with any new development, the developer will be required to pay for its fair share of new infrastructure and facilities in order to ensure that no increase will occur to the cost of public services provided to existing development. In addition, the proposed motel will provide the City with revenue through transient occupancy taxes.

   As indicated in the discussion of Measure V Compliance, the project is also consistent with the General Plan as amended by Measure V.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

   The subject parcel is adequate in size and shape to accommodate the proposed use. The lot coverage of the new facility is approximately seventeen (17) percent of the overall project site. The project meets the development criteria prescribed for the EV/CG zone including setbacks, yards and landscaping. Therefore, the project site can accommodate the proposed use which will be compatible with the existing and future land uses along the Redlands Boulevard corridor.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The project site proposes a commercial driveway approach on Redlands Boulevard that will provide ingress/egress. Based on the Traffic Impact Analysis (TIA), project trip distributions (PCE's) were estimated to be at about 9 trips per hour during the a.m. peak hour and 12 trips during the p.m. peak hour. The TIA indicates that the project will not result in any significant impacts that would substantially increase either the number of vehicle trips or the volume to capacity ratio on roads.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

   The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this Precise Plan of Design. Specifically, Conditions number 56 through 59 require the developer to provide sufficient lighting for site and among other things, register with the Crime Free Hotel/Motel Program that works closely with the San Bernardino County Sheriffs Department personnel to address crime prevention.

CONCLUSION

Staff recommends approval of the project because it is consistent with the General Plan (as amended by Measure V) and in compliance with the LLMC Code and East Valley Corridor Specific Plan, General Commercial (EV/CG) requirements. The motel use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval. Finally, the findings have been made to support approval of the Precise Plan of Design request.

Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

A. Vicinity Map
B. Mitigated Negative Declaration (NOI/Initial Study)
C. Conditions of Approval
D. Project Plans

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 16, 2012

TO: PLANNING COMMISSION

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

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 11-105

SUMMARY

The applicant requests to construct a three-story, 8,921 square-foot motel inn and suites. The proposed project would include the construction of 23 rooms and the associated on-site improvements. The project site is located on the north side of Redlands Boulevard in the East Valley Corridor Specific Plan/General Commercial (EV/CG) Zone).

RECOMMENDATION

The recommendation is for the Planning Commission to:

1. Adopt the Mitigated Negative Declaration (Attachment B); and,
2. Approve PPD No. 11-105 based on the Findings and subject to the Conditions of Approval (Attachment C).

REVISED PLANS

On May 9, 2012, the Applicant submitted updated plans that addressed some minor outstanding issues, and those changes include

- An updated landscape plan that corresponds to the proposed site plan, including additional landscaping and walkway between the building and the driveway entrance;
- The refuse has been reoriented to match the proposed site plan
- Additional windows have been included to the front elevation to provide additional articulation;
- The unisex restroom on the first floor has been slightly modified in order to accommodate accessibility within the hallway.

The conditions of approval have been revised to reflect May 16, 2012 as the Planning Commission review date. Furthermore, the Loma Linda Fire Department requested that the following condition of approval be added:

> "Pursuant to CFC Section 907, all new buildings and structures shall be equipped with an approved Fire Alarm system installed in accordance with provisions of this code and NFPA 72. Plans for the system shall be submitted to the Fire Department for review and approval prior to the issuance of building permits".

For additional information, please refer to the attached May 2, 2012 Staff Report.

Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

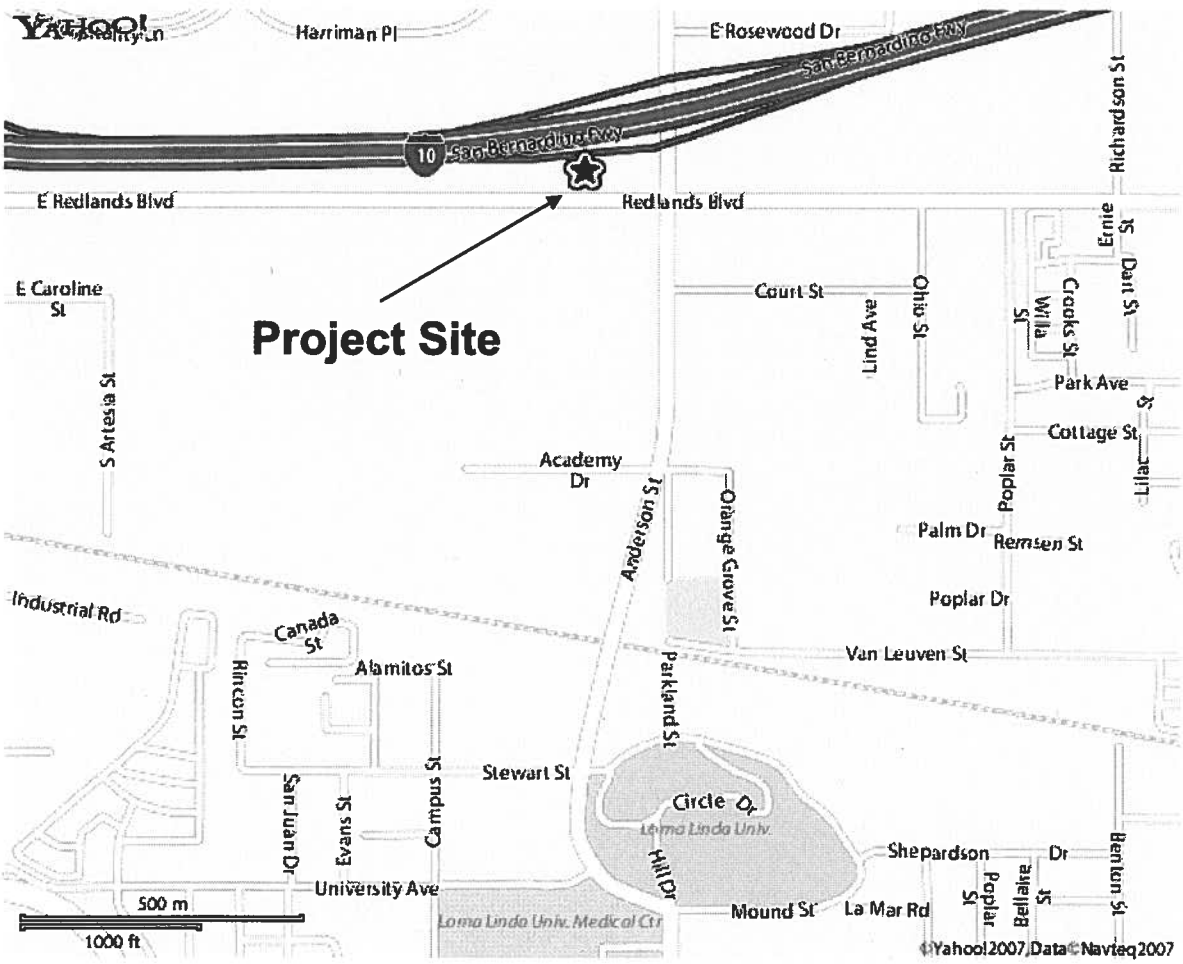
A. May 2, 2012 Planning Commission Staff Report
   a. Vicinity Map
   b. Mitigated Negative Declaration (NOI/Initial Study)
   c. Conditions of Approval (Not Included)
   d. Project Plans

B. Revised Conditions of Approval

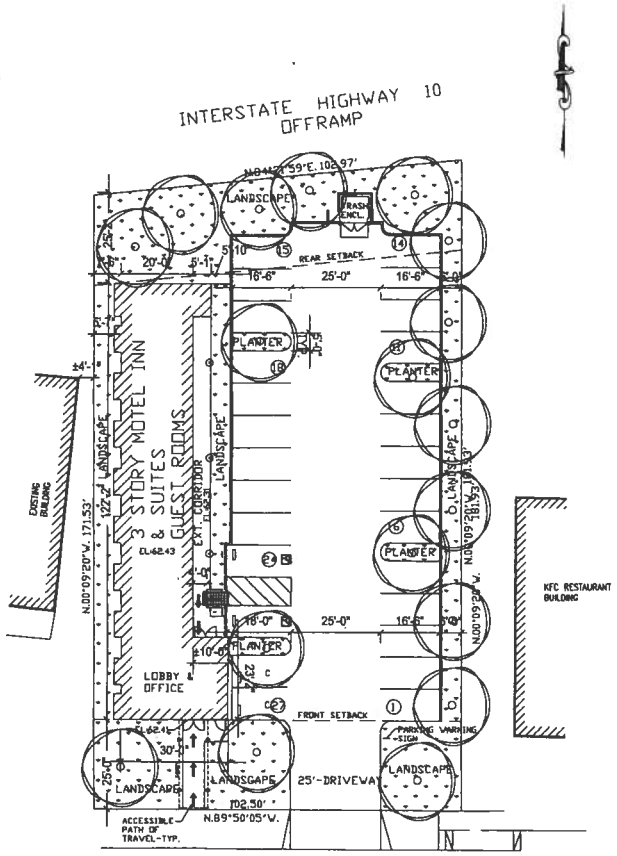
C. Revised Project Plans

City of Loma Linda

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; Fax (909) 799-2894



Vicinity Map | **EXHIBIT - A**



SITE PLAN

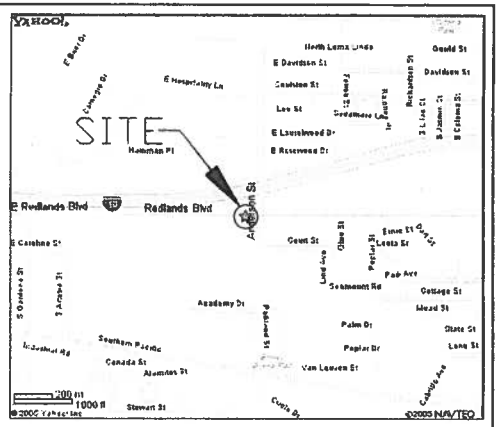
SCALE: 1/16"= 1'-0"

PROJECT DATA

1. LEGAL DESCRIPTION:	APN: 0281=091-41
2. ADDRESS:	24850 REDLANDS BLVD.
3. ZONING:	GENERAL COMMERCIAL
4. HOTEL SITE AREA:	±18,114 SF (.41 ACRE)
5. BUILDING (FOOT PRINT)	2,641 SF
6. LOT COVERAGE RATIO:	2,641/18,114 = 14.57%
7. FLOOR AREA RATIO (FAR):	8,921/18,114 = 49%
8. NUMBER OF UNITS:	23
9. HOTEL PARKING REQUIRED: 1.1 FOR EACH GUEST ROOM	25 SPACES
8. HOTEL PARKING PROVIDED:	27 SPACES
9. DISABLED PARKING:	1 SPACE
10. LANDSCAPE AREA:	5,897 SF (32.5% OF LOT AREA)
11. BUILDING OCCUPANCY CODE:	R1
12. CONSTRUCTION TYPE:	TYPE-VA

AREA SUMMARY:
GROSS S.F. OF PROPOSED STRUCTURE:

1ST FLOOR	2,641	S.F.
2ND FLOOR	3,140	S.F.
3RD FLOOR	3,140	S.F.
TOTAL	8,921	S.F.



Architect
SHK and Associates
P. O. Box 7372
Fremont, CA 94537
Tel: (510) 796-9712, Fax: (510) 740-3565

LICENSED ARCHITECT
SALIM KERMALI
No. C-26376
REGISTERED PROFESSIONAL ARCHITECT
10/31/11
STATE OF CALIFORNIA

Project
PROPOSED MOTEL

Owner
PRAKASH PATEL & KITESH PATEL
3309 LAVIANA STREET
TUSTIN, CA 92782

Project location
24850 REDLANDS BLVD.
LOMA LINDA, CA. 92295
APN: 0281-091-41

REVISIONS

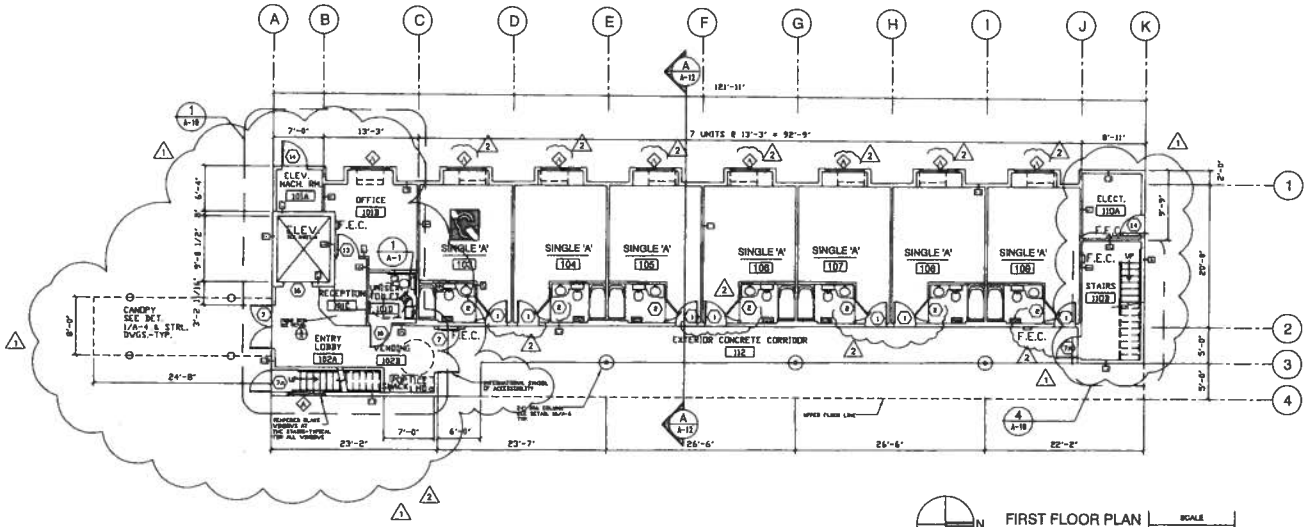
NO	DATE

DRAWINGS ISSUED FOR:
PLANNING APPROVAL

06-26-11

SITE PLAN

PROJ. NO.: 11-0626
DATE: JUNE 2011
SHEET NUMBER
A-100



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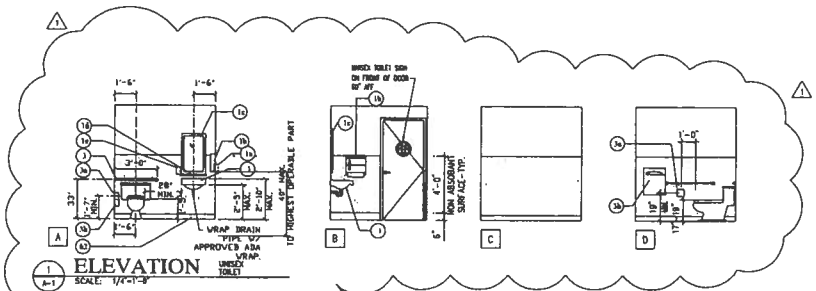
FIRST FLOOR PLAN
AREA= 2,641 SF

SCALE 1/8" = 1'-0"



1 A-1 ELEVATION
SCALE: 1/4"=1'-0"

1 LAVATORY - ACCESSIBLE WALL MOUNTED
1a FACIAL TISSUE DISPENSER
1b PAPER TOWEL DISPENSER
1c 18"Wx 36"H FIXED TILT MIRROR
1d SHELF - CHROME
1e SOAP DISPENSER
2 TOILET SEAT COVER DISPENSER
3 TOILET GRAB BAR
3a TOILET PAPER DISPENSER
3b SANITARY NAPKIN DISPOSAL

INDICATES ROOMS DESIGNED TO COMPLY WITH ABA & TITLE 24, INCLUDING COMPLYING HYGIENE FACILITIES.

INDICATES ROOMS WITH HEARING IMPAIRED DEVICES, INCLUDING ALARM & VISUAL NOTIFICATION

COORDINATION OF ELECTRICAL DEVICES:

THE LOCATION OF WALL MOUNTED ELECTRICAL DEVICES INCLUDING RECEPTACLES, SWITCHES, LIGHT FIXTURES, DATA, CABLE, AND TELEPHONE BOXES SHALL BE COORDINATED TO ACCOMMODATE THE FURNITURE MIRRORS AND LIGHTS TO BE IN COMPLIANCE WITH APPROPRIATE CODES. DEVICE BOXES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME STUD CAVITY.

NOTE:

1. FOR GUEST ROOM LAYOUTS AND DIMENSIONS, REFER TO UNIT PLANS ON SHEETS A-8a THROUGH A-8e.
2. REFER TO SHEET A-7 FOR WALL TYPE DESCRIPTIONS.
3. F.E.C. INDICATES THE LOCATION OF FIRE RATED SEMI-RECESSED FIRE EXTINGUISHER CABINETS. COORDINATE LOCATIONS WITH PLUMBING RISERS PRIOR TO FRAMING.
4. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
5. PROVIDE 1"x1"x FULL HEIGHT MECHANICALLY FASTENED PLASTIC CORNER GUARDS AT ALL EXPOSED CORNERS
6. VENDING AREA IS REQUIRED AS SHOWN ON PLANS
7. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS. IN SHEAR WALL LOCATIONS, PLYWOOD / OSB WILL REPLACE THE SOUND BOARD SPECIFIED.
8. REFER TO SHEET A6.1 FOR DOOR AND WINDOW SCHEDULES.

GUEST ROOM SUMMARY

FIRST FLOOR

SINGLE (UNIT 'A')	7
DOUBLE (UNIT 'B')	0
SUITE (UNIT 'C')	0
ACCESSIBLE SINGLE (UNIT 'D')	0
TOTAL	7

TOTALS

SINGLE (UNIT 'A')	9
DOUBLE (UNIT 'B')	8
SUITE (UNIT 'C')	4
ACCESSIBLE SINGLE (UNIT 'D')	2
TOTAL	23

TOTAL ABA ROOMS	
REQUIRED - PER CODE:	1
TOTAL ABA ROOMS PROVIDED:	2
TOTAL H.I. ROOMS REQUIRED - PER CODE:	1
TOTAL HEARING IMPAIRED ROOMS PROVIDED	1

Architect
SHK and Associates
P. O. Box: 7372
Fremont, CA 94537
Tel: (510) 796-9712, Fax: (510) 740-3565

LICENSED ARCHITECT SAJID KERMALI No. C-26376 RENEWAL DATE 08/31/11 STATE OF CALIFORNIA

Project
PROPOSED MOTEL

Owner
PRAKASH PATEL & HITESH PATEL
3309 LAVANA STREET
TUSTIN, CA 92782

Project location
24850 REDLANDS BLVD.
LOMA LINDA, CA. 92395
APN: 0281-091-41

REVISIONS

NO	DATE	
1		PLAN CHECK COMMENTS
2		PLAN CHECK COMMENTS

DRAWINGS ISSUED FOR:
BUILDING PERMIT

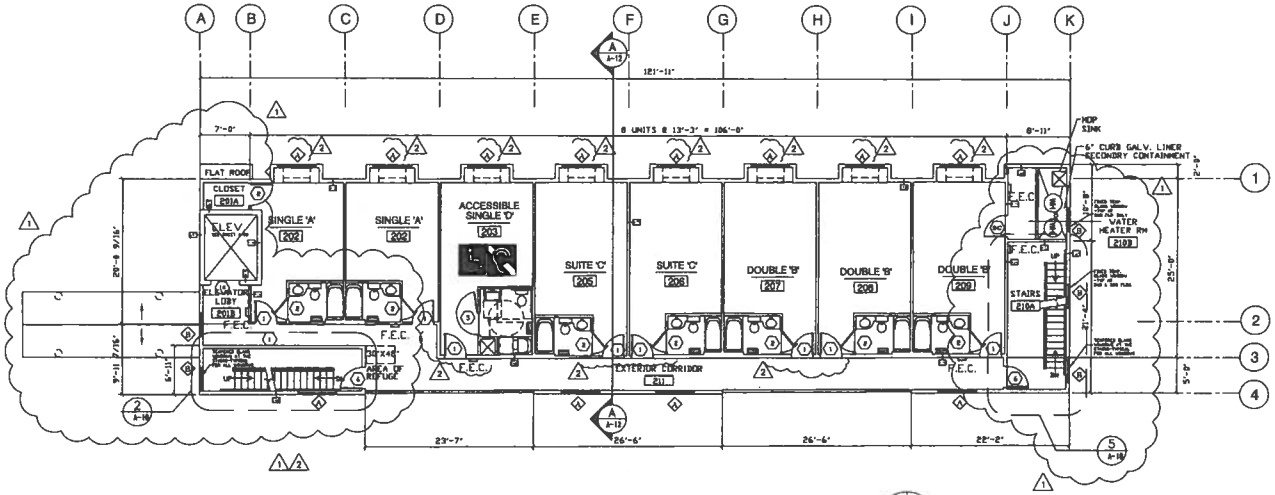
08-17-09

FIRST FLOOR PLAN

PROJ. NO.: 09-0215

DATE: 02/15/09

SHEET NUMBER
A-1



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SECOND FLOOR PLAN
AREA= 3,140 SF

SCALE
1/8" = 1'-0"

INDICATES ROOMS DESIGNED TO COMPLY WITH ADA & TITLE 24, INCLUDING COMPLYING HYGIENE FACILITIES.

INDICATES ROOMS WITH HEARING IMPAIRED DEVICES, INCLUDING ALARM & VISUAL NOTIFICATION

COORDINATION OF ELECTRICAL DEVICES:

THE LOCATION OF WALL MOUNTED ELECTRICAL DEVICES INCLUDING RECEPTACLES, SWITCHES, LIGHT FIXTURES, DATA, CABLE, AND TELEPHONE BOXES SHALL BE COORDINATED TO ACCOMMODATE THE FURNITURE MIRRORS AND LIGHTS TO BE IN COMPLIANCE WITH APPROPRIATE CODES. DEVICE BOXES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME STUD CAVITY.

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GUEST ROOM SUMMARY

SECOND FLOOR:

SINGLE (UNIT 'A')	1
DOUBLE (UNIT 'B')	4
SUITE (UNIT 'C')	2
ACCESSIBLE SINGLE (UNIT 'D')	1
TOTAL	8

TOTALS:

SINGLE (UNIT 'A')	9
DOUBLE (UNIT 'B')	8
SUITE (UNIT 'C')	4
ACCESSIBLE SINGLE (UNIT 'D')	2
TOTAL	23

TOTAL ADA ROOMS	
REQUIRED - PER CODE:	1
TOTAL ADA ROOMS PROVIDED:	2
TOTAL H.I. ROOMS	
REQUIRED - PER CODE:	1
TOTAL HEARING IMPAIRED ROOMS PROVIDED:	1

Architect
SHK and Associates
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Fremont, CA 94537
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LICENSED ARCHITECT
SALIM SHEKAMOA
No. C-26376
REGISTRATION EXPIRES 10/31/11
STATE OF CALIFORNIA

Project
PROPOSED MOTEL

Owner
PRAKASH PATEL & HITESH PATEL
3309 LAVIANA STREET
TUSTIN, CA 92782

Project location
24850 REDLANDS BLVD.
LOMA LINDA, CA. 92395
APN: 0281-091-41

REVISIONS

NO	DATE	
1		PLAN CHECK COMMENTS

DRAWINGS ISSUED FOR:

BUILDING PERMIT

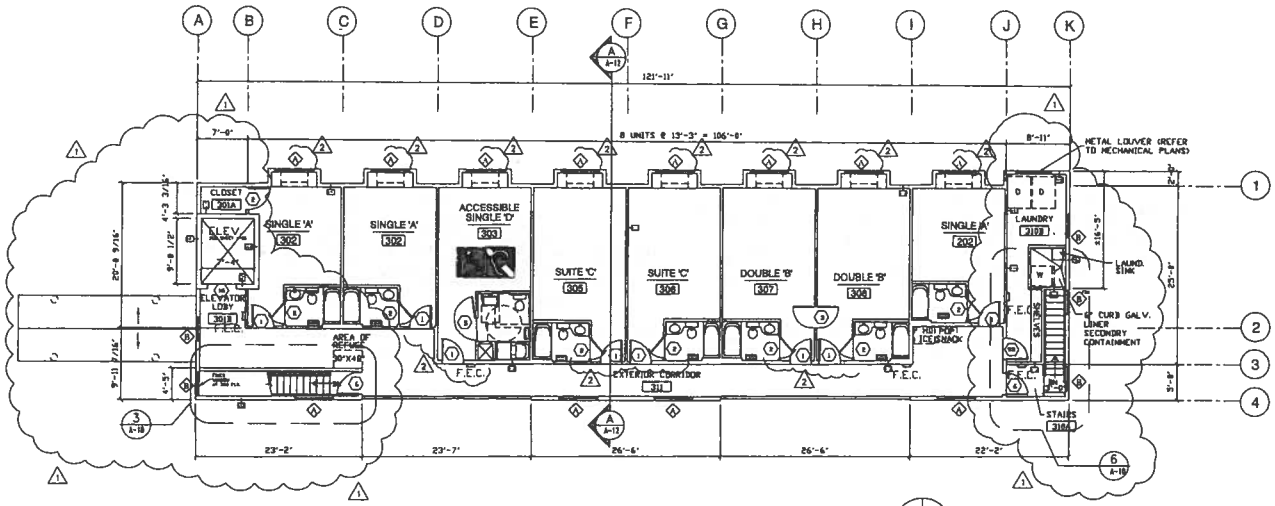
08-17-09

SECOND FLOOR PLAN

PROJ. NO.:
09-0215

DATE:
02/15/09

SHEET NUMBER
A-2



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THIRD FLOOR PLAN
AREA= 3,140 SF

SCALE 1/8" = 1'-0"

INDICATES ROOMS DESIGNED TO COMPLY WITH ADA & TITLE 24, INCLUDING COMPLYING HYGIENE FACILITIES.

INDICATES ROOMS WITH HEARING IMPAIRED DEVICES, INCLUDING ALARM & VISUAL NOTIFICATION

COORDINATION OF ELECTRICAL DEVICES:

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5. PROVIDE 1"x1"x FULL HEIGHT MECHANICALLY FASTENED PLASTIC CORNER GUARDS AT ALL EXPOSED CORNERS.
6. VENDING AREA IS REQUIRED AS SHOWN ON PLANS.
7. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS. IN SHEAR WALL LOCATIONS, PLYWOOD / OSB WILL REPLACE THE SOUND BOARD SPECIFIED.
8. REFER TO SHEET A6.1 FOR DOOR AND WINDOW SCHEDULES.

GUEST ROOM SUMMARY

SECOND FLOOR

SINGLE (UNIT 'A')	1
DOUBLE (UNIT 'B')	4
SUITE (UNIT 'C')	2
ACCESSIBLE SINGLE (UNIT 'D')	1
TOTAL	8

TOTALS:

SINGLE (UNIT 'A')	9
DOUBLE (UNIT 'B')	8
SUITE (UNIT 'C')	4
ACCESSIBLE SINGLE (UNIT 'D')	2
TOTAL	23

TOTAL ADA ROOMS REQUIRED - PER CODE:	1
TOTAL ADA ROOMS PROVIDED	2
TOTAL ALL ROOMS REQUIRED - PER CODE:	1
TOTAL HEARING IMPAIRED ROOMS PROVIDED	1

Architect
SHK and Associates
P. O. Box: 7372
Fremont, CA 94537
Tel: (510) 796-9712, Fax: (510) 740-3565

LICENSED ARCHITECT
RAJIN KERWANI
No. C-26376
REGISTRATION DATE 08/31/09
STATE OF CALIFORNIA

Project
PROPOSED MOTEL

Owner
PRAKASH PATEL & HITESH PATEL
3309 LAVIANA STREET
TUSTIN, CA 92782

Project location
24858 REDLANDS BLVD.
LOMA LINDA, CA. 92395
APN: 0281-091-41

REVISIONS

NO	DATE	
1		PLAN CHECK COMMENTS

DRAWINGS ISSUED FOR:
BUILDING PERMIT

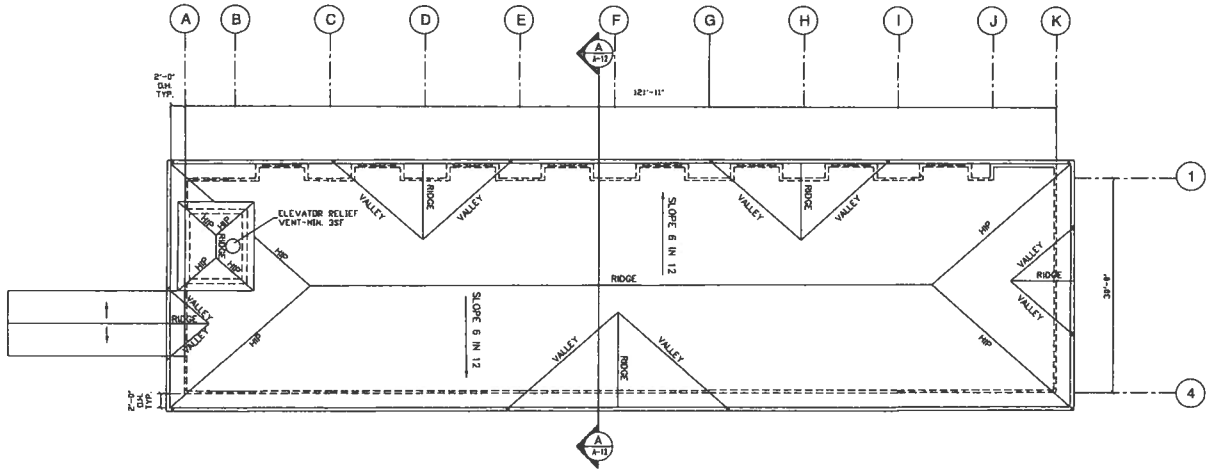
08-17-09

THIRD FLOOR PLAN

PROJ. NO.: 09-0215

DATE: 02/15/09

SHEET NUMBER
A-3



N ROOF PLAN SCALE 1/8" = 1'-0"

Architect
SHK and Associates
P. O. Box: 7372
Fremont, CA 94537
Tel: (510) 796-9712, Fax: (510) 740-3565

LICENSED ARCHITECT SALIM KERWANCHI No. C-28376 RENEWAL DATE 12/31/11 STATE OF CALIFORNIA

Project
PROPOSED MOTEL

Owner
PRAKASH PATEL & HITESH PATEL
3309 LAVIGNA STREET
TUSTIN, CA 92782

Project location
24850 REDLANDS BLVD.
LOMA LINDA, CA. 92395
APN: 0281-091-41

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
BUILDING PERMIT

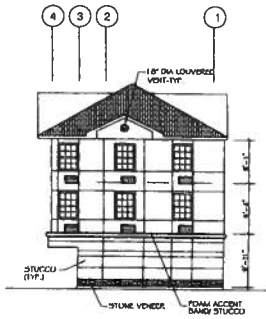
08-17-10

ROOF PLAN

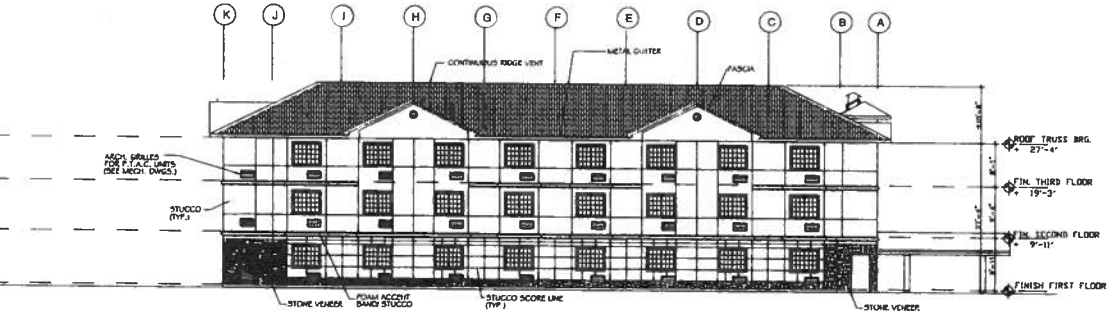
PROJ. NO.: 09-0215

DATE: 02/15/09

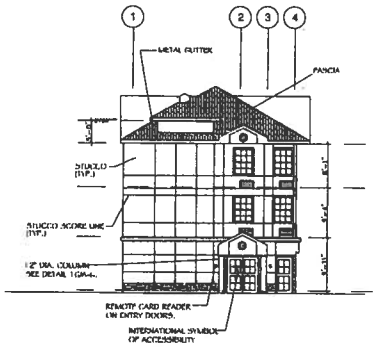
SHEET NUMBER
A-4



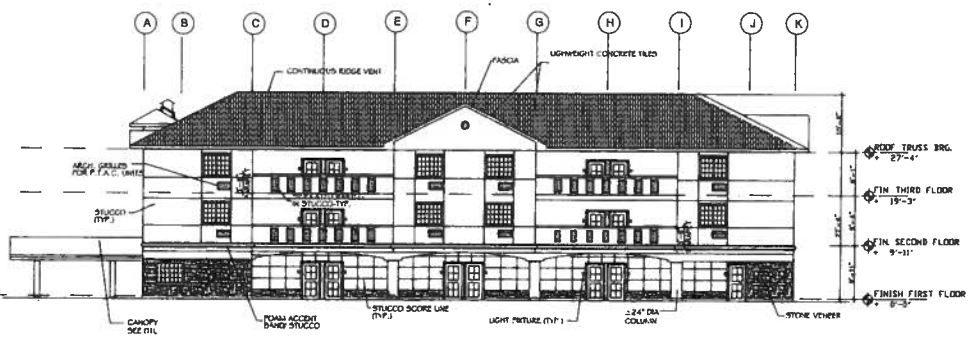
3 A-11 ELEVATION ALONG FREEWAY
SCALE: 1/32"=1'-0"



4 A-11 ELEVATION ALONG WEST
SCALE: 1/32"=1'-0"



1 A-11 ELEVATION ALONG REDLAND BLVD
SCALE: 1/32"=1'-0"



2 A-11 ELEVATION ALONG PARKING LOT
SCALE: 1/32"=1'-0"

Architect
SHK and Associates
P. O. Box: 7372
Fremont, CA 94537
Tel: (510) 796-9712, Fax: (510) 740-3565

LICENSED ARCHITECT SALIM KERMALI No. C-26576 Registered Professional Engineer 08/31/11 STATE OF CALIFORNIA

Project
PROPOSED MOTEL

Owner
PRAKASH PATEL & HITESH PATEL
3309 LAVANNA STREET
TUSTIN, CA 92782

Project location
24850 REDLANDS BLVD.
LOMA LINDA, CA. 92393
APN: 0281-091-41

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PLANNING APPROVAL
06-26-11

ELEVATIONS

PROJ. NO.: 11-0626
DATE: JUNE 2011
SHEET NUMBER
A-11

3

4

PRELIMINARY

ELEVATIONS

SHK AND ASSOCIATES

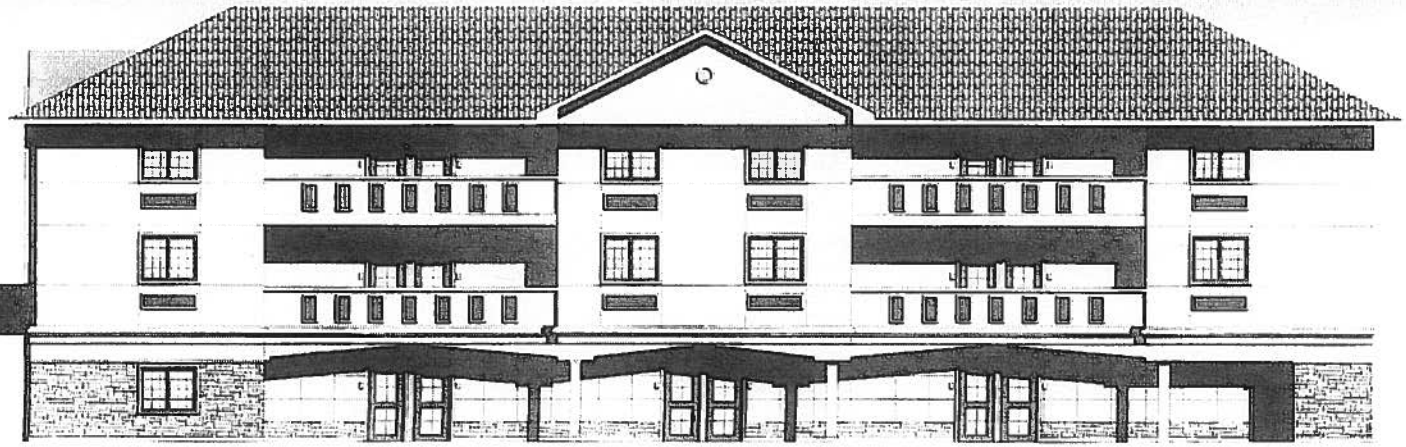
PROPOSED MOTEL

REDLANDS BLVD.
LOMA LINDA, CA. 92354

MARCH, 2008

A201

1



2

PRELIMINARY

ELEVATIONS

SHK AND ASSOCIATES

PROPOSED MOTEL

REDLANDS BLVD.
LOMA LINDA, CA. 92354

MARCH, 2005

AS SHOWN

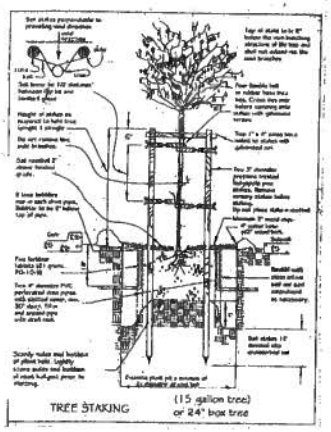
A201

PLANT LIST

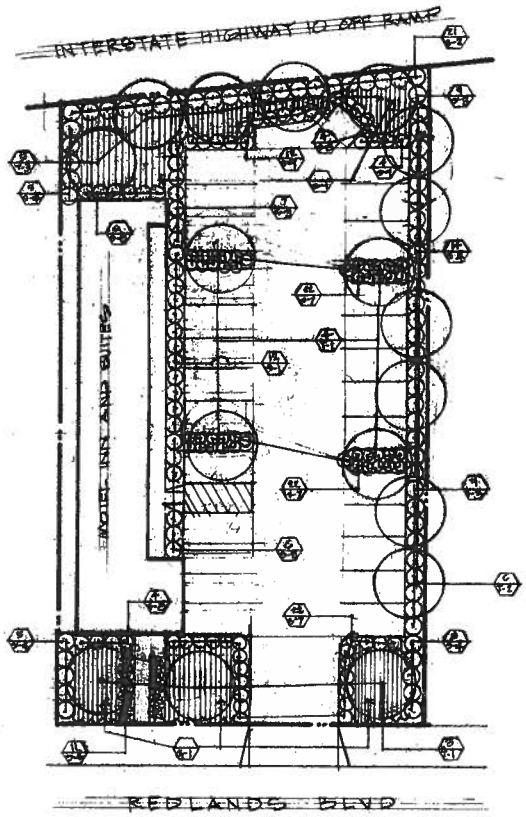
KEY	QUANTITY	BOTANICAL AND COMMON NAME	SIZE
		TREES:	
T-1	7	PISTACIA CHINENSIS - CHINESE PISTACHE	15GC
T-2	6	PLATANUS WRIGHTII - ARIZONA SYCAMORE	15GC
T-3	5	QUERCUS EMORYI - EMORY OAK	15GC
		SHRUBS:	
S-1	12	CISTUS SALVIFOLIUS - SAGELEAF ROCKROSE	5GC
S-2	21	DODONEA VISCOSA PURPUREA - PURPLE HOP SHRUB	5GC
S-3	15	LEPTOSPERMUM SCOPARIUM 'NEW GLEN' - AUSTRALIAN TEA TREE	5GC
S-4	29	PHOTINIA FRASERI	5GC
S-5	19	PUNICA GRANTUM 'CHICO' - DWARF POMEGRANATE	5GC
S-6	11	PHORMIUM TENAX 'BRONZE BABY' - NEW ZEALAND FLAX	5GC
S-7	66	RAPHIOLEPIS INDICA 'BALLERINA' - PINK INDIA HAWTHORN	5GC
S-8	14	RHUS OVATA - SUGAR BUSH	5GC
S-9	16	XYLOSMA CONGESTUM - SHINY XYLOSMA	5GC
		GROUND COVER:	
G-1	AS NEEDED	SOLLYA HETEROPHYLLA - AUSTRALIAN BLUEBELL CREEPER	1GC

LEGEND

SOLLYA AREAS 3' O.C.



TREE STAKING (15 gallon tree) or 24" box tree



REVISIONS	BY
PLANNING REVISED 9/6/04	WTS

PLANING PLAN

MOTEL INN AND SUITES

REDLANDS BLVD

LOMA LINDA, CALIFORNIA

NORTH

WESLEY T. SAKAMOTO

LANDSCAPE ARCHITECT #1886

0685 HOLLYWOOD DRIVE

SAN LEANDRO, CA 510-483-1787

DRAWN WTS

CHECKED

DATE 1/29/04

SCALE 1/16"=1'-0"

JOB NO.

SHEET L1

OF SHEETS

REGISTERED LANDSCAPE ARCHITECT WESLEY T. SAKAMOTO STATE OF CALIFORNIA

CONDITIONS OF APPROVAL (REVISED)

PRECISE PLAN OF DESIGN (PPD) NO. 11-105

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within two years of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:	**EXPIRATION DATE:**
PRECISE PLAN OF DESIGN (PPD) NO. 11-105	**May 7, 2015**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.

3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorney's fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

   a. On-site circulation and parking, loading and landscaping;

   b. Placement and/or height of walls, fences and structures;

   c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,

   d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of

Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.

8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.

9. Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto the existing home to the east.

10. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 10:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance and implementation of the above mitigation measure would ensure impacts from construction noise would be less than significant.

11. The following mitigation measures shall also be implemented to help reduce the noise impacts to meet the City's interior (45dB) noise level.

a. The construction of the exterior wall shall incorporate the use of 7/8" stucco or siding, 2"x 4" studs, R-13 fiberglass insulation, and drywall.

b. Dual pane windows and entry doors with solid core wood and weather stripping construction shall be utilized.

c. Roof material shall consist of shingles or tile over sheathing construction, in addition to R-19 fiberglass insulation, drywall, and venting.

12. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:

    a. Water active grading areas and staging areas at least twice daily as needed;

    b. The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.

    c. The project proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.

    d. Suspend grading activities when wind gusts exceed 25 mph;

    e. Sweep public paved roads if visible soil material is carried off-site;

    f. Enforce on-site speed limits on unpaved surface to 15 mph; and

    g. Discontinue construction activities during Stage 1 smog episodes.

13. The applicant shall implement the following construction practices during all construction activities to reduce VOC emission as stipulated in the project Initial Study and identified as mitigation measures:

    a. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coating applications such as paint brush, hand roller, trowel, dauber, rag, or sponge.

    b. The contractor shall utilize water-based or low VOC coating of 100 g/l of VOC (allowing approximately 31,500 square feet painted per day) to 250 g/l of VOC (allowing approximately 12,950 square feet painted per day). The following measures shall also be implemented:

        - Use Super-Compliant VOC paints whenever possible.
        - If feasible, avoid painting during peak smog season: July, August, and September.
        - Recycle leftover paint. Take any left over paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
        - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
        - For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the

ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center (www.cleanup.org).

- Recycle the empty paint can.
- Look for non-solvent containing stripping products.
- Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
- Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
- The developer/contractor shall use building materials that do not require painting, where feasible.
- The developer/contractor shall use pre-painted construction materials where feasible.

14. The applicant shall work with the City's franchised solid waste hauler to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
15. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
16. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
17. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
18. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
19. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
20. The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee schedule, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed the Traffic Impact Analysis.
21. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.

22. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

23. The applicant shall pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.

24. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

25. The project shall comply with the City Art in Public Places Ordinance (LLMC Chapter 17.26), which establishes grounds for compliance for new enterprises to facilitate public art. The establishment of artistic assets will be financed and/or constructed by the development community as part of the development requirements.

26. Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contracted to perform a field survey to determine and record any nonrenewable paleontological resources found on-site. The paleontologist will determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

27. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

28. The project shall comply with all non-exempt provisions of Measure V and shall pay the full amount of any recalculated development impact fees, including traffic impact fees, prior to occupancy.

LANDSCAPING

29. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to the approval of the Community Development Department, and Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.

30. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
31. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
32. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
33. Should the relocation or removal of any tree be required, the applicant shall submit an Arborist Report prior to site disturbance. Any removal or replacement of trees shall be in accordance with the City's Tree Preservation Ordinance.
34. The applicant shall perform a Phase I Environmental Site Assessment to determine if the project site includes any contamination prior to the issuance of building permits.
35. The applicant shall prepare a study for the presence of hazardous chemicals, mercury, and asbestos containing materials (ACM) as a result of the demolition of the existing on-site structures. If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
36. Should future project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.
37. If it is determined that hazardous wastes are, or will be generated by the proposed operation of the facility, the wastes shall be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations. If it is determined that hazardous wastes will be generated, the facility shall obtain a United States Environmental Protection Agency Identification Number. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA).
38. If clean up oversight is required of the project, the applicant shall be required to obtain an Environmental Oversight Agreement with the DTSC.

FIRE DEPARTMENT

39. The applicant shall submit a complete set of plans to the Loma Linda Fire Department for review and approval prior to the issuance of building permits.

40. All construction shall meet the requirements of the editions of the California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

41. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.

42. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction. Plans shall show the proposed locations for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.

43. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.

44. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

45. Pursuant to CFC Section 907, all new buildings and structures shall be equipped with an approved Fire Alarm system installed in accordance with provisions of this code and NFPA 72. Plans for the system shall be submitted to the Fire Department for review and approval prior to the issuance of building permits.

PUBLIC WORKS DEPARTMENT

46. The developer shall submit an engineered grading plan for the proposed project.

47. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.

48. All public improvement plans shall be submitted to the Public Works Department for review and approval.

49. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.

50. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

51. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
52. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
53. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
54. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
55. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.
56. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.

SHERIFF DEPARTMENT

57. The developer shall provide sufficient exterior lighting to the site that illuminates otherwise dark corridors which may compromise public safety.
58. The developer shall register with the Crime Free Hotel/Motel Program which closely works with San Bernardino County Sheriff's Department personnel to address crime prevention.
59. The developer shall be required to prevent loitering on site.
60. The developer shall be required to provide clear windows at the lobby area.

_____ _____

Applicant signature Date

_____ _____

Owner signature Date

End of Conditions

City Of Loma Linda

Attn: Guillermo Arreola

25541 Barton Rd.

Loma Linda, CA 92354

Subject : Precise Plan Of Design (PPD) No. 11-105

File For 1 Year Extension

Dear Guillermo,

I would to thank you for setting up the meeting last week to go over the project. AS per our conversation I am requesting an extension of our permit. We have had some delays in completing the project due to issues with financing and architectural issues. I am enclosing a check for $ 2215.00 for the extension fees. Please let me know if you have any questions or have any questions. Thank you.

Regards,

Hitesh Patel

Cell : 949-302-4232

21306 N. 38th Place

Phoenix, AZ 85050

EXHIBIT - D

Planning Commission

Regular Meeting of March 5, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, March 5, 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 (arrived at 7:03p.m.)
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 14-07 – 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

Chairman Nichols opened the public hearing.

Assistant City Manager Bolowich indicated this item was for design review only; that the environmental studies are still pending and will be presented at the next meeting of the Planning Commission.

Contract Planner Melanie Traxler presented the staff report into evidence. She reviewed the project location, identified the Special Planning Area D site area and zone designation. She continued providing a brief history, starting with the General Plan Amendment to establish the Phase I concept area, the Zone Change to realign certain designations to meet the revised parcels, the Parcel Map process to consolidate various lots, and approval of the Bryn Mawr Avenue roadway extension. These were approved in June and became effective in July 2013. The request is for a healthcare clinic for outpatient services, is not a 24-hour hospital or resident facility, and offers medical and other care services for Veterans.

Assistant City Manager Bolowich reviewed the evolution of the plans from the first submittal by the Veterans Administration to review by the Historical Commission.

Contract Planner Traxler continued, reviewing the site plan. She indicated the two primary access points from Bryn Mawr Avenue, both gated entries open during the day and secured at night; with staff and service access points from Bryn Mawr Avenue and Redlands Boulevard. She reviewed the parking areas for staff, visitors, motorcycles, and disabled; pedestrian pathways/walkways that connect with the outer edge of the project to enhance and encourage pedestrian access to the site; water detention basins for water runoff; courtyards and outdoor usable space surrounding the building; building access from all

directions; open space plan that includes the 5.5 acre linear park which includes an orchard area, passive walkways and seating areas, and active area with parking for the park.

Ms. Traxler continued, indicating the project is within the East Valley Corridor Specific Plan and within the Special Development Zone, and requires a Planned Development process to approve the overall entitlements. Planned Development is implemented through a zone change, which adds the designation PD in the zoning map, so it remains East Valley Corridor - Special Development District – Planned Development (EVC-SD (PD)). The Planned Development includes the Precise Plan of Design (PPD) on the agenda for this meeting and the environmental documents to be presented at the next Planning Commission meeting. She continued, reviewing the Design Policy and Development Standards for Special Planning Area D, the General Plan Community Design Element Policies, and the East Valley Corridor Specific Plan Community Design Standards.

Assistant City Manager Bolowich reviewed the evolution of the building elevations from the original submittal by the Veterans Administration with the split footprint, no identifying front feature, window structure, and no real visual interest/balance, to the current rendition that included revision to the window structure with more visual interest and balance, more cohesive building footprint and coloring, enhanced identifying front features, included water features and outdoor areas.

Ms. Traxler reviewed the current rendition. The building includes four separate wings, each oriented toward the parking areas and represented by its own unique style, design and materials that brings a sense of organization to the buildings and serves as a way finding means. Additional visual features include the use of textures, openness within the buildings and brighter colors that make the building more inviting; the green screen along with west and south borders; the north and east borders with wrought iron style fencing; the use of greenscape, water features and pedestrian walkways throughout with designated crossing areas. She reviewed the vehicular access and traffic circulation coming from Bryn Mawr Avenue with wide driveway widths and crosswalks. She indicated that the required undergrounding of utilities is proposed to be deferred, developer would pay in lieu fees and lay conduit, and as adjacent development happens, the utilities for the entire area would be undergrounded. She indicated that the applicant was available to address any concerns or questions from Commissioners.

Discussion ensued among Commissioners, staff and developer, including:

- Height of the greenscreen fencing along the west and south boundaries – Ms. Traxler indicated the mesh screening will be 6’ with hedges & landscaping.
- Parking sufficient for staff and visitors – exceeds requirements; Don Wetzel, development manager for Walsh Group, indicated that parking was dictated by the VA and planned out for 20 years. 840 spaces are allocated for staff, with anticipation of approximately 500 employees. Zoning requires one space for every 250 sq. ft. which would generate 1,380 required spaces, 2,035 spaces are proposed.
- Bus stop shelters and loading docks – Ms. Traxler indicated the development standards require 5 loading areas be provided with minimum dimensions and that the proposed loading area has sufficient space to accommodate up to the 5 required. At this point, exact bus stop location has not been determined, the facility is on an existing bus route with an existing stop with shelter near the promenade from Redlands Boulevard. The request will be made to Omnitrans to move that stop closer to the promenade. The internal shuttle stops will be placed close to Omnitrans stop to minimize the walking distance for visitors to the facility.
- Natural light within the building – David Staczek, ZGF Architects indicated that the goal was to bring in lots natural light, sort of bringing the outside in and the inside out; that the corridors within each clinic lead to the outdoors, every room along the perimeter will have windows and

all of the waiting spaces are across from natural light. In addition, the front lobby has the skylight that continues into the building.

- While the project meets the current design standards and maximizes the parking, given building and parking issues at the current VA facility, what guarantees are in place that these design standards will continue into the future? Assistant City Manager Bolowich indicated that this is not a federal building, it is privately owned and leased to the VA, with any future changes required to go through the regular City planning process. The Developer indicated that there is no option for the VA to purchase, however the contract does have a lease renewal option after 20 years.
- Are any provisions in place for parking structures should the need arise? – Assistant City Manager Bolowich indicated that consideration of a parking structure was addressed in the Land Use Allocation Table (2B), with discussion to locate somewhere in the south to southeast corner of the site should it become necessary.
- Bicycle access with striping for bike lanes – Assistant City Manager Bolowich indicated this was something that would be looked at; perhaps some interior striping for bike access.

Upon invitation from Chairman Nichols, Dick Wiley addressed the Commissioner regarding a possible additional turn lane turn from Redlands Boulevard to Bryn Mawr Avenue; proposed landscaping to include drought resistant options; include traveling Viet Nam Veterans wall and/or make a permanent smaller version; water features taking into account the current drought conditions.

Commissioner, staff and developer comments continued:

- In regards to the duck pond, would water be stagnant or recirculating? Trent Thelen, Landscape Architect with ZGF Architects indicated that the proposed duck pond(s) would be recirculating water and are currently contemplating whether they are feasible giving the current conditions. The main water feature at the front entrance would be recirculating water as well.
- Consideration of a traffic signal at the main entrance on Bryn Mawr Avenue – Assistant City Manager Bolowich indicated concern that it was possibly too close to the Redlands Boulevard/Bryn Mawr Avenue signal; and that once development occurs across Bryn Mawr Avenue, zoned commercial/retail, alignment of driveways would be required and any additional signalization would come back with the traffic studies. Once future development occurs, pedestrian access would be considered.
- Who owns the land currently? Ms. Traxler indicated that land was owned by Lewis Homes and confirmed the project was a build-to-suit lease with the VA as the current tenant.
- Chairman Nichols asked about the nature of the financing/grant and acceleration process. Ms. Traxler indicated that the agreement with the Veterans Affairs has already taken place and the developer has time requirements to meet. The Developer indicated there was no federal appropriation; there was a bond issuance along with multiple bank financing, and time sensitive with respect to interest rate in the market. There is a date certain delivery obligation of the end of December 2015.
- In response to a question, the Developer indicated that there is edging/small wall at the front entrance water feature to delineate it from the walkway. In addition, it will include an inspirational quote to honor the Veterans.

Commissioners thanked the development team for a great presentation and design.

Motion by Palmieri, seconded by Khatibi and carried unanimously to continue the Public Hearing for PPD No. 13-127 to the April 2, 2014 meeting of the Planning Commission.

PC 14-08 – APPROVAL OF MINUTES – January 15, 2014

Motion by Nichols, seconded by Palmieri and carried unanimously to approve the minutes of January 15, 2014 as presented.

REPORTS BY PLANNING COMMISSIONERS

Chairman Nichols inquired about the Blossom Gove Memory Care facility. Assistant City Manager Bolowich indicated they were open for business and all appeared well.

Commissioner Rojas asked about possible tenants for the Centerpoint project. Assistant City Manager indicated that the grocery store was a Wal-Mart Neighborhood Market and the additional shops to the east were in final plan check stages with possible tenants of Waba Grill, Subway, and Starbucks, but nothing confirmed. Original discussions included Native Foods; however, Native Foods felt there was insufficient demand based upon density and household income to open.

Chairman Nichols indicated he had discussed with the Mayor as to the role of the Planning Commission and the potential of a combined Planning Commission/City Council workshop in regards to City Council direction of the role of the Planning Commission. Assistant City Manager indicated he would look to coordinate possible dates.

REPORTS BY STAFF

Assistant City Manager Bolowich indicated that Chase Bank in the Centerpoint project is now open. He also asked that if there is a conflict status with Loma Linda University changed to please inform staff as plans move forward with the Campus Transformation Plan. Campus Street widening project is nearly complete; Stewart Street pedestrian bridge is a little behind, however should be done by mid-summer. Staff will look at possibility of presentation regarding the Campus Transformation Plan as an informational item only.

The meeting adjourned at 9:02 p.m.

Minutes approved at the meeting of _____.

_____
Barbara Nicholson
Deputy City Clerk

Minutes City of Loma Linda

Community Development

Planning Commission

Regular Meeting of April 2, 2014

A regular meeting of the Planning Commission was called to order by Vice Chairman Rojas at 7:00 p.m., Wednesday, April 2, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:	Miguel Rojas, Vice Chairman Carolyn Palmieri Nikan Khatibi Ryan Gallant
Commissioners Absent:	John Nichols, Chairman
Staff Present:	Konrad Bolowich, Assistant City Manager Richard Holdaway, City Attorney Guillermo Arreola, Associate Planner

Vice Chairman Rojas led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC 14-09 – CONDITIONAL USE PERMIT NO. 14-016 – (PUBLIC HEARING) – A request to approve the construction of a drive-through automatic teller machine (ATM) in the parking lot of the Mountain View Plaza shopping center, located 11235 Mountain View Avenue, in the Neighborhood Business (C-1) zone.

Vice Chairman Rojas opened the public hearing.

Planner Arreola presented the staff report into evidence. He reviewed the site plan, color elevations, additional landscaping, light standards, security cameras, and 100' driveway with room for stacking of 4 vehicles. Ten parking spaces will be lost, however the shopping center is currently over-parked by 386 parking spaces, therefore overall parking is not negatively impacted. The ATM driveway will be separated from the main aisle by 4' wide lane striping, leaving the main drive aisle with slightly more than the minimum required 25' backout space. There will be 720 sq. ft. of additional landscaping to match the existing landscaping.

Discussion ensued among Commissioners, staff and applicant, including:

- Landscaping to be enhanced rather than matching the existing landscaping? Applicant indicated his willingness to work with staff to enhance the proposed additional landscaping.
- In response to questions regarding the overhang, applicant indicated the overhang was 4' and adequate to protect the driver in inclement weather.

Upon invitation from the Vice Chairman, Dick Wiley addressed the Commission. He expressed concern regarding the cars backing out from adjacent parking spaces. Planner Arreola responded that the drive aisle allowed more than the required space for vehicles to back out. Mr. Wiley commented on a recent ordinance by the City Council regarding drive-thrus and if they are not allowable for one, why not for all. Assistant City Manager Bolowich clarified the drive-thrus prohibited were for formula-based fast food restaurants and does not address other types of drive-thrus.

Vice Chairman Rojas asked about landscaping in the area between the ATM driveway and the existing drive aisle. Planner Arreola indicated that area was striped and did not include a raised curb. Commissioners expressed concern and suggested a raised curb. Applicant addressed the Commission indicating that more often, the delineation from the main drive aisle is striped, not raised. Applicant indicated his willingness to add the raised curb with some additional intermittent landscaping as recommended by the Commission.

Vice Chairman Rojas closed the public hearing.

> **Motion by Khatibi, seconded by Gallant and carried to approve Conditional Use Permit No. 14-016, pursuant to the findings and subject to the conditions contained in the staff report with the added conditions of an elevated/raised curb, additional and enhanced landscaping. Nichols absent.**

PC 14-10 – PRECISE PLAN OF DESIGN (PPD) NO. 13-127, PLANNED DEVELOPMENT/ZONE CHANGE NO. 13-128 – (PUBLIC HEARING – LIMITED TO 30 MINUTES) – 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, with a General Plan Land Use Designation of Special Planning Area "D." The proposed project consists of the construction of a new 3-story structure totaling 345,000 gross square feet on a vacant 36.9 acre parcel, and intended for use as an outpatient health care services facility to be operated by the U.S. Department of Veterans Affairs for the care of Veterans. The proposed project includes an approximate 5.5-acre linear park and 2,035 on-site parking spaces. The project approval will include a Precise Plan of Design for the site layout, design and architecture; Zone Change to change the zone designation from EVC-SD to EVC-SD-(PD); and a Planned Development to establish site-specific development standards based upon the development plan and conditions of approval for the development.

Vice Chairman Rojas indicated the Public Hearing was continued from the March 5, 2014 meeting.

Assistant City Manager Bolowich introduced the item, indicating the item before the Commission this evening was the environmental reports and seeking final adoption and recommendation of approval to the City Council.

Contract Planner Traxler presented the staff report into evidence. She provided a brief review of the project and the requested entitlements. She further indicated that to implement the proposed Planned Development/Zone Change and to comply with the California Environmental Quality Act (CEQA), an Initial Study had been prepared to address the potential environment impacts of the project. No comments on the environmental documents have been received.

Ms. Traxler continued, summarizing the conclusions of the Mitigated Negative Declaration that all impacts would be reduced to less than significant with implementation of the recommended mitigation measures, specifically relating to biological resources, cultural resources, and hazardous materials. City regulations would be followed and best management practices would be applied, as well as standard conditions of approval relating to air quality, geology, soils, drainage, water quality, noise, public services and traffic. Pursuant to Measure V, the project shall pay the required development impact fees to cover 100 percent of their pro rata share of the estimated cost of public infrastructure, facilities and services.

She continued, highlighting areas of the traffic study that indicated with project build-out in 2035, 11 intersections would be impacted during peak hours to a Level of Service D or below. However, with

implementation of proposed regional improvements as well as some local improvements specific to the project, all Levels of Service would be adequately brought back within the requirements of Measure V.

Discussion ensued among Commissioners, staff and developer, including:

- Concern regarding transit stops affecting traffic – Carl Ballard, Traffic Specialist with Kunzman Associates, Inc. reviewed the existing bus stops, the preferred locations and possible locations to minimize traffic impacts. Omnitrans will need to make necessary adjustments to their bus stops based on proposed street lights and access points to the site. If Omnitrans does not move the bus stop closer to the main promenade area, developer would include a sidewalk from the existing bus stop to the closest on-site shuttle stop to minimize the walking distance for those using the site. He indicated that overall, traffic flow is very well planned.
- Allowable street parking – Assistant City Manager indicated there should be adequate parking in the parking lot and that street parking was not recommended.
- The proposed water features and any changes to the original design due to drought concerns - Trent Thelen, Landscape Architect with ZGF Architects indicated that rather than the duck pond originally proposed, to use that area as a shaded respite area, with trees and seating areas with a dry creek bed feature using rocks indigenous to the area. Throughout the site there are storm water ponds and retention ponds to attract water fowl when there is water. There remains the memorial water feature at the front entrance as well as a smaller water feature to the north east of the building in a healing garden area. Applicant is open to a smaller water feature at the duck pond area should the Commission recommend. Vice Chairman Rojas indicated it was his desire to have smaller water features throughout the site while continuing to make efforts to conserve water.
- Bike paths and access from Redlands Boulevard as well as Bryn Mawr Avenue – Mr. Thelen indicated that bikes could be used at any entrance, however they were encouraged to use Bryn Mawr entrance. The interior roadways were sufficiently wide enough to allow bicycle travel and there would be signage to encourage cars to be aware and share the roadway.
- Any thought to speed deterrents, i.e. speed bumps, within the parking area – Mr. Thelen indicated a number of the crossings, especially at the promenade area, were raised concrete crossings; the driveway entrances will be signed and striped. The entire site is concrete and consideration could be given to using colored concrete to delineate the pedestrian crossings within the site.
- In response to questions, the Developer indicated that groundbreaking for the project is contingent upon City Council presentation and approvals; he was hopeful for the beginning of May and planned completion for mid-March of 2016.
- In response to questions and concerns regarding completion of right-of-way and off-site improvements, Assistant City Manager Bolowich stated that right-of-way improvements must be completed prior to occupancy. A number of the off-site improvements that will not be done are shared improvements that are dependent upon future adjacent development. Each development would pay their fair-share cost toward those future improvements and future traffic demands would trigger those funds be expended to make those improvements. The Developer spoke regarding the comparison of the existing conditions and existing plus project conditions and that conditions meet the Measure V criteria. The two intersections that go to Levels of Service (LOS) E or F are Bryn Mawr Avenue and Enterprise Drive which are both mitigated with signals at this time. Mr. Bolowich did point out that the majority of the traffic to this site will not be new trips, rather redirected from the existing VA facility.

No comments were offered by the audience upon invitation from the Vice Chairman.

Motion by Palmieri, seconded by Khatibi and carried to approve staff recommendation to adopt the Mitigated Negative Declaration, adopt the Mitigated Monitoring Report, approve the Planned Development/Zone Change No. 13-128 based on the findings, and approve Precise Plan of Design No. 13-127 based on the Findings and subject to the Conditions of Approval as contained the staff report and with the additional conditions regarding the duck pond and water features. Nichols absent.

PC 14-11 – APPROVAL OF MINUTES – February 5, 2014

Motion by Palmieri, seconded by Gallant and carried to approve the minutes of February 5, 2014 as presented. Khatibi abstained; Nichols absent

REPORTS BY PLANNING COMMISSIONERS

Vice Chairman Rojas asked about the grading happening above Beaumont Avenue. Assistant City Manager Bolowich indicated it was land placed in an agricultural trust and the owner was grading for planting of avocado trees and orange groves.

Commissioner Khatibi asked about the abatement of the Lubinsky property on Redlands Boulevard. Assistant City Manager indicated the Mr. Lubinsky has appealed the Planning Commission finding of a public nuisance to the City Council. A Fire Appeals Board has been appointed and is scheduled to meet April 3 to appeal the findings of the Fire Marshal. The matter would then return to the City Council.

Commissioner Khatibi asked about the Center Point shopping center and Native Foods. Assistant City Manager responded that Native Foods had scaled back their expansion plans and will not be opening in Loma Linda. He did indicate possible talks with Waba Grill, Subway and Starbucks.

Commissioner Khatibi commented on the shooting at Fort Hood and keep those who died in our thoughts and prayers.

Vice Chairman Rojas asked about the status of the Stewart Street underpass. Assistant City Manager Bolowich indicated they are working and hope to be completed by mid-August. He also indicated a parking structure was proposed at the corner of Campus and Barton.

Commissioner Palmieri asked about the extension of Evans Street that was mentioned some time ago and whether that was still under consideration? Assistant City Manager Bolowich responded that there is not currently a need, so it was not under consideration at this time.

REPORTS BY STAFF

None.

The meeting adjourned at 8:48 p.m.

Minutes approved at the meeting of _____.

_____

Barbara Nicholson
Deputy City Clerk