

Planning Commission

Regular Meeting of July 2, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nicholson at 7:02 p.m., Wednesday, July 2, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Carolyn Palmieri
Nikan Khatibi
Ryan Gallant
Jay Nelson

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.

Chairman Nichols introduced and welcomed new Commission Jay Nelson.

PC 14-16 – REORGANIZATION

- a. Selection of Chairman
- b. Selection of Vice Chairman

Chairman Nichols conducted the selection of Chairman by opening nominations.

Commissioner Nelson nominated John Nichols.

Motion by Nelson, seconded by Khatibi to close nominations and direct that a unanimous ballot be cast for John Nichols as Chairman.

Chairman Nichols conducted the selection of Vice Chairman by opening nominations.

Commissioner Gallant nominated Nikan Khatibi.

Motion by Gallant, seconded by Nelson and carried to close nominations and direct that a unanimous ballot be cast for Nikan Khatibi as Vice Chairman.

PC 14-17 – PRECISE PLAN OF DESIGN (PPD) NO. 14-004 - A request to expand an existing 16,100 square-foot (SF), 20 guest room Loma Linda Ronald McDonald House (LLRMH) facility. The Ronald McDonald House is located at 11365 Anderson Street, on a one-acre parcel at the southeast corner of Barton Road and Anderson Street, in the Institutional (I) Zone. The Proposed Project includes an expansion of approximately 28,445 SF to the east and west of the existing facility within existing landscape and parking areas. The expansion would include interior renovations and the demolition of 8 of the existing 20 guest rooms (12 guest rooms would remain) and the creation of 42 new guest rooms for a total of 54 guest rooms on-site. Therefore, a net addition of 34 guest rooms is proposed.

Contract Planner Natalie Patty presented the staff report reviewing the Site Plan, existing settings, the proposed expansion, landscape plan, current and proposed elevations, CEQA review, and Measure V review. She also indicated a Commissioner request to replace with like trees the 3 Forest Pansy trees to be removed.

Planner Arreola indicated a comment from the homeowner to the south of the project regarding the line of sight into his yard from the upper stories of the proposed expansion. Slides were presented that depicted the line of sight with and without trees and it was evident that the proposed tree placement and size should negate most line of sight impacts. In addition, the buildings would be approximately 90' apart with a 9'8" property line wall.

Discussion ensued with Planning Commissioners and Staff regarding:

- Replacement of the proposed French doors with windows to help negate line of sight impacts – applicant proposed significant landscaping towards the rear of the property that should address the privacy issue raised and in addition, was willing to consider the replace of the French doors if the Commission deemed necessary.
- With the projected increase in traffic, concern for pedestrian access crossing Anderson Street to the FMO was expressed – existing lighted crosswalk already in place.
- The addition of bike racks – applicant was agreeable to the addition.
- Recommendation to continue headers on windows not currently shown on the renderings – applicant agreeable to work with staff to implement.
- Confirmed that a mediation garden with a water fountain was proposed at the southeast corner of the project.

Chairman Nichols introduced Dan Carlone, contractor for this project.

Motion by Gallant, seconded by Nelson and carried unanimously recommend to City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and to approve the Precise Plan of Design No. 14-004 based on the Findings and subject to the Conditions of Approval contained in the staff report with the addition of the replacement of the existing 3 Forest Pansy trees, the addition of bike racks, and staff to work with applicant to continue headers on the windows.

PC 14-18 – APPROVAL OF MINUTES – May 7, 2014

Motion by Khatibi, seconded by Palmieri and carried unanimously to approve the minutes of May 7, 2014 as presented.

REPORTS BY PLANNING COMMISSIONERS

Commissioner Khatibi wished everyone a safe 4th of July.

REPORTS BY STAFF

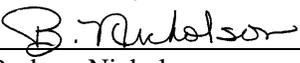
Assistant City Manager indicated that the VA Clinic currently under construction on Redlands Boulevard required dynamic soil compaction which was creating a considerable amount of ground shaking for the next 3 – 4 weeks.

He also indicated that the gas station at the southwest corner of Mt. View Avenue and I-10 off ramp was well under construction; final phase of Mt. View Plaza is finishing up. The remaining tenants to move into the Center Point shopping center are Starbucks, Subway, Waba Grill, and a nail salon. He continued, indicating the Fresh & Easy building has sold to Dollar General.

The next scheduled meeting of the Planning Commission is scheduled for August 6. Chairman Nichols indicated he would be out of town.

The meeting adjourned at 7:40 p.m.

Minutes approved at the meeting of September 3, 2014.



Barbara Nicholson
Deputy City Clerk