

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 Vice-Chairman Rosenbaum at 7:10 p.m., **Wednesday, May 19, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Mary Rosenbaum, Vice-Chairman
Miguel Rojas
Lori Uber-Zak

Commissioners Absent: John Nichols, Chairman
Carolyn Palmieri

Staff Present: Richard Holdaway, City Attorney
Deborah Woldruff, Director, Community Dev. Dept.
Pamela Byrnes-O'Camb, City Clerk/Housing Coordinator
Jeffrey Peterson, Associate Engineer
James Gray, Fire Marshal
Allan Peñafiorida, Assistant Planner
Lisa Cruise, Executive Aide

PLEDGE OF ALLEGIANCE

Vice-Chairman Rosenbaum led the Pledge of Allegiance.

ITEMS TO BE DELETED OR ADDED – None

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

PC-10-06 – CONDITIONAL USE PERMIT (CUP) NO. 10-51 – Planner Peñafiorida provided the staff report, explaining that the project is a request to sell beer and wine for on-site consumption in conjunction with food service at a new restaurant located at an existing site. He explained that Loma Linda City Code would allow the request with an approved CUP.

Director Woldruff asked Planner Peñafiorida to explain the display area within the restaurant.

Planner Peñafiorida answered that the area was more a storage area which would not have bar seating.

Vice-Chair Rosenbaum opened the public comment period at 7:21 p.m.

Applicant, George Daoud, 365 Iowa Avenue, Suite C, Riverside, CA 92507, explained that the display area would consist of enclosed, locked cabinets that would be used for the storage of wine, with the beer in a separate, locked storage room containing coolers. He clarified that the area would be a more of a reception area with a cash register, coffee maker and soft drink machine and that the beer and wine would not be on display.

Commissioner Uber-Zak asked if on-tap beer would be available at the restaurant.

Mr. Daoud answered that he preferred to serve the beer in bottles and that if he installed a tap, it would be located in the kitchen area, out of public view.

Vice-Chairman Rosenbaum closed the public comment period at 7:25 p.m.

Commissioner Rojas commented that there seemed to be a proliferation of restaurants serving beer and wine in a community that prides itself on being healthy and alcohol abstinent. He explained that the sale of alcohol is inconsistent with the community.

Vice-Chairman Rosenbaum noted that the issue is consistent with the General Plan.

Director Woldruff informed the Commission that they had the discretion to approve or deny the request, but that the findings as to why the request was denied or approved must be made.

Vice-Chairman Rosenbaum asked that the term "display area" be changed to reception area.

Director Woldruff stated that the plans would be red-lined to show the area as a "reception and cashier area" instead of "display area." Also, in the Conditions of Approval, it would be stated that the area cannot and would not ever become a bar.

Vice-Chairman Rosenbaum asked if the terms stated in Condition #6, that alcohol sales cannot exceed 25% of the total sales, meant total revenue.

Director Woldruff said that it did.

Vice-Chairman Rosenbaum and Commissioner Uber-Zak asked for clarification regarding the storage room near the bathroom.

Mr. Daoud explained that it would be small, locked room with shelves to store wine.

Vice-Chairman Rosenbaum asked for clarification regarding Condition #11.

Director Woldruff explained that it meant food would be served at all hours.

Motion by Uber-Zak, seconded by Rosenbaum, carried by a vote of 2-1 to approve the request based on the findings subject to the modified Conditions of Approval, with Rojas voting nay.

PC-10-07 – APPEAL (AP) NO. 10-46 [SMALL PROJECT APPLICATION (SPA) NO. 09-142] –

Planner Peñaflorida provided the staff report explaining that the project is an appeal to the Planning Commission to approve a 1,714 square-foot addition to an existing 2,241 square-foot, single-family residence.

Planner Peñaflorida explained that the recommendation of staff was to deny the appeal and uphold the original decision, subject to the findings.

Commissioner Uber-Zak asked if the front elevation had changed.

Planner Peñaflorida answered that the entryway came out a little further.

Commissioner Rojas pointed out that there were no windows in the east part of the house.

General discussion ensued regarding the lack of windows and natural light in the house.

Commissioner Rojas asked if the home were also going to be used as a business.

Planner Peñaflorida referred the question to the applicant who asked to speak after the public comment period had commenced.

Commissioner Rojas asked if there were other two-story homes in the neighborhood.

Director Woldruff answered that there were not, but that two-stories would be permitted there.

Vice-Chair Rosenbaum opened the public comment period at 7:50 p.m.

Mr. Richard Utt, 11533 Poplar Street, Loma Linda, CA 92354, stated that he opposed the project because he is afraid that the residence will become a group home and/or business and not be maintained.

Ms. Madeline Fletcher, 11532 Poplar, Loma Linda, CA 92354, stated that the project will raise her taxes, wants the house to remain one-story and feels it will become a business.

Mr. Glenn Elssmann, 26699 Beaumont Ave., Redlands, CA 92373, stated that he liked the design, would like to see windows and suggested that a condition be added to keep the balcony clear. Mr. Elssmann asked if a landscape plan would be required.

Director Woldruff answered that landscaping would be required in the front.

Mr. Elssmann asked if board and care could be restricted in the approval and wanted the residents to know that their taxes would not be raised due to the project.

Ms. Marilyn Roberts, P.O. Box 179, Loma Linda, CA 92354, asked Planner Peñaflorida if he had received the letter she submitted, she was assured by the Commission that her letter was included in their packets. Ms. Roberts stated that she had an issue with the amount of bedrooms proposed in the project, added that the project is out of character with the neighborhood, did not have enough parking area and could easily become a boarding house for students. She added that the project would create privacy issues with the neighbors behind the project.

Mr. Kent Elssmann, 11576 Pecan Way, Loma Linda, CA 92354, stated that he was concerned about the future use of the property and does not believe the area is zoned for that type of project.

Ms. Doris Boling, 25185 Birch Street, Loma Linda, CA 92354, applicant, stated that the property is landscaped in the front, property taxes will not be raised and agreed that the project does need a window on the west side. She added that she did not believe the project would encroach upon the neighbors' privacy and that the deck would be kept clean. Ms. Boling explained that the house would not be a potential rental house or student boarding house. She explained that her daughter and five grandchildren needed a place to live and wanted the extra bedrooms for them. She added that there would only be three cars parked in the garage and driveway.

Vice-Chair Rosenbaum closed the public comment period at 8:10 p.m.

Commissioner Uber-Zak asked if Mr. Glenn Elssmann would be involved in the construction.

Mr. Glenn Elssmann stated that his mother resides near the home and that he felt positive about the project.

Mr. Kent Elssmann stated that he was concerned that the project will become high-density housing.

Commissioner Uber-Zak expressed concerns about the neighbors' privacy.

Commissioner Rojas commented that by adding a second story to the house, it was essentially adding a second home to the property. He added that the design was poorly thought out, that the circulation was terrible and that the elevations were poor. He stated that the design was not in keeping with the neighborhood and that the original floor plan works well.

Commissioner Uber-Zak pointed out that there would be no control over this becoming a multi-family residence and that the City does not have jurisdiction over board and care facilities housing six or fewer.

Attorney Holdaway stated that the denial must be based upon specific findings.

General discussion ensued about the definition of a bedroom.

Motion by Uber-Zak, seconded by Rojas, carried by a vote of 3-0, to approve the appeal.

PC-10-08 – PRELIMINARY DEVELOPMENT REVIEW (PDR NO. 10-70) – Director Woldruff provided the staff report explaining that request is a preliminary review of a project proposal to construct 152 affordable senior housing units on a 5.5-acre site located on the west side of Poplar Street in the Multi-Family Residential zone.

She explained that the amenities would include:

- Community room
- Recreation area
- Community gardens
- Walking trails
- Barbeque and picnic area
- Professional landscaping throughout the site
- A centrally located pavilion
- Outdoor seating areas
- Central laundry facilities
- Education facilities (Computer training, adult education and social activities)
- Unit amenities (Energy Star appliances, granite counter tops, low-pile, senior-friendly carpeting, window coverings, cable television and high speed internet)

She described the architecture as Mediterranean, as are the Poplar Street Apartments and Loma Linda Commons, providing a neighborhood theme. She explained that those projects were also built by Corporation for Better Housing.

Director Woldruff informed the Commission that comments from the City's Administrative Review Committee were included in the staff report and that the recommendations for changes given by the Committee to Corporation for Betting Housing were being made. She explained that the purpose of the preliminary review was to allow the applicant to gain input from the Planning Commission. She reminded the Commission that there were timelines for affordable housing that had to be considered.

Commissioner Uber-Zak asked if 600 to 800 square feet were standard for senior housing.

Director Woldruff stated it was.

Commissioner Uber-Zak asked if the units accommodated handicapped seniors.

Director Woldruff stated that all of the units built per Title 24 requirements and will accommodate wheelchairs and handicapped persons.

Vice-Chair Rosenbaum asked who would be conducting the activities.

Justin Hardt, Corporation for Better Housing, 15303 Ventura Blvd., Sherman Oaks, CA 91403 answered that CBH has a Social Services Department which organizes the activities along with partnerships throughout the community. He added that the services were free of charge to the residents.

Director Woldruff informed the Commission that the project is within a short distance to a bus route.

Commissioner Uber-Zak asked if a washing machine and dryer were included in the units.

Mr. Hardt indicated that the coin-operated laundry facilities would be centrally located on each level of the project.

Commissioner Uber-Zak asked if the stackable washers and dryers had been considered.

Mr. Hardt answered that those would not meet handicap requirements.

Vice-Chair Rosenbaum asked where the trash receptacles would be located.

Mr. Hardt answered that trash rooms would be located on each floor at the furthest points of each building, equipped with trash and recycling chutes.

Vice-Chair Rosenbaum stated that the signs should be large type, the project should have good lighting and be ambulatory. She also asked if there would be gym equipment.

Mr. Hardt said that they do not install gyms on site, due to liability issues. He stated that for exercise, walking clubs were more popular at senior housing.

Vice-Chair Rosenbaum asked if activity-oriented features could be utilized on the sidewalks.

Exercise stations were suggested and Mr. Charlie Brumbaugh stated it could be done. He said that the material had to be able to be utilized by handicapped persons. He informed the Commission that the material would be asphalt and brass placards could be installed.

Commissioner Rojas asked if the parking standards were within State law.

Director Woldruff answered that the project was within State guidelines.

Commissioner Rojas expressed concerns regarding increased traffic.

Associate Engineer Peterson explained that Poplar Street would be widened and the water line upgraded in the next fiscal year.

Mr. Hardt pointed out that travel times for seniors and families are different.

The Commission suggested the following changes:

- Sidewalks to be utilized as walking trails that incorporate exercise activities
- Landscaping to be more attractive
- Entryway to be more appealing
- Outdoor seating and rest areas
- More trees on the South end of the units
- Use a different color flooring in the entry ways

Mr. Hardt informed the Commission that another community garden would be added along with a tool maintenance shed.

Commissioner Uber-Zak asked if the project counts toward the high-density deficit.

Director Woldruff answered that it satisfies the deficit.

Ms. Pamela Byrnes-O'Camb, Redevelopment Agency Secretary, explained how affordable housing requirements work. She explained that the project must be in a redevelopment area in order for the City to get full credit and that the project would wipe out the current deficit.

Commission Rojas asked what the role of the Planning Commission was with regard to the project.

Director Woldruff explained that tonight's role would be to make comments and suggestions which will be forwarded to the developer.

Mr. Robert Stewart, 11695 Largo Court, Loma Linda, California expressed excitement regarding the project and suggested that projects like these be presented to the North Central Neighborhood Steering Committee. He pointed out the future problems concerning traffic and parking.

Mr. Stewart informed the Commission that the project needs a marked drop-off and pick-up area.

Commissioner Rojas agreed with Mr. Stewart's comments regarding traffic. He stated the traffic situation would become a real mess unless it is addressed as soon as possible.

Vice-Chair Rosenbaum stated that there should be something at the entrance to make it stand out.

Commissioner Rojas suggested a canopy or a bench area.

Mr. Brumbaugh informed the Commission that he and Mr. Hardt would bring a revised plan to the next Planning Commission meeting on June 2, 2010.

PC-10-09 – APPROVAL OF MINUTES – March 10, 2010.

Motion by Uber-Zak, seconded by Rojas, carried by a vote of 5-0, to approve the March 10, 2010 minutes.

REPORTS BY THE PLANNING COMMISSIONERS – Commissioner Rojas reported that he was very disturbed about the recent placement of the cell tower in Leonard Bailey Park and pointed out that the located went against the wishes of the Planning Commissioner.

Director Woldruff informed the Commission that the decision had been made without her knowledge and suggested speaking with the City Manager.

Commissioner Rojas stated that the placement of the cell tower went against the recommendation of the Planning Commission, the City Council and the residents.

COMMUNITY DEVELOPMENT DIRECTOR REPORT – Director Woldruff stated that the planned Development Code update workshop would be postponed because Commissioner Palmieri would not be able to attend the June 2, 2010 meeting. She stated that the workshop would most likely take place on June 16, 2010.

ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

Minutes accepted into the record at the meeting of September 1, 2010.

Lisa Cruise
Executive Aide

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