

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 Chairman Nichols at 7:12 p.m., **Wednesday, June 2, 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

Commissioners Absent: 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
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-10-10 – PRECISE PLAN OF DESIGN (PPD) NO. 10-78 – 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.

Director Woldruff stated that the plans had been updated to include the changes asked for by the Planning Commission, including the garden spots, the water feature and an updated landscape plan. She further stated that a condition had been added to add shrubs along the fence at the property line. She added that the Fire Department added a condition to increase the drive aisles by one foot and that another condition had been added to require that the project to be subject to the Crime-Free program.

Chairman Nichols opened the Public Comment Period at 7:20 p.m.

Mr. Robert Stewart, 11695 Largo Court, Loma Linda, California, stated that he still had no idea where the projected was located. He explained that the rest of concerns were in writing and had been distributed to the Planning Commission.

Mr. Stewart stated he supported:

- Senior housing;
- Creation of low-mod facilities;
- The density;
- Parking variance;
- Smaller unit sizes;
- Architectural concept;
- The addition of the entryway.

Mr. Stewart expressed concerns regarding the Poplar Street improvements, saying he felt that the promises to improve Poplar Street may not be kept. He also stated that he did not have enough information on the project.

Director Woldruff addressed Mr. Stewart's concerns one by one later in the meeting.

Mr. Michael Christianson, 25241 Cottage Street, Loma Linda, California stated that he did not receive a notice.

Director Woldruff answered that he was probably not within the 300-foot radius.

Mr. Christianson stated that the project cannot bear the traffic issues that would be created. He said that he felt the project is too dense for Loma Linda. He also asked that a light near the basketball court of the previously built project be contained or removed because it lights up his house. Mr. Christianson added that he did not like the design of the project and that the projects block his view of the hills.

Justin Hardt, Corporation for Better Housing, 15303 Ventura Boulevard, Sherman Oaks, California, Applicant, offered to answer questions from the Planning Commission or go over the elements that needed to be reviewed. He offered to check into the issue with the light Mr. Christianson had mentioned.

Chairman Nichols suggested that Mr. Hardt respond to questions and comments from the Planning Commission.

Mr. Hardt explained that other senior housing development parking lots that had a one-to-one ratio were observed on Sunday nights when the residents would be home and only 70-75% of the spaces were occupied. He added that a one-to-one ratio exceeds the demand for parking spaces. He added that not all seniors in affordable housing own vehicles and have different travel times than younger people.

He pointed out that the Corporation for Better Housing will be entering into a long-term lease with the Loma Linda Redevelopment Agency. He stated that development impact fees would be paid upfront as part of the development process.

James Gray, Fire Marshal, answered questions regarding the 911 fee.

Attorney Richard Holdaway explained that the 911 fee was not a tax and was optional.

Mr. Hardt addressed the green waste issue by explaining that the green waste would be removed by the landscaper.

Ms. Pamela Byrnes-O'Camb, City Clerk/Housing Coordinator, explained that the lease through the City from the Corporation for Better Housing is a minimum of 55 years and that the City receives a form of property tax.

Director Woldruff explained that the lease term could be extended or even started over and the City would still own the land.

Chairman Nichols asked if a traffic study had been done.

Director Woldruff answered that expensive traffic studies are not done for affordable housing, but that the traffic requirements would be according to the General Plan traffic study.

Chairman Nichols asked if there could be a condition that would require the project to remain unoccupied until the traffic signal is installed.

Engineer Peterson and Attorney Holdaway both stated that the traffic signal was part of a C.I.P. project plan and the burden cannot be laid on the project.

Director Woldruff explained that the project still has to go through plan check and that the signal would be in before the project is built.

Commissioner Rojas expressed concern over the taking of liberties by staff with regard to the new cell tower in Leonard Bailey Park. He said he did not feel comfortable that decisions made by the Planning Commission would be implemented. He stated that he would like to see a timetable for the traffic improvements and did not feel there were enough regular and handicap parking spaces.

Ms. O'Camb stated that Poplar Street would be widened, along with the bridge. She explained that other agencies are involved in the bridge widening and the project was in the works.

Commissioner Rojas asked when the improvements would take place.

Ms. O'Camb said the projects are in the C.I.P. five-year program.

Commissioner Rojas stated that all projects should be looked at to determine impacts.

Ms. O'Camb reminded the Commission that the seniors in the project would be active seniors and could be compared to the residents at Loma Linda Springs.

Director Woldruff stated that Loma Linda Springs was not affordable housing and that many people living in low-income housing could not afford cars.

Commissioner Uber-Zak stated that there should be more handicap parking spaces.

Commissioner Rojas suggested more trees near the benches and wanted to see more landscaping.

Mr. Hardt stated that additional landscaping had been added to the plans.

Vice-Chairman Rosenbaum asked if the C.I.P. five-year plan is updated yearly.

Director Woldruff and Engineer Peterson explained that each year has a certain amount of projects and the projects are moved up annually.

Ms. Eiko Hoehn, 25140 Van Leuven Street, Loma Linda, California, asked for clarification as to where the project was located.

Director Woldruff addressed Mr. Stewart's written concerns:

- The RDA owns the property, no expiration date;
- The tenants will pay the 911 medical fee;
- SANBAG will address the Redlands Blvd./Anderson St. intersection;
- The parking is covered under the affordable housing law;
- The project meets ADA requirements;
- Poplar Street widening will be handled by the C.I.P. program;
- There was never a Master Plan required for the area, all developments get the same treatment;
- Block walls are not required;
- Trash enclosures were covered earlier in the meeting;
- A condition in the project was included regarding NPDES requirements;
- San Bernardino County HOME funds are not the only funds available.

Chairman Nichols asked that the lighting be screened properly.

Chairman Nichols closed the Public Comment Period at 9:00 p.m.

Attorney Holdaway reminded the Commission that the project is not approved by the Commission but would recommend or not recommend approval to the City Council.

The following recommendations were added to the Conditions of Approval:

- Condition #10, add more landscaping and shade to seating and in areas of congregation at the south, east and west sides of the buildings;
- Condition #30, should be rated Low E or comparable to Phases I & II

Motion by Rosenbaum, seconded by Uber-Zak, carried by a vote of 4-0 to recommend approval to the City Council, subject to the Conditions of Approval.

REPORTS BY THE PLANNING COMMISSIONERS – None

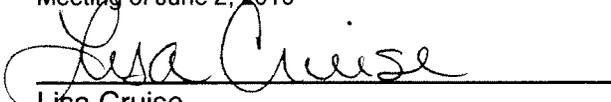
COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Minutes approved at the meeting of July 7, 2010.

APPROVED



Lisa Cruise
Executive Aide

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