

Planning Commission

Regular Meeting of May 7, 2014

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

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

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

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

PC 14-12 – 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.

Planner Arreola presented the staff report and indicated the 2 points of clarification requested were with the overall sign height and the 2 lines of copy.

In addition, the approved Master Sign Program for this center indicated that the “Pharmacy Drive-Thru” sign was to be centrally located within the tower element of the building facade. The applicant has requested the sign be located on the building facade adjacent to the tower. This placement allows for a larger, more visible sign.

Discussion ensued with Planning Commissioners and Staff, clarifying:

- The signs are illuminated, however the amount of light projected is not significant.
- Making changes to the Sign Code, such as overall sign height, would have to come back to the Planning Commission as a revision to the Sign Code.
- The changes or clarifications made this evening apply only to the Master Sign Program for the Center Point development and will not set precedent for other developments.
- Fairly standard for Walmart Neighborhood Market signs to be 2 lines of copy.

Motion by Khatibi, seconded by Palmieri and carried to allow 2 lines of copy, each not to exceed the maximum letter height and to move the Pharmacy sign from the tower facade to the adjacent wall as requested. Rojas abstained.

PC 14-13 – 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.

Chairman Nichols asked the City Attorney for clarification regarding possible conflicts of interest for those Commissioners with ties to Loma Linda University and Loma Linda University Medical Center.

City Attorney Holdaway indicated that while the applicant is not the source of the conflict, an argument could be made that the property owner is the source of the conflicts of interest to a majority of the Commissioners. It was further suggested that employer is Loma Linda University Adventist Health Sciences Center as the umbrella organization for both institutions.

Motion by Khatibi, seconded by Gallant and carried to move the item to the City Council due to potential conflicts of interest by Planning Commissioners. Nichols and Palmieri abstained.

PC 14-14 – 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).

Planner Arreola presented the staff report into evidence. He indicated the applicant was close to completing financing and City Code allows Planning Commission to approve a time extension.

Chairman Nichols opened the public hearing and upon his invitation, there was no comment from the public.

Discussion ensued with Planning Commissioners and Staff, clarifying:

- This was the first request for a time extension.
- This may or not be the same applicant, however this not the same project as approved in approximately 2006 – 2007. That project was never built and entitlements were lost.
- The current request is for a project approved by the Planning Commission in 2012.

Chairman Nichols closed the public hearing.

Motion by Palmieri, seconded by Khatibi and carried to approve the one year time extension for Precise Plan Of Design (PPD) No. 11-105. Rojas abstained.

PC 14-15 – APPROVAL OF MINUTES – March 5 & April 2

Motion by Khatibi, seconded by Palmieri and carried unanimously to approve the minutes of March 5, 2014 as presented.

Motion by Gallant, seconded by Rojas and carried to approve the minutes of April 2, 2014 as presented. Nichols abstained.

REPORTS BY PLANNING COMMISSIONERS

Chairman Nichols commented on the recent Supreme Court decision allowing opening the meeting of a legislative body with prayer and asked whether that would extend to the Planning Commission. City Attorney Holdaway advised that the decision does not fall to all public/political bodies.

REPORTS BY STAFF

None.

The meeting adjourned at 7:40 p.m.

Minutes approved at the meeting of July 2, 2014.



Barbara Nicholson
Deputy City Clerk