# Agenda City of Loma Linda

*From the Department of Community Development*

## PLANNING COMMISSION

**REGULAR MEETING OF**
**November 4, 2015**
**7:00 p.m.**
**CITY COUNCIL CHAMBERS**
**25541 BARTON ROAD, LOMA LINDA, CA 92354**

**A. CALL TO ORDER -** Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. ITEMS TO BE DELETED OR ADDED**

**E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

**F. NEW BUSINESS**

**G. PUBLIC HEARINGS (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER PUBLIC HEARING ITEM)**

**VARIANCE NO. 15-084 AND SINGLE FAMILY RESIDENTIAL APPLICATION NO. 15-083 –** A REQUEST FOR RELIEF FROM SECTION 17.34.070(A) OF THE LOMA LINDA MUNICIPAL CODE (LLMC) WHICH REQUIRES A MINIMUM 15-FOOT AND 5-FOOT SIDE YARD SETBACKS FOR RESIDENTIAL CONSTRUCTION FOR PROPERTY LOCATED AT 26373 1$^{ST}$ STREET IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.

**RECOMMENDATION**

The recommendation is for the Planning Commission to approve Variance No. 15-084 and SFR No. 15-083, subject to the attached Conditions of Approval.

**H. APPROVAL OF MINUTES**

1. July 1, 2015

**I. REPORTS BY THE PLANNING COMMISSIONERS**

**J. COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**K. ADJOURNMENT -** Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.*

# **Staff Report** City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF NOVEMBER 4, 2015

**TO:** **PLANNING COMMISSION**

**FROM:** **KONRAD BOLOWICH, ASSISTANCE CITY MANAGER**

**SUBJECT:** **VARIANCE NO. 15-084 AND SINGLE FAMILY RESIDENTIAL APPLICATION NO. 15-083 –** A REQUEST FOR RELIEF FROM SECTION 17.34.070(A) OF THE LOMA LINDA MUNICIPAL CODE (LLMC) WHICH REQUIRES A MINIMUM 15-FOOT AND 5-FOOT SIDE YARD SETBACKS FOR RESIDENTIAL CONSTRUCTION FOR PROPERTY LOCATED AT 26373 1ST STREET IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.

### SUMMARY

A request for relief from Section 17.34.070(A) to reduce the minimum side yard setback requirement from 15-feet to 10-feet in conjunction with the construction of a new two-story, 1,194 square foot, single-family residential dwelling unit with attached 435 square foot garage and attached 512 square foot covered patio.

### RECOMMENDATION

It is recommended that the Planning Commission approve Variance No. 15-084 and Single Family Residential (SFR) No. 15-083 based on the Findings, and subject to the attached Conditions of Approval (Attachment B).

### PERTINENT DATA

| | |
|---|---|
| Owner/Applicant: | Jessica Olivas/Diane Navarro |
| General Plan: | Medium Density Residential |
| Zoning: | Single-Family Residence (R-1) |
| Site: | Vacant, 5,772.21 square foot lot. |
| Topography: | Mostly flat area |

### EXISTING SETTING

The Project Site is presently vacant within a residential neighborhood, with the Union Pacific Railroad directly south of the subject site.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The construction of a single family dwelling unit is exempt from CEQA pursuant to the CEQA Guidelines §15303(a), which provides a Class 3 Categorical Exemption for new construction of single family residential units in residential zones.

## PUBLIC COMMENTS

Public hearing notices for this project were mailed to property owners within 300 feet of the project site on October 22, 2015 and published in the San Bernardino Sun on October 22, 2015. As of the date of this Staff Report, the City has received no written comments on the project.

## ANALYSIS

### Project Description / Site Analysis

The applicant is proposing to develop the vacant 5,772.21 square foot lot with a single family residential home and attached garage. However, due the relatively small lot size, the applicant is requesting a variance to reduce the 5' and 15' minimum side yard setback requirement. The lot measures 39.8 feet in width, making it difficult to develop the lot with a house with a functional floor plan without a reduction in the side yard setback requirement.

### General Plan, Zoning and Existing Land Use

| | **General Plan** | **Zoning** | **Existing Use** |
|---|---|---|---|
| **Subject Site** | Medium Density (0-9) | Single-Family Residence (R-1) | Vacant |
| **North** | Medium Density (0-9) | Single-Family Residence (R-1) | Residence |
| **South** | Union Pacific Railroad | Union Pacific Railroad | Alley<br>Union Pacific Railroad |
| **East** | Medium Density (0-9) | Single-Family Residence (R-1) | Residence |
| **West** | Medium Density (0-9) | Single-Family Residence (R-1) | Residence |

### R-1 Zone Development Standards

| | Required/Maximum Allowed | Proposed | Complies |
|---|---|---|---|
| Front | 25' | 30' | Yes |
| Side<br>- East P.L.<br>- West P.L. | <br>15'<br>5' | <br>10'<br>5' | <br><br>No |
| Rear | 15' | 36' | Yes |
| Lot Size, Minimum | 7,200 square feet | 5,772 sq.ft.<br>(Existing) | No. Non-Conforming |
| Lot Width, Minimum | 65' | 40'<br>(Existing) | No. Non-Conforming |
| Building Coverage, Maximum | For lots less than 7,200 sq.ft.:<br>60% | 1,893 sq.ft.<br>33% | Yes |
| Maximum Building, Height | 35' | 17' | Yes |
| Parking | 2-covered spaces<br>(garage) | 2-covered<br>(garage) | Yes |
| Minimum Usable Open Space | 1,200 square feet | 2,200 sq. ft. | Yes |

**Architecture and Design**

The two-story house will include a stucco finish with a stone veneer wainscot. The stucco will be a light "mocha" color, with a darker brown trim along the cornices, beltcourse, and window trims. The house will include brown, composition shingles. The applicant has worked with staff to add the following architectural features:

- Added stone veneer wainscot along the west elevation for the length of the garage;
- Added a stucco-covered foam belt course along the east elevation to break up the flat façade;
- Added matching stucco covered foam window trim painted to match on all second floor bedroom windows.

**Site Development**

- First Floor: 927 sq.ft.
- Second Floor: 1,048 sq.ft.
- Porch: 19 sq.ft.
- 2-Car Garage: 435 sq.ft.
- Covered Patio: 512 sq.ft.

Total (building footprint): 1,893 sq.ft. (32.8% Lot Coverage)

The project as proposed, with the exception of the variance request described below, complies with the development standards of the R-1 zone.

**VARIANCE REQUEST**

The applicant is requesting approval of a variance request of section 17.34.070(A), which requires a 5-foot and 15-foot side yard setback. This is due to the width of the lot, 25-feet less than the minimum 65-foot width requirement for newly created lots in the R-1 zone. The required setbacks would only allow for a 20-foot wide house, the approximate width of a 2-car garage. This would make it very difficult to create a functional floor plan. The extra 5-feet allows for a front door entrance and a twenty square foot porch.

Staff routed the application to the different City departments for review and comment. The Fire Department required the following conditions:

- In addition to the required automatic sprinkler system (NFPA 13D) installed by a licensed C-16 contractor, fire sprinklers will be required in every closet, and other normally unoccupied spaces such as HVAC closets, water heater closets, and all attic spaces for in the residence and the garage area. Fire sprinklers will also be required over the patio area.

**FINDINGS**

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

   The existing lot of record is located in an area of the City where smaller lots were created and developed. The size and layout of the property make it difficult to construct a functional single-family dwelling unit.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

   The tract is improved with narrow lots, with many homes built with setbacks that do not comply with the current setback standards. In order to develop the lot with a functional home, and to allow the property owner the same property rights possessed by other properties in the neighborhood, a reduction in the setback from 15-feet to 10-feet is necessary.

3. *That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

   The proposed relief from Sections 17.34.070(A) of the LLMC will not be detrimental to the public welfare or injurious to property and improvements in that the proposed home with reduced setback will remain on the subject site. Approval of the variance will allow the property owner to develop the constrained lot. The construction will be subject to the necessary building code requirements to ensure compatibility and safety.

4. *The granting of such variances will be consistent with the general plan for the city.*

   The variance request to accommodate a setback relief from Sections 17.34.070(A) of the LLMC for minimum side yard requirements facilitates Policy No. 1.2 of the General Plan Housing Element (Chapter 5.0), which identifies the necessity to ensure the supply of safe, decent, and sound housing for all residents. The granting of the variance will allow the applicant to develop the lot with a functional home, similar to those found in the immediate neighborhood.

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

   The variance request is scheduled for review on the October 7, 2015 Planning Commission Meeting. The conditions to the project are included as Attachment B to this report.

## CONCLUSION

Staff recommends approval of the project as it is consistent with the General Plan and the findings can be made to support the approval of the variance request. The project will allow development of a constrained, vacant lot and will improve the immediate neighborhood with a new home, which will be compatible with the future uses in the surrounding area.

Report prepared by:

Guillermo Arreola
Senior Planner

## EXHIBITS

A. Vicinity Map
B. Conditions of Approval
C. Project Plans

# VICINITY MAP

**EXHIBIT – A**

# CONDITIONS OF APPROVAL
## VARIANCE NO. 15-084
## SFR NO. 15-083

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. Within forty-eight (48) hours of this approval of the subject project, the applicant shall deliver a payment of fifty dollars (made out to the ***Clerk of the Board of Supervisors***) to enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

**PROJECT:** **VARIANCE NO. 15-084 and SFR NO. 15-083**

**EXPIRATION DATE:** **NOVEMBER 4, 2016**

2. Within one year of this approval, the Single Family Residential Application shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.
3. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
4. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
5. Construction shall be in substantial conformance with the plan(s) approved by the Community Development Director. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

a. On-site circulation and parking, loading and landscaping;
b. Placement and/or height of walls, fences and structures;
c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
d. A reduction in density or intensity of a development project.

6. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to sensitive receptors in the surrounding neighborhood, construction activities shall be further restricted to cease between the hours of 6:00 p.m. and 7:00 a.m.

7. All construction shall meet the requirements of the 2010 California Building Code (CBC); and the 2010 California Fire Code (CFC) and the 2006 International Fire Code (with the City of Loma Linda Amendments).

8. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

9. The applicant shall install drought tolerant landscaping within the front yard setback.

10. The applicant shall design the plans to include a required automatic sprinkler system (NFPA 13D) to be installed by a licensed C-16 contractor. Fire sprinklers shall be required in every closet, and other normally unoccupied spaces such as HVAC closets, water heater closets, and all attic spaces for in the residence, garage area, and over the patio area.

11. The applicant shall comply with all applicable City, County, State and Federal laws.

RESIDENTIAL PLANS FOR:

# Jessica Olivas
# 26373 1st Street
# Loma Linda, Ca 92354

## GENERAL NOTES

ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADE.

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
B. THE TERM "CONTRACTOR' AS USED HEREIN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUBCONTRACTOR AS REQUIREMENTS PERTAIN TO HIS TRADE.

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES NOTED PLUS
A. STATE OF CALIFORNIA, TITLE 24, ENERGY REGULATIONS.
B. THE CONTRACTOR IS TO SECURE SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL AND PLUMBING PORTIONS OF THE WORK.

BEFORE COMMENCING WORK OR PROCEEDING WITH ERECTION AND SHOP DRAWINGS, EACH SUBCONTRACTOR SHALL VERIFY MEASUREMENTS, LINES GRADES, LOCATIONS AND DETAILS OF EXISTING FIELD CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES. START OF THE WORK BY ANY SUBCONTRACTOR DENOTES THAT THE UNDERSURFACE HAS BE INSPECTED AND IS APPROVED BY THE SUBCONTRACTOR.

PROTECT THE PUBLIC FROM INJURY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM DAMAGE. DAMAGED AREAS SHALL BE REPLACED TO LIKE NEW CONDITION.

SUPLLY ALL BONDS NECESSARY AND REQUIRED BY THE CITY FOR A CONTRACTOR TO WORK WITHIN THE CITY LIMITS.

THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS AND CORRECT ANY POOR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER, AND SHALL REMEDY ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A ONE YEAR PERIOD FROM THE DATE OF COMPLETION AND ACCEPTANCE OF THE WORK BY THE OWNER.

THE CONTRACTOR IS TO COORDINATE WITH OWNER REGARDING WORK HOURS, DUMPSTER LOCATION, AND THE USE OF WATER, PARKING, TELEPHONE, POWER AND TOILET, FOR CONSTRUCTION WORKERS AT THE SITE. CONTRACTOR PROVIDE OWN TOILET.

THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIALS DEBRIS, AND AT THE END OF THE JOB SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, TOOLS AND LEAVE THE BUILDING CLEAN. BESIDES GENERAL CLEANING, MAKE THE CONSTRUCTION AREA READY FOR OCCUPANCY. FOLLOWING ARE ITEMS REQUIRING ATTENTION (THIS LIST DOES NOT REPRESENT THE LIMITS OF THE WORK)
A. REMOVE ALL PUTTY STAINS AND PAINT SPLATTERS FROM GLASS AND MIRRORS, WASH AND POLISH SAME, INSIDE AND OUT. EXERCISE CARE NOT TO SCRATCH THE GLASS.
B. REMOVE MARKS, STAINS, FINGERPRINTS AND OTHER SOIL OR DIRT FROM DECORATED OR STAINED WORK.
C. CLEAN AND POLISH HARDWARE FOR ALL TRADES. THIS SHALL INCLUDE REMOVAL OF STAINS, DUST, DIRT, PAINT AND THE LIKE.
D. CLEAN FIXTURES AND EQUIPMENT. REMOVE STAINS, PAINT, DIRT AND DUST.
E. REMOVE TEMPORARY FLOOR PROTECTION AND CLEAN FLOORS.
F. CLEAN INTERIOR AND EXTERIOR METAL SURFACES, INCLUDING DOORS AND WINDOWS REQUIRED TO HAVE POLISHED FINISHES OR OIL, STAINS, DUST, DIRT, PAINT AND THE LIKE. POLISH AND LEAVE WITHOUT FINGER MARKS OR OTHER BLEMISHES.
G. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR MAKING CERTAIN THAT ALL EXPOSED FINISHED SURFACES ARE NEAT, CLEAN AND THOROUGHLY PRESENTABLE CONDITION, AS DETERMINED BY THE DESIGNER, REGARDLESS OF WHETHER OR NOT ANY SUBCONTRACTOR MAY HAVE BEEN REQUIRED BY THE SPECIFICATIONS TO CLEAN THEIR PORTION OF THE WORK WHILE STILL ON THE JOB.

SUBSTITUTIONS SHALL BE SUBMITTED FOR APPROVAL OF THE OWNER BY THE CONTRACTOR. ALL SUBSTITUTIONS SHALL BE EQUAL AND BETTER QUALITY.

MATERIALS AND PRODUCTS SHALL BE DELIVERED TO THE BUILDING SITE IN ORIGINAL PACKAGES. MATERIALS AND PRODUCTS SHALL BE STORED OFF THE GROUND ON WOOD BLOCKING IN AN UPRIGHT POSITION, PROTECTED FROM THE ELEMENTS AND IN A MANNER TO PREVENT MARRING.

THE CONTRACTOR MUST CONFORM TO AND COORDINATE WITH FACILITY REQUIREMENTS REGARDING TIMES WHEN UTILITIES/SERVICES WILL BE INTERRUPTED DURING CONSTRUCTION SUCH INTERRUPTION TO OPERATIONS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.

INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS.

ALL WORK NOTED NOT IN CONTRACT (N.I.C.) IS TO BE PERFORMED UNDER ANOTHER CONTRACT. THE CONTRACTOR SHALL COORDINATE N. I. C. WORK WITH THE TRADES EXECUTING RELATED WORK UNDER HIS CONTRACT. FOR THIS COORDINATION SHALL BE FAIRLY COMPENSATED.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.

THE CONTRACTOR SHALL SUBMIT ONE REPRODUCABLE SET OF SHOP DRAWINGS FOR EACH ITEM REQUIRING SHOP DRAWING REVIEW. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION, SETTING AND ERECTION DRAWINGS DIAGRAMETIC DRAWINGS AND MATERIAL SCHEDULES, LOCATION AND ORIENTATION OF ALL ITEMS SHALL BE CLEARLY DELINEATED ON SHOP DRAWINGS. SHOP DRAWINGS WILL TYPICALLY BE PROVIDED (BUT NOT LIMITED TO) STONEWORK, MILLWORK, MISCELLANEOUS METAL, DOORS AND FRAMES, HARDWARE AND EQUIPMENT.

ALL VERTICAL DIMENSIONS SHOWN TO THE FINISHED FLOOR ARE TO THE TOP OF SLAB UNLESS NOTED OTHERWISE.

DO NOT SCALE THE DRAWINGS. LARGE SCALE DETAILS HAVE PRIORITY OVER THOSE AT SMALLER SCALE.

'ALIGN' AS USED IN THIS DOCUMENT SHALL MEAN TO EXACTLY LOCATE CONTIGUOS FINISH MATERIALS IN THE SAME PLANE.

'TYPICAL' AS USED IN THIS DOCUMENT SHALL MEAN THAT THE CONDITION IS THE SAME AS OR SIMILAR TO CONDITIONS THROUGHOUT.

THE CONTRACTOR SHALL UPON COMPLETION OF THE PROJECT PROVIDE REPRODUCABLE DOCUMENTS OF THE PROJECT INCORPORATING ANY CHANGES FROM THE PERMITTED SET TO THE OWNER WITH ALL GUARANTEES, WARRANTIES AND OPERATING MANUALS.

## PROJECT TEAM

| | |
|---|---|
| DRAFTING | D.Q. DRAFTING<br>2123 W. FAIRVIEW DR.<br>RIALTO, CA 92377 |
| ARCHITECT | JONATHAN L. ZANE<br>958 NORTH LA CADENA DRIVE<br>COLTON, CA 92324 |
| TITLE 24 | ROBERT GONZALES<br>DESIGN 4 BUILDING<br>16222 GRAND AVENUE<br>BELLFLOWER, CA 90706 |

## PLANNING DEPT. REQ.

Lot size: 5,772.21 sq. ft.
Zoning: R-1
Construction Type: V-B
Occupancy: R3

COVERAGE AREA:

| | |
|---|---|
| New First Floor | 927 sq. ft. |
| New Second Floor | 1,048 sq. ft. |
| New Porch | 19 sq. ft. |
| New 2-Car Garage | 435 sq. ft. |
| New Covered Patio | 512 sq. ft. |
| Total Area | 2,941 sq. ft. |

1,893 / 5,772.21 X 100 = 32.8%

## LEGAL DESCRIPTION

APN: 0293-032-07-0000
TRACT 2137 LOT 7

## APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE

ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, GREEN BUILDING AND 2013 ENERGY CODES AND THE LOMA LINDA MUNICIPAL CODE.

## SCOPE OF WORK

- NEW 2-STORY HOUSE: 4 BEDROOMS, 3 BATHROOMS, LIVING ROOM, DINING ROOM AND KITCHEN
- NEW ATTACHED 2-CAR GARAGE, PORCH AND PATIO

## PLOT PLAN LEGEND

NEW 2-STORY RESIDENCE

NEW 2-CAR GARAGE

NEW PORCH / PATIO

NOTES:
- ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OR EDGE OF STREET PAVING IF NO CURBS EXIST) FROM PROPERTY LINE(S) WITH THE PUBLIC WORKS DEPARTMENT.

## SHEET INDEX

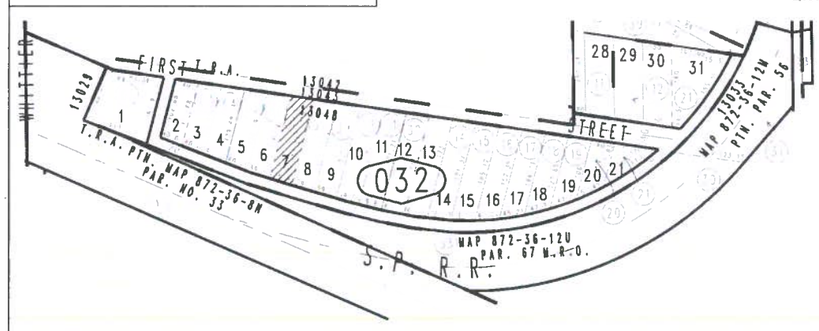

A-1 - PLOT PLAN
A-1.1 - COLORED PLOT PLAN
A-1.2 - IRRIGATION PLAN & PHOTOS
A-2 - PROPOSED FIRST & SECOND FLOOR PLANS
A-3 - ELECTRICAL PLANS & ROOF PLAN
A-4 - ELEVATIONS
A-4.1 - COLORED ELEVATIONS

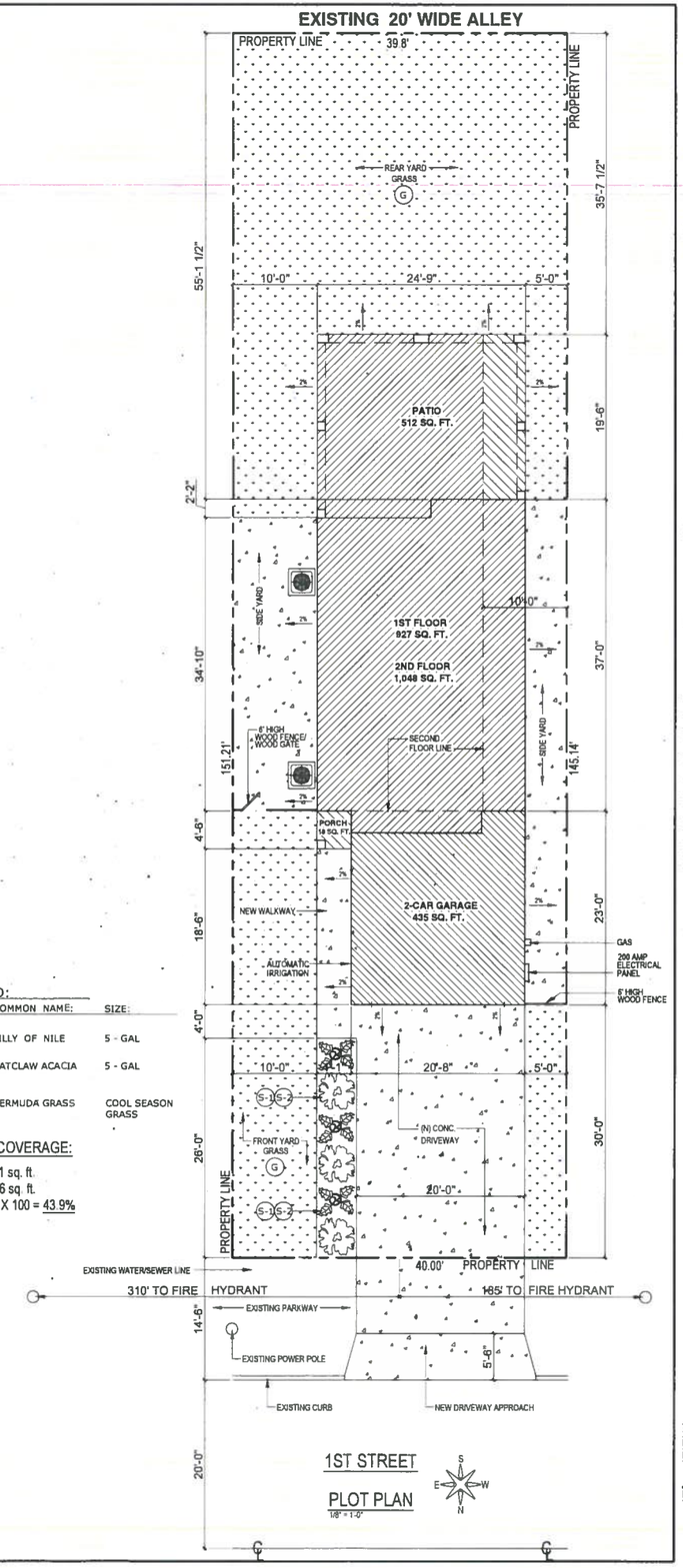

PLANTING LEGEND:

| SYMBOL: | BOTANICAL NAME: | COMMON NAME: | SIZE: |
|---|---|---|---|
| SHRUBS: | | | |
| S-1 | AGAPANTHUS AFRICANUS | LILLY OF NILE | 5 - GAL |
| S-2 | ACACIA GREGGII | CATCLAW ACACIA | 5 - GAL |
| GRASS G | CYNODON DACTYLON (DROUGHT TOLERANT ) | BERMUDA GRASS | COOL SEASON GRASS |

LANDSCAPE COVERAGE:

Lot size: 5,772.21 sq. ft.
Landscape: 2,536 sq. ft.
2,536 / 5,772.21 X 100 = 43.9%




DESIGNER:

D.Q. Drafting

RESIDENTIAL: ADDITIONS, REMODELS, NEW HOMES & DRAFTING SERVICES


DIANE NAVARRO
2123 WEST FAIRVIEW DRIVE
RIALTO, CA 92377
PHONE: (562) 631-6662
FAX: (909) 452-8184


GENERAL NOTES:

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE

PROJECT:

PROPOSED 2-STORY RESIDENCE

PROJECT FOR:

JESSICA OLIVAS

PROJECT ADDRESS:

26373 1ST STREET
LOMA LINDA, CA 92354

| # | REVISION | DATE |
|---|---|---|
| 1 | | |
| 2 | | |
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| 10 | | |


JONATHAN L. ZANE ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500


| | |
|---|---|
| SCALE: | AS NOTED |
| DRAWN: | D.N |
| DATE: | 09/22/14 |

DRAWING NUMBER:

A-1

EXHIBIT – C


NOTICE:
The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect

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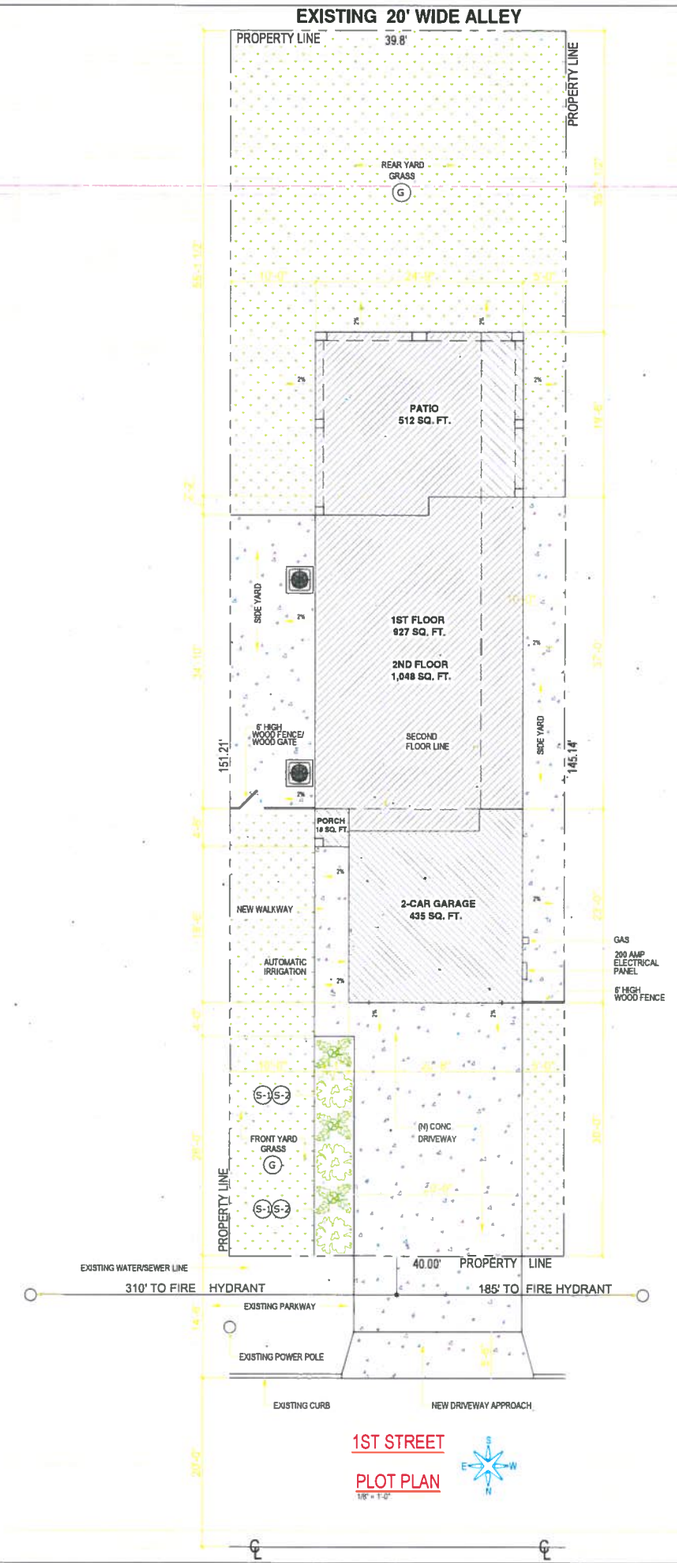


DESIGNER:

**D.Q.**
Drafting

RESIDENTIAL ADDITIONS
REMODELS NEW HOMES &
DRAFTING SERVICES

DIANE NAVARRO
2123 WEST FAIRVIEW DRIVE
RIALTO, CA 92377
PHONE: (562) 431-6462
FAX: (909) 452-8184

GENERAL NOTES:

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3 WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE

PROJECT

PROPOSED 2-STORY RESIDENCE

PROJECT FOR:

JESSICA OLIVAS

PROJECT ADDRESS

26373 1ST STREET
LOMA LINDA, CA 92354

| # | REVISION | DATE |
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JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT – CA. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

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| SCALE: | AS NOTED |
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| DATE: | 09/22/14 |

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BIRDSEYE VIEW OF PROPERTY

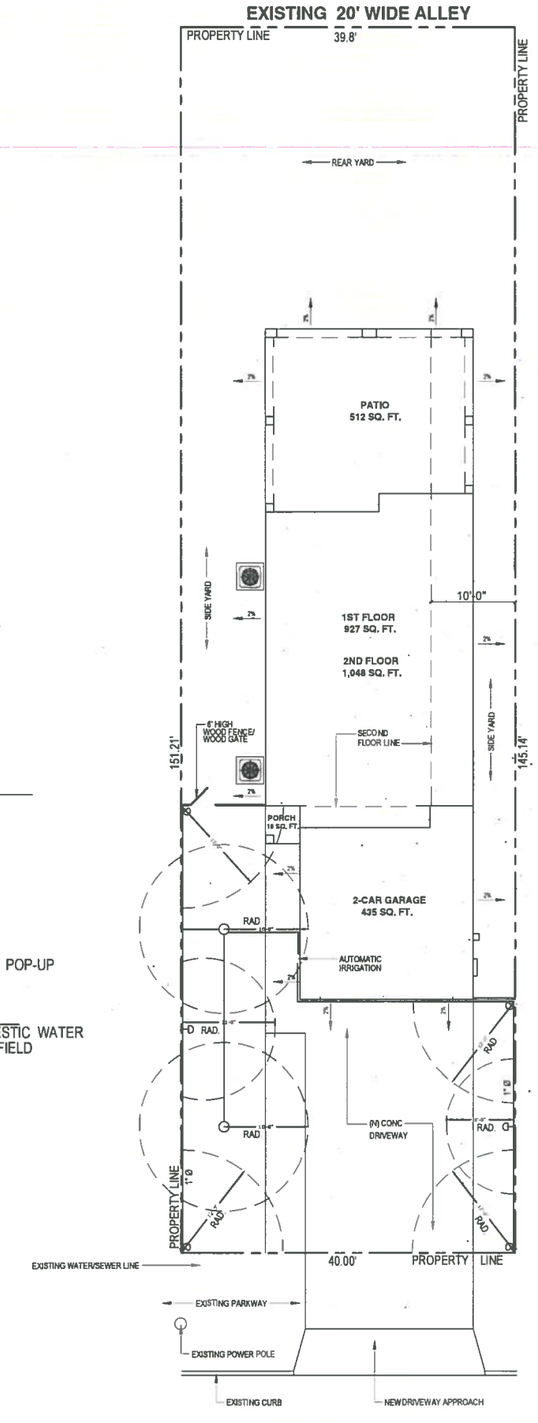
FRONT VIEW OF PROPERTY

IRRIGATION LEGEND:

- FULL HEAD 8'-0" DIA.
- HALF HEAD 8'-0" DIA.
- 3/4 HEAD 6'-0" DIA.
- LOW PRESSION HEADS
- CONTROL LOCATION

USE RAIN BIRD 1806 PLASTIC POP-UP

NOTE:
CONNECT TO EXISTING DOMESTIC WATER SUPPLY LINE VERIFY IN THE FIELD
LOCATE VALVE IN PLANTER




IRRIGATION PLAN
1/8" = 1'-0"

DESIGNER:

**D.Q.**
Drafting

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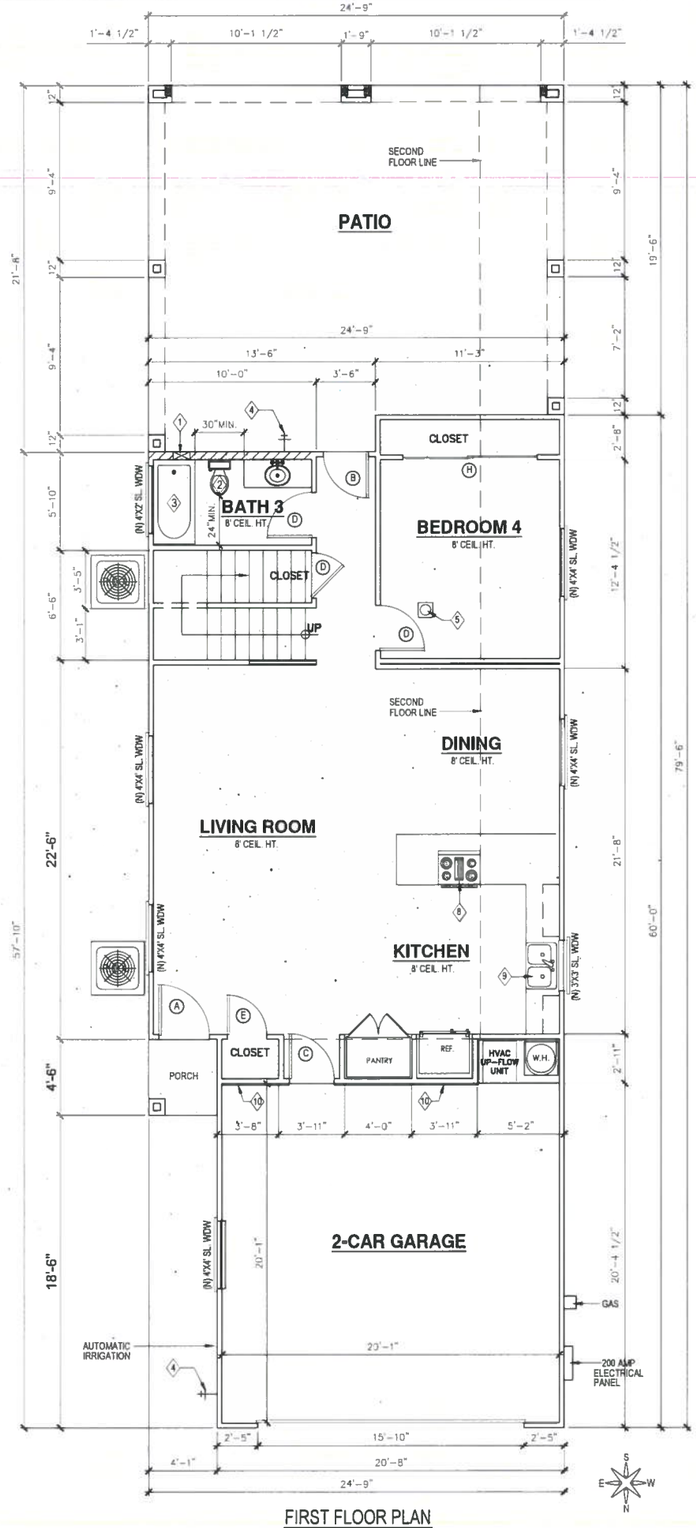
SECOND FLOOR PLAN
1/4" = 1'-0"




FIRST FLOOR PLAN
1/4" = 1'-0"

## Floor Plan Key Notes:

1. PROVIDE A 12" SQ. (MINIMUM) ACCESS PANEL TO BATHTUB TRAP CONNECTION EXCEPT WHERE CONCEALED FIXTURE CONNECTIONS ARE MADE WITHOUT SLIP JOINTS. DOOR TO BE TIGHTFITTING AND GASKETED.
2. PROVIDE A WATER SAVING LOW FLUSH WATER CLOSET. IN NEW BUILDING PROVIDE WATER CLOSET THAT USE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
3. TUB / SHOWER SHATTER PROOF ENCLOSURE 72" HIGH TILE BACKING 7" MIN. ABOVE DRAIN
4. HOSE BIBB WITH BACKFLOW PREVENTER
5. HARDWIRED WITH BATTERY OPERATED SMOKE DETECTORS
6. DRYER VENT - PROVIDE 4"Ø SMOOTH METAL DUCT W/ BACKDRAFT DAMPER TO O.S.A.
7. 22" X 30" ATTIC ACCESS
8. 30" STOVE W/ HOOD OVER W/ 30" MIN. CLR. ABOVE STOVE
9. 32" X 21" S. STL. SINK W/ GARBAGE DISPOSAL ON A SEPARATE CIRCUIT
10. 5/8" TYPE "X" DRYWALL 1-HOUR FIRE PROTECTION

WALL LEGEND:

PROPOSED 2X4 FRAMING

PROPOSED 2X6 FRAMING

## Floor Plan Notes:

CONSTRUCTION NOTES:

1. MIN. 8% NAT. LIGHT & 4% NAT. VENTILATION REQ. FOR HABITABLE ROOMS CRC R303.1
2. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF FLOOR AREA WITH A MIN. OF 5 SQ. FT. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. CBC303.1
3. MAXIMUM SILL HGT. FOR WINDOWS IS 44" A.F.F. FOR EMERGENCY EGRESS PURPOSES TYP.
4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. INCLUSIVE OF INGRESS & EGRESS DOORS, PANELS IN SLIDING OR SWINGING DOORS, DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE), IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.
5. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
   a) IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERYSIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. INSTALL SMOKE DETECTOR PER MFG. INSTRUCTIONS.
6. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE IS REQUIRED.
7. ARC FAULT INTERRUPTION PROTECTION IS REQUIREDFOR ALL BEDROOM BRANCH CIRCUITS.

GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLASS:

A) WHERE THE BOTTOM EXPOSED EDGE OF THE WINDOW GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET OF TUBS AND DRAINS.

B) FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 " ABOVE THE WALKING SURFACE.

C) WALLS ENCLOSING STAIRWAY LANDINGS WITHIN 5 FEET OF THE BOTTOM AND TOP OF THE STAIRWAYS WHERE THE BOTOOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

NOTE:
THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

## Door Schedule:

| SYM. | SIZE | REMARKS |
|---|---|---|
| A | 3'-0" X 6'-8" X 1 3/4" | SOLID CORE |
| B | 2'-8" X 6'-8" X 1 3/4" | SOLID CORE |
| C | 2'-8" X 6'-8" X 1 3/8" | SOLID CORE - 1 HOUR FIRE RATED - SELF CLOSING |
| D | 2'-8" X 6'-8" X 1 3/8" | HOLLOW CORE |
| E | 2'-4" X 6'-8" X 1 3/8" | HOLLOW CORE |
| F | 2'-0" X 6'-8" X 1 3/8" | HOLLOW CORE |
| G | 6'-0" X 8'-0" | SLIDING WOOD DOORS |
| H | 8'-0" X 8'-0" | SLIDING WOOD DOORS |
| J | 10'-0" X 8'-0" | SLIDING WOOD DOORS |


DESIGNER:

D.Q. Drafting

RESIDENTIAL, ADDITIONS, REMODELS, NEW HOMES & DRAFTING SERVICES

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PROPOSED 2-STORY RESIDENCE

PROJECT FOR:

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PROJECT ADDRESS:

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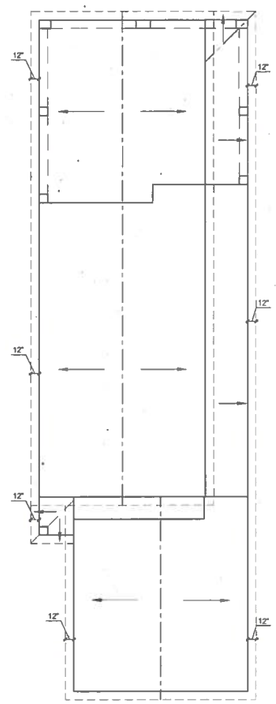
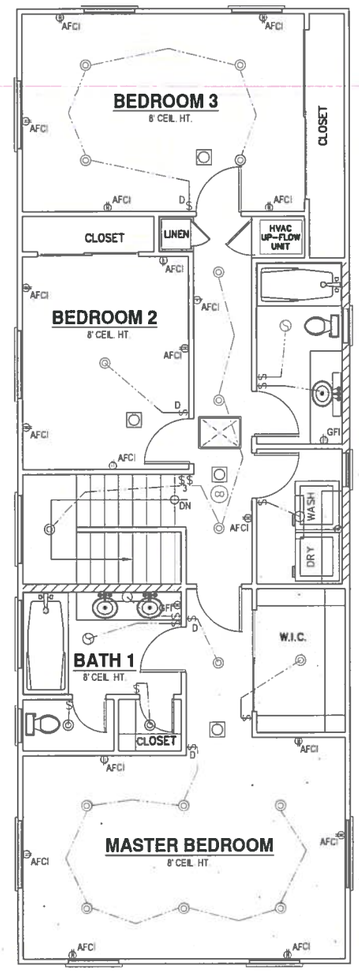
## Electrical Legend

| | |
|---|---|
| | ELECTRICAL RECEPTACLE |
| G F I. | GROUND FAULT RECEPTACLE |
| S | SWITCHES |
| S D | SWITCHES WITH DIMMER |
| | FLUORESCENT FIXTURE HIGH EFFICACY |
| | LIGHTING FIXTURES HIGH EFFICACY |
| | FANS SHALL BE "ENERGY STAR" COMPLIANT AND HUMIDISTAT CONTROLLED |
| | HARDWIRED SMOKE DETECTOR |
| | LIGHTING W/ MOTION SENSOR ON AND PHOTO-CONTROLLED SENSOR OFF |
| CO | HARD-WIRED CARBON MONOXIDE ALARM W/ BATTERY BACKUP |
| AFCI | ARC FAULT CURRENT INTERRUPTER |
| | LIGHTING PENDENT FIXTURES HIGH EFFICACY |



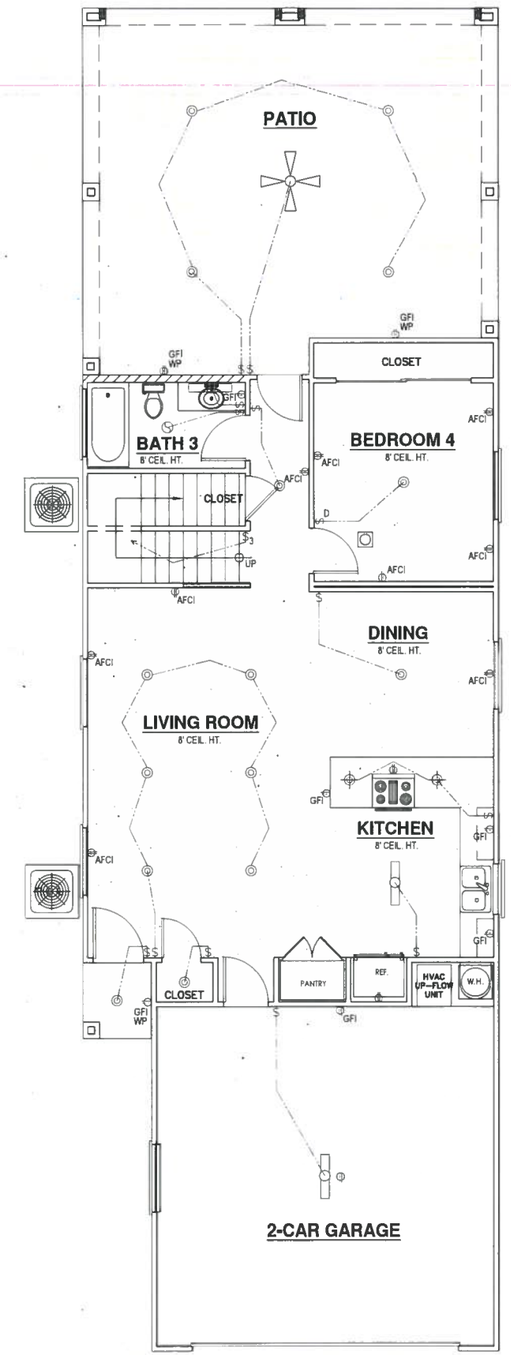

ROOF PLAN - 4:12 SLOPE
1/8" = 1'-0"




SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

## ELECTRICAL NOTES

- BOND GROUNDING ELECTRODE TO METAL GAS AND WATER PIPIN.
- ALUMINUM CONDUCTORS ARE PERMITTED ONLY IF SIZE 1/0 OR LARGER, AND ONLY TO FEED MAIN OR SUB-PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER.
- PROVIDE AT LEAST TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL WALL, FLOOR, AND COUNTERTOP RECEPTACLES IN KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- PROVIDE AT LEAST ON 20-AMPERE BRANCH CIRCUIT TO SERVE LAUNDRY APPLIANCES. SUCH CIRCUIT(S) SHALL HAVE NO OTHER OUTLETS.
- PROVIDE AT LEAST ON 20-AMPERE BRANCH CIRCUIT TO SERVE BATHROOM RECEPTACLES. SUCH CIRCUIT(S) SHALL HAVE NO OTHER OUTLETS.
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.




FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

DESIGNER:

**D.Q.**
Drafting

RESIDENTIAL ADDITIONS, REMODELS, NEW HOMES & DRAFTING SERVICES

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PROJECT:

PROPOSED 2-STORY RESIDENCE

PROJECT FOR:

JESSICA OLIVAS

PROJECT ADDRESS:

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LOMA LINDA, CA 92354

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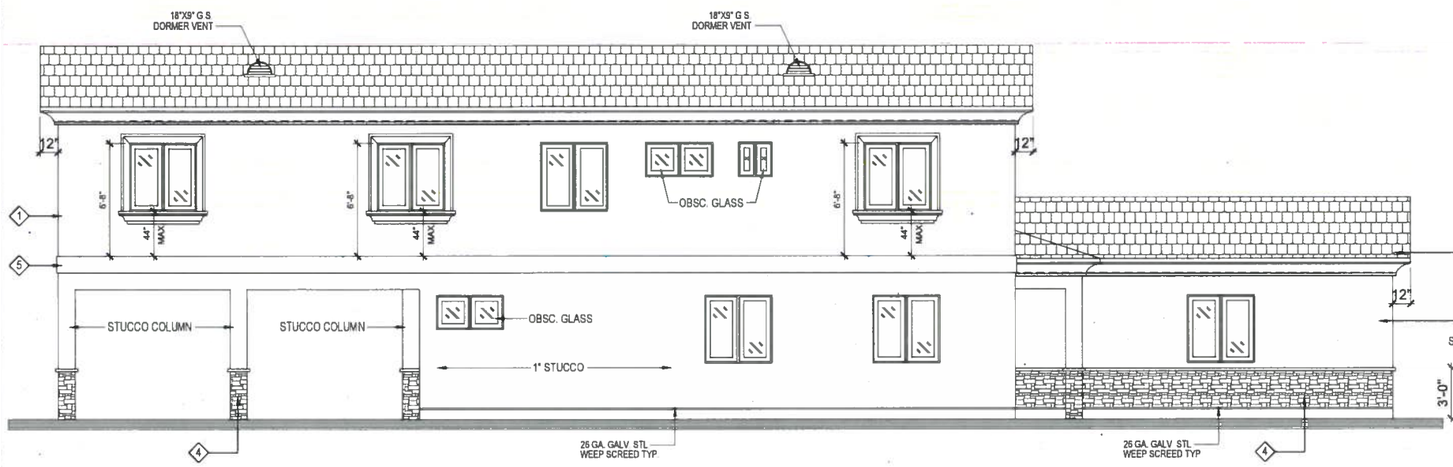
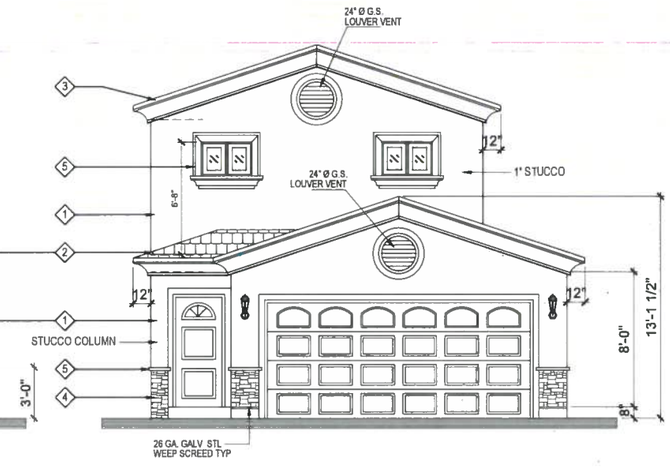



## LEFT ELEVATION

1/4" = 1'-0"




## FRONT ELEVATION

1/4" = 1'-0"

## EXTERIOR MATERIALS COLOR SCHEDULE:

| SYMBOL | DESCRIPTION | COLOR |
|---|---|---|
| 1 | 1" STUCCO TYP. | MOCHA 430 BASE 2<br>BY: OMEGA PRODUCTS INTERNATIONAL |
| 2 | ROOFING COMPOSITION SHINGLES | BROWNWOOD<br>BY: OWENS CORNING |
| 3 | 2X ROOF FASCIA TYP. | STOCKHORSE DE6126<br>BY: DUNN - EDWARDS PAINTS |
| 4 | STONE VENEER TYP. | TORTOISESHELL<br>BY: CREATIVE MINES |
| 5 | STYROFOAM TRIMS TYP. | STOCKHORSE DE6126<br>BY: DUNN - EDWARDS PAINTS |

## ATTIC VENTILATION:

ATTIC AREA = 1,806 S.F.
1,806 / 150 = 12.04 S.F. REQUIRED

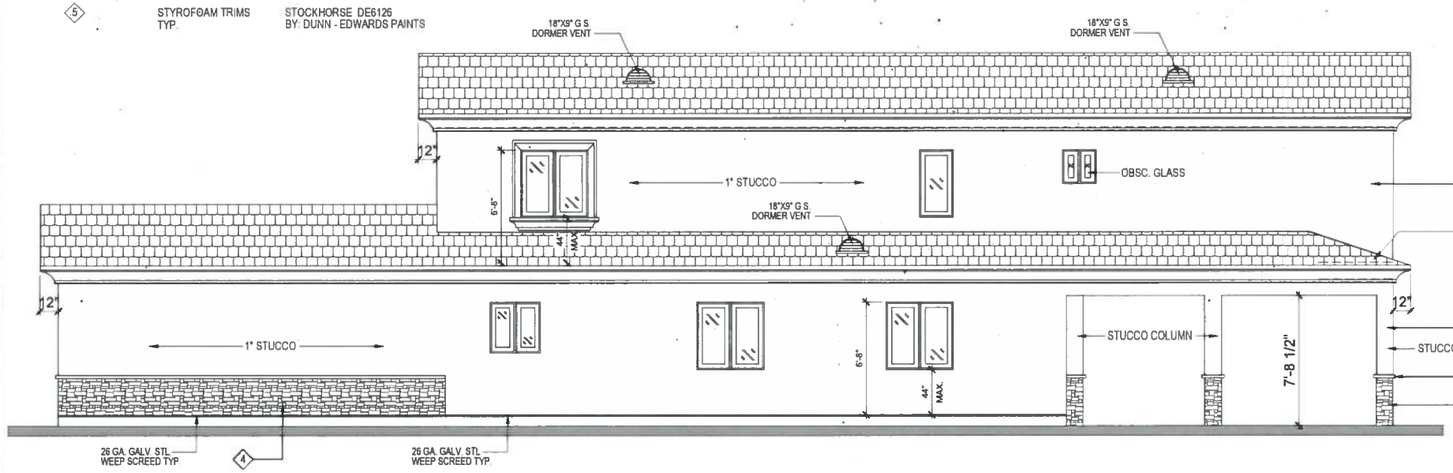
| | |
|---|---|
| (5) 24"X12" DORMER VENTS = | 7.85 S.F. |
| (3) 24"Ø LOUVER VENTS = | 4.32 S.F. |
| TOTAL = | 12.17 S.F. |
| | PROVIDED |

## ROOFING:

CLASS "A" OR "B" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT)
*2-LAYERS OF GRADE "D" PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATING.*

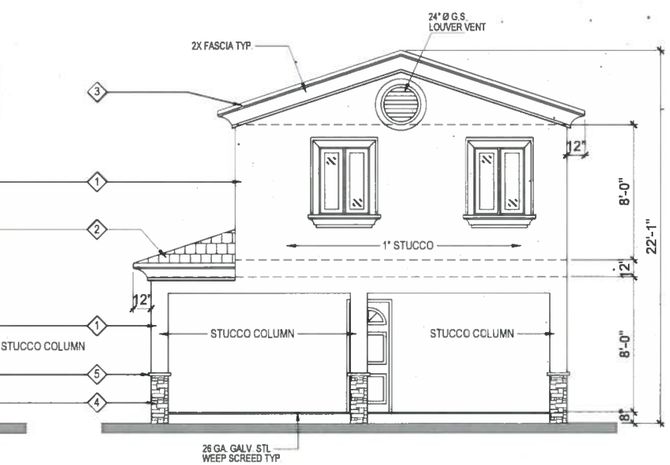
## NOTE:

PROVIDE 44" MAX. SILL HGT. ABOVE FINISH FLOOR FOR EMERGENCY EXIT ON ALL BEDROOM WINDOWS.




## RIGHT ELEVATION

1/4" = 1'-0"




## REAR ELEVATION

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Drafting

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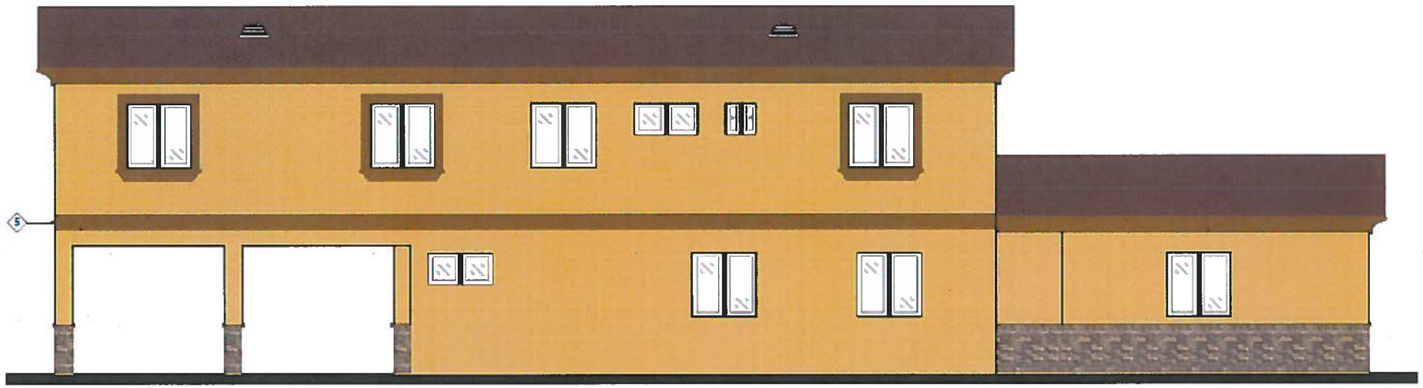

LEFT ELEVATION

FRONT ELEVATION

## EXTERIOR MATERIALS COLOR SCHEDULE:

| SYMBOL | DESCRIPTION | COLOR |
|---|---|---|
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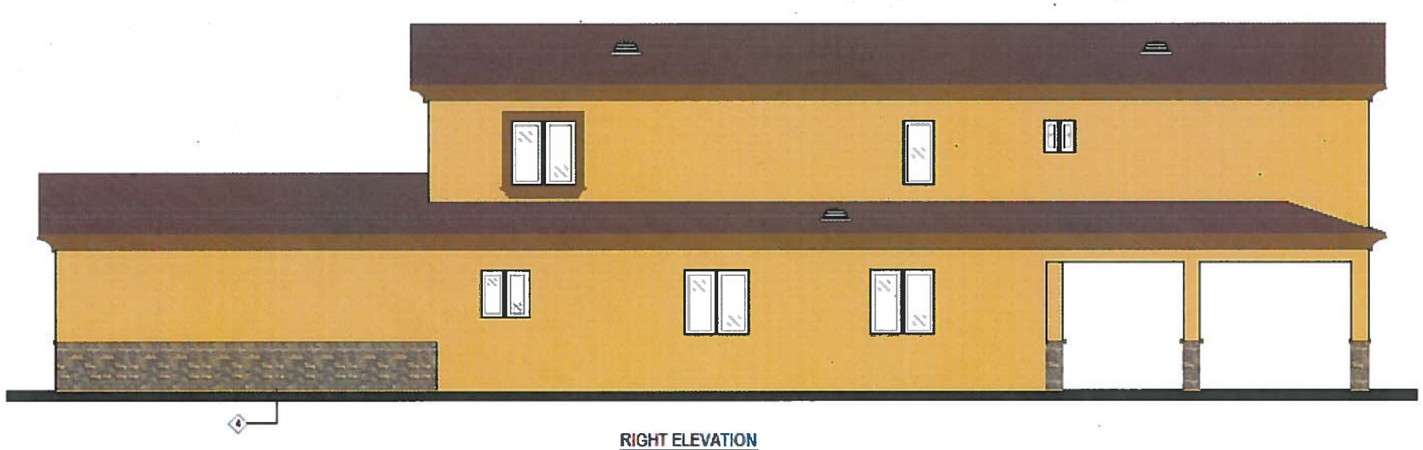
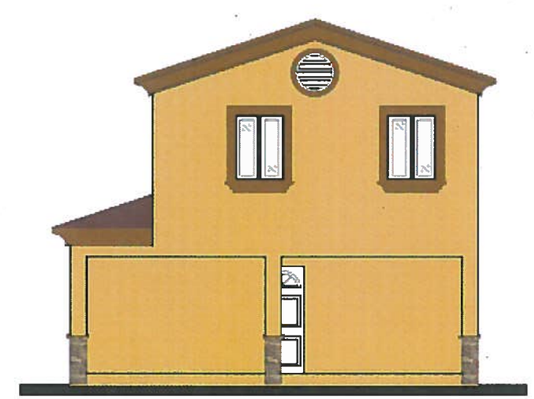
| 3 | 2X ROOF FASCIA TYP. | STOCKHORSE OB5125<br>BY: DUNN - EDWARDS PAINTS |
| 4 | STONE VENEER TYP. | TORTOISESHELL<br>BY: CREATIVE MINES |
| 5 | STYROFOAM TRIMS TYP. | STOCKHORSE OB5125<br>BY: DUNN - EDWARDS PAINTS |



RIGHT ELEVATION



REAR ELEVATION

DESIGNER:

**D.Q.**

Drafting

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2. WHEN DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS, DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. CONSTRUCTION MUST CONFORM TO ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS SHOWN WITH NOTE SPECIFIC DIMENSIONS SHALL ON CONFORM.
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DRAWING NUMBER:

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# Minutes City of Loma Linda

Community Development

# Planning Commission

Regular Meeting of July 1, 2015

A regular meeting of the Planning Commission was called to order by Vice-Chairman Khatibi at 5:30 p.m., Wednesday, July 1, 2015, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Nikan Khatibi, Vice Chairman
Ryan Gallant
Jay Nelson

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Nataly Alvizar, Administrative Specialist I

City Survey tour started at 5:38pm, locations visited;

1. Veteran's Association Medical Clinic - 26001 Redlands Boulevard
2. Shell Gas Station – 10342 Mountain View Ave
3. Holiday Inn Express - 25222 Redlands Boulevard
4. Parking Structure – Northeast corner of Campus Drive and Barton Road

Commissioners and Staff returned to City Hall.

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

1. **TIME EXTENSION REQUEST – PRECISE PLAN OF DEVELOPMENT (PPD) NO. 13-007, TENTATIVE PARCEL MAP NO. 13-032 (TPM 19452), AND VARIANCE NO. 13-067**

Planner Arreola presented the staff report into evidence. The Applicant request a time extension request for the previously approved 87-unit apartment project located at 25259-25303 Van Leuven Street, located in the R-3 Multi-Family Zone, with a General Plan Land Use Designation of Very High Density Residential (0-20 du/ac). The project was originally approved on August 27, 2013. Due to economic turn down and financial problems the construction did not proceed.

Vice – Chairman Khatibi opened Public Hearing.

Resident Crisly Penaflorida spoke at the Public Hearing. She stated that she owns property across the street from the subject site and is concerned with the safety of her home. Since the site has been abandoned, the site has attracted transients and her home burglarized. Furthermore the owner has not kept up the maintenance of the property. She requested that the property owner establish some type of security to avoid transients or vandalism.

Vice- Chairman Khatibi thanked resident Mrs. Penaflorida for taking the time to share her concerns in regards to this development.

ACM Bolowich stated that this issue is being handled by law enforcement and City Code Enforcement. He reassured the resident that he would communicate with both owner and law enforcement to take action on the securing the site.

Discussion ensued with commissioners and staff regarding time frames on securing the site.

Vice – Chairman Khatibi closed the public hearing.

Motion by Gallant seconded by Nelson and carried unanimously to approve the TIME EXTENSION REQUEST – PRECISE PLAN OF DEVELOPMENT (PPD) NO. 13-007, TENTATIVE PARCEL MAP NO. 13-032 (TPM 19452), AND VARIANCE NO. 13-067 (Chairman Nichols absent)

1. **APPROVAL OF MINUTES**

   a. May 20, 2015

Motion by Gallant seconded by Nelson and carried unanimously to approve meeting minutes of May 20, 2015. (Chairman Nichols absent)

REPORTS BY STAFF

No reports by staff or Commissioners.

Meeting adjourned to August 2, 2015 at 7:18 p.m.

Nataly Alvizar

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Administrative Specialist I