

Planning Commission

The adjourned regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:05 p.m., **Wednesday, July 7, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California. **(No audio available).**

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

Commissioners Absent: Lori Uber-Zak

Staff Present: Richard Holdaway, City Attorney
Deborah Woldruff, Director, Community Dev. Dept.
Jeffrey Peterson, Associate Engineer
James Gray, Fire Marshal
Allan Peñaflorida, Assistant Planner
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 – GENERAL PLAN AMENDMENT (GPA) NO. 10-07 & PRECISE PLAN OF DESIGN (PPD) NO. 10-06 – *(Commissioner Rojas recused himself from review of the project due to his involvement and left the Chambers.)* Ricardo Rojas, 25547 Orange Crest Way, Loma Linda, California, the Applicant's representative provided a presentation and explained that the project was a request to demolish two existing homes and build 12, two bedroom apartments on Ohio Street in the North Central Neighborhood in the R-3, Multiple-Family Residence zone.

Mr. Rojas showed slides of maps depicting the area's densities and existing structures, and plans of the proposed apartment project. He explained that the apartment complex will have an on-site manager, security gates and laundry hook-ups in each of the units.

Vice-Chairman Rosenbaum asked what the wall along the creek would be made out of and where the pool would be located.

Mr. Rojas answered that the wall would be wrought iron and the pool would be located at the back side of the project along Ohio.

Vice-Chairman Rosenbaum commented that there was a lack of seating in the pool area.

Director Woldruff suggested that the residents and/or management could provide lounge chairs and other types of patio furniture.

Vice-Chairman Rosenbaum stated that she had security concerns for the units on the Ohio Street frontage area.

Chairman Nichols agreed that security around the doors and windows needed to be addressed.

Commissioner Palmieri stated that she would like to see bicycle storage or racks added to the project.

Chairman Nichols opened the public comment period at 7:30 p.m.

Mr. Earnest Daniel, 10695 Seamount Dr., Loma Linda, California, expressed concerns about traffic, noise and the need for a stoplight at the Redlands Boulevard/Ohio Street intersection. He was also concerned about the interface of traffic from Seamount Drive and Ohio Street due to the narrow road and poor site distance conditions at that three-way intersection.

Mr. Dick Wiley, 10848 Pepper Way, Loma Linda, California, expressed concerns about the lack of sidewalks and the narrow street widths in the vicinity of the project site.

Chairman Nichols closed the public comment period at 8:15 p.m.

Fire Marshal Gray expressed concerns regarding the fire access.

Mr. Rojas stated that the concerns would be addressed.

The Commission requested that the entrance to the parking garage be gated, passive fencing around the entrances/windows of the ground level units on Ohio Street be installed, and that bicycle racks be added to the project. In addition, the Commission directed staff to add Conditions of Approval to address the fire department and off-site issues prior to scheduling the project for review by the City Council.

Motion by Rosenbaum, seconded by Palmieri, carried by a vote of 3-0 to recommend approval to the City Council, subject to the amended Conditions of Approval.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Minutes approved at the meeting of August 18, 2010.



Lisa Cruise
Executive Aide