

Planning Commission

Regular Meeting of December 03, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, December 03, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

Commissioners Absent:

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.

Commissioner Palmieri arrived 7:03 PM

VARIANCE NO. VA 14-142

A variance request for relief from Section 17.18.030(36) - Definitions, of the Loma Linda Municipal Code (LLMC) which limits the height of a monument sign to six feet in height. The proposed monument sign will have a maximum height of 8-feet measured from the ground up. The proposed sign is for the existing Hyundai Dealership located at 25072 Redlands Blvd, in the East Valley Corridor Specific Plan – General Commercial Zone.

Planner Arreola presented the staff report into evidence, reviewing the site plan, existing setting, and requested change. The project is a request to construct an internally illuminated, 8-foot monument sign. The illuminated sign will be double faced and have a surface area of approximately 31 square feet. The sign will be placed near the southeast corner of the property adjacent to the main driveway entrance. The variance request is seeking relief from the sign code that limits the height of a monument sign to 6- feet. Due to limited visibility, the applicant is requesting approval of an 8-foot high monument sign within the front setback of the property. There will be no alterations to the existing structures on site. The proposed request will not affect any lot coverage, set back or building height requirements and construction of the sign will not impede any existing access points to the site nor will it take away parking for the existing use. The sign will be located within an existing landscape planter area and located outside of the required 25' feet corner cut-off area.

Chairman Nichols opened the Public Hearing.

Discussion ensued with Planning Commissioners, Staff and applicant, Robert May - on behalf of the Hyundai Dealership, regarding:

- Question from Planning Commission as possibly moving the sign to right closer to the street allowing it to be more visible. It was suggested that moving the sign closer to the street may provide greater visibility.
- Planner Arreola informed the Commission that the dealership currently has wall signage at the back of the building that is not visible along Redlands Blvd.

Motion by Khatibi seconded by Gallant and carried to approved VA No. 14-142 subject to the conditions of approval with modifications to include: work with staff to locate the sign in the most optimal location complying with corner cut-off requirement.

Chairman Nichols closed the Public Hearing.

PC 14-26 – APPROVAL OF MINUTES – October 15, 2014 and November 5, 2014

Motion by Gallant, seconded by Khatibi and carried unanimously to approve the minutes of October 15, 2014. Palmieri absent.

Motion by Gallant, seconded by Palmieri and carried unanimously to approve the minutes of November 5, 2014.

REPORTS BY STAFF

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

- VA Hospital is putting up steel and framing.
- Holiday Inn Express Hotel is framed to the top floor and sheeting is being installed.
- Shell Gas Station is opened for business and doing well.
- The Center Point Plaza is open, including Waba Grill and Starbucks. Fire House Subs is working with Staff to get going. Informed the Commission that the Plaza is in search of a dessert style shop.
- Pedestrian Bridge over Campus Street is now open and completed. This should help alleviate traffic.
- Annual State of the Community Speech will take place on Friday December 12, 2014 at noon.

The meeting adjourned at 7:26 p.m.

Nataly Alvizar
Administrative Specialist I