

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 May 7, 2014.



Barbara Nicholson
Deputy City Clerk