

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 7:04 p.m., **Wednesday, November 3, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

Commissioners Absent: Miguel Rojas
John Lenart

Staff Present: Allan Peñaflores, 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-10-27 – PRECISE PLAN OF DESIGN (PPD) NO. 10-124 AND VARIANCE (VAR) NO. 10-136 – Planner Peñaflores explained that the project had been heard previously by the Planning Commission and that the applicant wanted to continue the item to December 1, 2010.

Motion by Uber-Zak, seconded by Palmieri, carried by a vote of 3-0, to continue the project.

PC-10-29 – DEVELOPMENT CODE UPDATE PROJECT (DCA – REVIEW ARTICLE II) – The Commission stated that the section seemed to be very clear. Chairman Nichols stated that he did not wish to see more water heater appendages added to buildings. The Commission also asked that corner lots be more defined in the Development Code.

PC-10-30 – APPROVAL OF MINUTES – October 6, 2010 and October 20, 2010.

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

REPORTS BY THE PLANNING COMMISSIONERS – Chairman Nichols asked that the City Attorney explain the roles of the Planner Commissioners. General discussion ensued as to whether or not it should be a public hearing.

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 7:53 p.m.

Minutes approved at the meeting of .

Lisa Cruise
Executive Aide

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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 Uber-Zak at 7:02 p.m., **Wednesday, December 1, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

Commissioners Absent: John Nichols
John Lenart (Arrived after meeting had adjourned)

Staff Present: Deborah Woldruff, Community Development Director
Jeffrey Peterson, Associate Engineer
Lisa Cruise, Executive Aide

PLEDGE OF ALLEGIANCE

Vice-Chairman Uber-Zak led the Pledge of Allegiance.

ITEMS TO BE DELETED OR ADDED – None

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – Mr. Dick Wiley spoke regarding the signs that advertise that projects are going to be built and questioned whether or not Fresh and Easy would open. Vice-Chairman Uber-Zak asked if the signs could remain indefinitely. Director Woldruff answered that there are restrictions on the signs and mentioned that the Fresh and Easy may open in April. Director Woldruff asked that Mr. Wiley provide the addresses of vandalized signs.

PC-10-31 – PRECISE PLAN OF DESIGN (PPD) NO. 10-124 AND VARIANCE (VAR) NO. 10-136 – Vice-Chairman Uber-Zak explained that the item will be forwarded to the City Council and no action can be taken. Chairman Uber-Zak explained that she had received a check from the Medical Center for unused vacation time and she then recused herself due to the conflict.

Commissioner Rojas, acting Chairman, opened the Public Comment Period at 7:15 p.m.

Ms. Dru Turner, 11160 San Juan St., Loma Linda, wanted clarification that the meeting was a public meeting and if any of the Commissioners would be voting.

Director Woldruff answered that yes, the meeting was a public meeting and no, the Commissioner could not vote.

Ms. Turner stated that most of her issues had been addressed by the architects, but recommended that the Commission read LLMC 17.30.270. Ms. Turner stated that that project will substantially depreciate her property value and suggested modifications before adoption.

Director Woldruff explained the difference between adoption and approval.

Ms. Turner stated that the size and volume had never been addressed with concern to the project. She pointed out that the issues that had been addressed were trees and bicycle lockers.

Suzanne Johns, 11169 San Juan St., Loma Linda, stated that she had concerns regarding the number of parking spaces, the increase in traffic, and stated that the project is an eyesore.

Commissioner Rojas closed the Public Comment Period at 7:19 pm

Director Woldruff suggested that Ms. Johns contact Public Works regarding the traffic controls that had been put in place for the project. She then explained to Ms. Turner that in order to assert that the property values would depreciate, she would need to provide evidence.

Ms. Turner questioned the results of the traffic study and would be willing to bring in an appraiser to show that the traffic issues would lower the property values and that he would state that ingress/egress is a part of the valuation process. She stated that she did not believe the information contained in the traffic and did not believe staff. She concluded that there would be no way to exit her neighborhood.

Commissioner Rojas asked Director Woldruff if the Medical Center had contacted the neighbors about their concerns.

Director Woldruff stated that she did not know.

Commissioner Rojas stated that many issues were addressed besides trees and bicycle lockers before the project was continued. He stated that pedestrian and vehicular circulation were both discussed at length. He continued that the encroachment into the required setbacks was a concern that should be addressed. He stated that he was concerned that nothing had been done to redesign the project. He said the project was very large and will have a negative impact on neighborhood, the views would be compromised, the lights from the structure would be a problem. He said he did not agree with the exterior circulation and that having interior circulation would make it possible to place the setbacks back a little further. He explained that there must be compromise and he did not feel that there had been a compromise. He said he felt that the project was going to be presented the same way, other than adding some landscaping. He said that he felt more could be done with the project and encouraged the neighbors to attend the City Council meeting to express their concerns and fight for what they believe to be correct.

Dru Turner stated she was concerned that the larger area was not being considered, only the area where pedestrians and cars would be.

Commissioner Rojas stated that he had designed projects in that area and felt it would be a shame to dramatically alter it and that circulation would be a problem.

Ms. Johns asked if the comments and concerns would be forwarded to the City Council.

Director Woldruff stated that the minutes may not be ready before the Council meeting, but that the comments would be included in the Council staff report.

Ms. Johns asked if the Planning Commission would make a formal recommendation.

Director Woldruff explained that the Planning Commission was unable to make a recommendation due to the lack of a quorum.

Ms. Johns stated that it was very convenient that there was no quorum and felt this it must have been planned.

Ms. Woldruff stated that the conflicts and absences had been explained.

Commissioner Palmieri pointed out that the applicant had attempted to address the size by opening up the structure, but had not addressed the traffic problem.

Motion by Commissioner Palmieri to forward the project to the City Council, the motion was not seconded. Commissioner Palmieri retracted her motion. Project forwarded to City Council without a motion or a second. Staff will forward project to the December 14, 2010 City Council meeting.

Vice-Chair Uber-Zak again clarified her conflict, stating that staff did not have knowledge of the conflict until a few hours before the meeting.

PC-10-32 – DEVELOPMENT CODE UPDATE PROJECT (DCA) – Commissioner Rojas suggested that the item should be continued until the entire Commission was present.

Motion by Rojas to continue Development Code Update project to the December 15, 2010 meeting, seconded by Palmieri, carried by a vote of 3-0.

Director Woldruff pointed out that with regard to parks, the ratio should be changed to match the General Plan and that the 1,700 acres in the South Hills that are used extensively for recreational purposes should be combined with open space and park land. Director Woldruff stated that rather than finding more land, it would be better to have a recreational department with recreational programs.

Commissioner Palmieri expressed concerns about the possible closure of Elmer Digneo Park.

Director Woldruff stated that if the land were taken back, a new location would be provided.

PC-10-33 – APPROVAL OF MINUTES – November 3, 2010 and November 17, 2010 – November 3, 2010 continued due to lack of a quorum.

Move by Palmieri, seconded by Rojas, carried by a vote of 3-0 to approve the November 17, 2010 minutes.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – Director Woldruff stated that she sent some information to the Commission about solar energy and land use planning and a transit study that was recently done. She added that this may be helpful before the workshop.

ADJOURNMENT

The meeting was adjourned at 7:44 p.m.

Minutes approved at the meeting of .

Lisa Cruise
Executive Aide

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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 7:00 p.m., **Wednesday, December 15, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:

John Nichols, Chairman
Miguel Rojas
Carolyn Palmieri
John Lenart

Commissioners Absent:

Lori Uber-Zak, Vice-Chairman

Staff Present:

Deborah Woldruff, Community Development Director
Jeffrey Peterson
James Gray, Fire Marshal

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-10-34 – DEVELOPMENT CODE UPDATE PROJECT (DCA) – Director Woldruff informed the Commission that Chapters 17.18 Non-Conforming Uses, 17.20 Parking Regulations, 17.22 Art in Public Places, and 17.24 Parolee Homes. She stated that the City Attorney was not in attendance due to a conflict, but that he had reviewed the chapters, and the changes he had were non-substantive and he would go over them with staff. She added that the parking chapter was extremely antiquated and had to be completely redone.

Engineer Peterson stated that some editing needed to be done and that the chapter on electric cars was unnecessary due to the popularity of hybrid cars and fuel cells. General discussion ensued regarding plug-ins and charging stations. More general discussion ensued, but was inaudible due to a Commissioner's microphone not being turned on.

Commissioner Rojas pointed out that outlets could be added when a parking lot is constructed.

Mr. Dick Wiley made some suggestions, but as the microphone was not on, they were inaudible.

Engineer Peterson stated that he was concerned about the driveway portion of the Code. He stated that with regard to the location access, he wanted to differentiate on driveway locations, distances from curb returns or the intersections and have it be no closer than to the end of the

curb return in a residential area or twenty-five feet to allow a vehicle to exit the home and get squared up with the stop walk. He also provided dimensions for businesses. He added that the spacing and length requirements stated in the code were incorrect, such as for driveways.

Chairman Nichols suggested using the words, "minimum of twenty feet or the setback, whichever is greater."

Commissioner Rojas stated that with regard to the parking space requirements for religious buildings, there were too many spaces required.

Chairman Nichols pointed out a section that stated the Director had the authority to reduce the number of parking spaces.

Director Woldruff suggested breaking the regulations down into groups for religious buildings.

General discussion ensued regarding paid parking lots, land, and bicycle parking. Chairman Nichols asked that something be included regarding peripheral parking.

Mr. Wiley mentioned that the parking lot at the CitiBank on the corner of Loma Linda Drive and Barton Road is dangerous due to low visibility.

Director Woldruff stated that the City Attorney did not have very many problems with the non-conforming uses section.

Chairman Nichols asked why a building that was a non-conforming use would be allowed to make changes.

Director Woldruff answered that non-conforming uses are sometimes viable even when the zoning is changed. She explained that flexibility is given so the owners can survive for a while.

Chairman Nichols stated that 25% would be a significant enlargement of a non-conforming use.

Director Woldruff answered that the percentage should be 10.

Chairman Nichols suggested putting in guidelines that clarify the values.

General discussion ensued regarding the pros, cons, and legalities of non-confirming uses. Lengthy discussion regarding gas stations, amortization, and parking space requirements ensued.

Discussion ensued regarding exemptions for art in public places, specifically sections 1, 5, 6 and 7.

Director Woldruff recommended that the Planning Commission review the art for projects as part of the submitted design. She added that if a piece is art is placed somewhere but not part of a project, the Parks' Committee would approve it.

Director Woldruff stated that the Parolee Homes' section of the Code was a fairly new ordinance with strict requirements that must be met. She explained that Loma Linda did not have any parolee homes presently, but that people were currently renting rooms to parolees.

Chairman Nichols asked if the State of California or the Federal Government provided a stipend to these types of homes.

Director Woldruff answered that it would be through the State, but must meet requirements. She added that nothing requires Loma Linda to allow the homes, but that the City could get sued if someone wants to challenge it.

PC-10-35 – APPROVAL OF MINUTES – November 3, 2010 and December 1, 2010 continued to the next regular meeting due to lack of a quorum.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Minutes approved at the meeting of .

Lisa Cruise
Executive Aide

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