

Planning Commission

Regular Meeting of September 3, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nicholson at 7:00 p.m., Wednesday, September 3, 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.

PC 14-19 – CONDITIONAL USE PERMIT PLAN (CUP) NO. 14-105 - A request to install a new 6' by 12' foot single-face digital cabinet sign on an existing concrete sign base for the Ronald McDonald House located 11365 Anderson Street on the southeast corner of Barton Road and Anderson Street. The subject site is located in the Institutional (I) Zone.

Chairman Nichols opened the Public Hearing.

Planner Arreola presented the staff report into evidence, reviewing the Site Plan, existing settings, the proposed digital sign with proposed elevations, zoning, and added and revised Conditions of Approval.

Discussion ensued with Planning Commissioners and Staff regarding:

- Reason for public service information – it would be items such as Childhood Cancer Awareness Week and similar items that pertain to the Ronald McDonald House mission.
- Compliments to the Ronald McDonald House, very appropriate for the community to support.
- Concern regarding angle of sign and the distraction to drivers as it is a busy intersection, both with vehicles and pedestrians - the flip rate and brightness matches the CalTrans standards for signs on the freeway, as well as matches the flip rate and brightness as the digital sign at Barton and Loma Linda Drive.
- Level of brightness – brightness is set pursuant to standards and is monitored; brightness is also automated to adjust with the natural light. It was suggested to add as a Condition of Approval that applicant/Ronald McDonald House work with staff regarding brightness should complaints arise.

Upon invitation of the Chairman, Dick Wiley addressed the Commission regarding use of the sign for public service messages, i.e. street/lane closures for street rehabilitation/construction.

Planner Arreola indicated that the applicant had requested a change to the Conditions of Approval, that Condition #2 be modified to replace “applicant” with “Ronald McDonald House Charities of Southern California – Loma Linda Ronald McDonald House”.

Planner Arreola further indicated a communication from a citizen not in favor of the digital sign, would like to see City keep signs tasteful, similar to Westlake Village or Carmel.

Chairman Nichols closed the Public Hearing.

Motion by Nelson, seconded by Gallant and carried unanimously to approve Conditional Use Permit No. 14-105 subject to the Conditions of Approval with the modification to Condition #2 and addition that applicant/Ronald McDonald House work with Staff regarding brightness of the sign should complaints be received as indicated above.

PC 14-20 – PRECISE PLAN OF DESIGN (PPD) NO. 14-083 - A proposal to construct a 3,260 square foot commercial/retail building for restaurant purposes for property located at 10342 Mountain View Avenue. This project is associated with the recently approved Market Place development, which included a gasoline service station, convenience store, and drive-thru car wash, and a commercial building pad on the subject site. The project is located in the East Valley Corridor Specific Plan-General Commercial Zone.

Chairman Nichols clarified that PPD No. 14-083 has been approved by the City Council, subject pad and use was included in that PPD, so the role of the Commission in this particular instance was to act more in the capacity of design review.

Chairman Nichols opened the Public Hearing.

Planner Arreola presented the staff report into evidence, indicating what is proposed is smaller than originally approved and traffic impacts therefore reduced. He indicated additions to the Conditions of Approval to include a reciprocal parking agreement with the convenience store and the applicant work with staff to add bike racks.

Discussion ensued with Planning Commissioners and Staff regarding:

- Flow of traffic through the facility appears congested, with cars driving through, others backing out, fuel deliveries, etc. – the proposal complies with backing and parking standards; no real issue with fuel trucks blocking access as deliveries are typically once a day at night.
- Landscaping on provided Conceptual Landscape Plan not consistent throughout the project – landscaping indicated on the provided Plan addressed only the additional landscaping provided with this addition.
- It was suggested that doors to the patio portion of each restaurant be glass to tie the patio area to the restaurant and perhaps some architectural design to articulate the exit; applicant indicated his willingness to work with staff to address the concerns.

Upon invitation of the Chairman, Glenn Elssmann, resident of Loma Linda and local developer, addressed the Commission, indicated he has worked with the applicant on other projects, and is in favor of the project as it is a good addition to Loma Linda.

Motion by Khatibi, seconded by Palmieri and carried unanimously to approve PPD No. 14-083 subject to the Conditions of Approval as amended to include a reciprocal parking agreement and applicant to work with Staff regarding the addition of bike racks and to address concerns noted above regarding doors to patio areas for each restaurant site.

Mr. Wardeh, applicant, thanked the Commission and Staff for their input on this project.

PC 14-21 – APPROVAL OF MINUTES – July 2, 2014

Motion by Palmieri, seconded by Gallant and carried unanimously to approve the minutes of July 2, 2014 as presented.

REPORTS BY PLANNING COMMISSIONERS

Commissioner Gallant commented about panhandling on the medians and if there was something the City could do to address.

REPORTS BY STAFF

Assistant City Manager Bolowich provided a brief update on the following:

- Stewart Street wrapping up with ribbon cutting scheduled for Tuesday, September 9.
- Campus Street pedestrian bridge was delayed on delivery this morning and impacted rush hour; however is now in place and should be open for use in the next month or so.
- Holiday Inn project on Redland Boulevard is pouring footings.
- VA Clinic is also pouring footings; Bryn Mawr street extension is progressing as well
- Sunday, September 7 the Loma Linda and Colton Fire Departments will host a 9/11 Memorial Ceremony, to include a motorcycle ride from Quaid Harley Davidson to Fire Station 251.
- The Cole House at Heritage Park is in the process of renovation, with a substantial portion of the work complete.

Upon invitation of Chairman Nichols, Viorica Carmona, 25638 Rosewood Drive, Loma Linda and Nnodim Nod Nkwocha, 10396 Spade Drive, Loma Linda, addressed the Commission expressing concern that their houses were going to be taken from them for commercial development. Assistant City Manager Bolowich and Chairman Nichols assured them there was no plan by the City to take any homes; that while that area was, pursuant to the General Plan, zoned commercial, if their houses were sold it would be because they as homeowners wanted to sell.

The meeting adjourned at 7:40 p.m.

Minutes approved at the meeting of October 1, 2014.



Barbara Nicholson
Deputy City Clerk