

APPROVED

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

The adjourned regular meeting of the Planning Commission was called to order by Chair Nichols at 7:05 p.m., **Wednesday, February 17, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Mary Rosenbaum, Vice-Chairman
Miguel Rojas
Lori Uber-Zak
Carolyn Palmieri

Commissioners Absent: None

Staff Present: Richard Holdaway, City Attorney
Deborah Woldruff, Director, Community Dev. Dept.
Jeffrey Peterson, Associate Engineer
James Gray, Fire Marshal
Lisa Cruise, Executive Aide

PLEDGE OF ALLEGIANCE

Chairman Nichols led the Pledge of Allegiance.

ITEMS TO BE DELETED OR ADDED – None

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

PC-10-01 – TIME EXTENSION (TE) NO. 10-12 (FOR CONDITIONAL USE PERMIT (CUP) NO. 08-02 – Director Woldruff provided the staff report, explaining that the project is a proposal that had been approved by the Planning Commission and the City Council in 2009 for a hotel with 109 rooms and a restaurant with bar service. She further explained that the project had included a General Plan Amendment to increase the floor area ratio for hospitality uses, which was approved. She pointed out that the time extension would allow the project to retain its entitlement for approval until January 12, 2011. She stated that after reviewing the environmental documents, the project still conforms to the original approvals and that there was no proposal to change the project.

Chairman Nichols opened the Public Comment Period at 7:09 p.m.

Michael Christianson, 25241 Cottage St., Loma Linda, California, the property owner, stated that due to the economy, and if it were allowed, he would ask for a 24-month period. He added that the approved Conditional Use Permit was the only bargaining chip he had for future projects.

Mr. Christianson went on to say that the property was of interest to another hotel chain that is currently building in other areas. He explained that the focus of this chain was extended term care suites.

Commissioner Palmieri wanted confirmation that there would not be a bar in the hotel.

Director Woldruff confirmed that there would not.

Director Woldruff explained to the Commission that when updating the time extension portion of the Development Code, she would like to increase the time extension period to two years. She explained that a time limit for the approvals would have to be imposed and that a clause could be added stating that when the economy recovers, the extension would no longer be valid.

Chairman Nichols stated that he did not want to place additional burdens upon applicants during difficult economic times. He asked if the extension could be granted with the provision that the Planning Commission could raise concerns about the project.

Director Woldruff explained that the applicant has the entitlement and, without specifics, the project probably could not be re-visited.

General discussion ensued regarding placing additional conditions upon projects when time extensions are granted.

Attorney Holdaway explained that a project would not be vested until building has begun. He stated that if a code had changed, then the project might have to be amended. He pointed out that conditions were in place requiring that the project comply with current codes.

Chairman Nichols closed the Public Comment Period at 7:21 p.m.

Commission Rosenbaum asked what happens on January 12, 2011.

Director Woldruff answered that unless an ordinance is in place to keep the project alive, it would expire and if an applicant was interested in a hotel project on the property, they would have to go through the process again.

Motion by Uber-Zak, seconded by Rosenbaum, carried by a vote of 5-0 to recommend approval to the City Council.

PC-10-02 – PROPOSED NEGATIVE DECLARATION FOR THE RICHARDSON WATER TREATMENT PLANT AND GROUNDWATER WELLS [RICHARDSON WELL NO. 5 (R5) AND MOUNTAIN VIEW WELL NO. 6 (MV6)] – Director Woldruff provided the staff report explaining that the item is the approval of the negative declaration for the two new water production wells, R5 and MV6, and the new Richardson Water Treatment Plant. She added that the two wells were actually located in San Bernardino on property that was annexed to the City. She pointed out that the wells will address a gap in coverage.

Associate Engineer Peterson explained that the wells and the treatment plant will produce 4,800 gallons of treated water per minute. He added that the treatment plant will aid in the clean-up of the plume of perchlorate that exists in the ground water with the added benefit of the City receiving good, clean water.

Director Woldruff explained that the wells and the water treatment plant were provided to the City as a result of a lawsuit with Lockheed and will be added to the Capital Improvement Program.

Chairman Nichols opened the Public Comment Period at 7:31 p.m. and as no one wished to speak, immediately closed it.

Motion by Uber-Zak, seconded by Rosenbaum, carried by a vote of 5-0 to adopt the Negative Declaration.

PC-10-03 – APPROVAL OF MINUTES – December 2, 2009 and December 16, 2009.

Motion by Uber-Zak, seconded by Rosenbaum, carried by a vote of 4-0, with Commissioner Palmieri abstaining, to approve the December 2, 2009 and December 16, 2009 minutes.

REPORTS BY THE PLANNING COMMISSIONERS – Commissioner Rosenbaum commented that she was surprised that two CEQA's had to be done for the well and water treatment plant project.

COMMUNITY DEVELOPMENT DIRECTOR REPORT – Discussion ensued regarding the timelines to update the Development Code. Director Woldruff indicated that the department should be able to begin forwarding the updates to the Planning Commission in the next few months.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Minutes approved at the meeting of March 10, 2010.