

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, October 6, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

Commissioners Absent: None

Staff Present: Deborah Woldruff, Director, Community Dev. Dept.
Associate Engineer Peterson
Fire Marshal James Gray
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-10-23 – PRECISE PLAN OF DESIGN NO. 10-124 AND VARIANCE NO. 10-136 – (Chairman Nichols recused himself from the project because his firm is performing work for the Medical Center; Commissioner Lenart recused himself from the project because he is an employee of the Medical Center). Director Woldruff informed the Commission that the City Attorney had been unable to attend the meeting.

Director Woldruff described the project and explained that the applicant requested a continuance to the first meeting in November. She informed the Commission that staff had received two letters in opposition of the project.

Vice-Chairman Uber-Zak opened the Public Comment Period at 7:10 p.m.

Ms. Dru Turner, 11160 San Juan St., Loma Linda, California, stated that she is opposed to the project due to the size of the project and the increased traffic the project will cause.

Vice-Chairman Uber-Zak asked Ms. Turner what she would like to see changed regarding the project.

Ms. Turner stated she was not against the project, but would like to see the top two levels removed and the parking spaces decreased by 300 cars. She explained that one of the exits out of the neighborhood would be eliminated and did not like the removal of the stop light without the addition of stop signs.

Ms. Robin Baldwin, 11159 San Juan Street, Loma Linda, California, stated that she was concerned about the lack of pedestrian crossing lights on Campus Street. She added that the stairwells were too narrow and the project too tall.

Motion by Rojas, seconded by Palmieri, carried by a vote of 3-0, to continue the project to November 3, 2010.

PC-10-24 – DEVELOPMENT CODE UPDATE PROJECT (DCA – REVIEW ARTICLE II – Director Woldruff explained that the Commission would review draft Article II Development Standards of the Development Code. Chapters 17.08, Sections 17.08.010 through .050,

Purpose and Applicability, Access Circulation and Transportation, Air Quality Maintenance, Energy Conservation, and Hazards.

Chairman Nichols commented that energy conservation could have sustainability issues and would like to see a strong statement regarding sustainability initiatives.

Director Woldruff asked Chairman Nichols if he would like to work on section and invited him to get involved as much as he wished. She invited the Commission to send any ideas they might have.

Director Woldruff explained that the City avoids conflict, whenever possible, but sometimes can be unforeseen. She stated that if that were the case, the zoning ordinance would take precedence. She added that the Information Systems Department would be asked to contribute a chapter in the section being presented.

Chairman Nichols stated that the chapter did not promote pedestrian and bicycle pathways or public transportation.

Associate Engineer Peterson stated that the City was in favor of development that would have the least impact on the environment.

Chairman Nichols stated that the Code section should include non-private vehicle circulation.

Director Woldruff stated that the guidelines could be prepared to reflect what the Planning Commission would like to see in future projects.

Commissioner Rojas commented that many of the projects do not have proper pedestrian pathways and suggested stronger wording in the Development Code pertaining to that and to entrances.

Director Woldruff made suggestions using the Civic Center as an example. She added that if the Commission has specific changes in mind to the Development Code, she would welcome the input.

Commissioner Rojas pointed out that projects should be thought out carefully.

Director Woldruff explained the conditions under which projects can be more thoroughly analyzed.

Commissioner Uber-Zak emphasized the need for solid medians, particularly on hills.

Associate Engineer Peterson stated that there had been opposition regarding installing new medians and lack of funding. He added that a raised median could be constructed on the bridge.

Commissioner Palmieri suggested an emphasis on bicycle paths.

Commissioner Rojas suggested a shuttle system.

Commissioner Uber-Zak suggested requiring solar panels on all new construction.

Fire Marshal Gray indicated that San Bernardino County Fire should be changed to California Fire Code.

Chairman Nichols opened the Public Comment Period at 8:32 p.m.

Mr. Bob Stewart, 11659 Largo Court, Loma Linda, California stated that he wanted the Commission to ask staff to show what is being changed. He added that he had concerns regarding the Development Code.

Chairman Nichols closed the Public Comment Period at 8:45 p.m.

Director Woldruff asked that the item be continued date specific to October 20, 2010:

Motion by Uber-Zak, seconded by Lenart, carried by a vote of 5-0, to continue the Development Code Update item to October 20, 2010.

Motion by Uber-Zak, seconded by Palmieri, carried by a vote of 4-0, to approve the September 1, 2010 minutes (Chairman Nichols abstained).

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – Director Woldruff listed the upcoming Development Code sections that would be heard at the next meeting. She added that the new Building and Fire Codes would be adopted in January, 2011 and that the Housing Element should be ready for review by the Commission in December or January.

ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Minutes approved at the meeting of November 3, 2010.



Lisa Cruise
Executive Aide