

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF FEBRUARY 2, 2011

TO: PLANNING COMMISSION
FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR 
SUBJECT: DEVELOPMENT CODE UPDATE PROJECT – REVIEW OF THE FOLLOWING SECTIONS:

ARTICLE II DEVELOPMENT STANDARDS (CONTINUED)

CHAPTER 17.26, WATER EFFICIENT LANDSCAPE REQUIREMENTS
CHAPTER 17.28, TREE PLACEMENT, TREE REMOVAL AND LANDSCAPING
CHAPTER 17.30, HISTORIC PRESERVATION
CHAPTER 17.32, HISTORIC MISSION OVERLAY DISTRICT
CHAPTER 17.34, ADULT ORIENTED BUSINESSES

SUMMARY

A Development Code contains a city's zoning, subdivision and other land use regulations. Additional building construction requirements and other aspects of development and land use normally can be found in other titles of a Municipal Code. For this Code update project, the draft Development Code regulations, which cover related topics, have been grouped together into articles. There are five Articles. This report presents Chapters 17.26; 17.28; 17.30; 17.32 and 17.34 of Article II, Development Standards.

Previously, the Planning Commission has reviewed Article I, Basic Provisions in its entirety and much of Article II, Development Standards, Chapters 17.08 through 17.24. This report addresses the chapters listed above. The remaining chapters in Article II and those in Articles III through V will be reviewed by the Commission in several public hearings scheduled through April 2011.

RECOMMENDATIONS

Staff recommends that the Planning Commission takes the following actions:

1. Review, comment and discuss the draft of Article II, Chapters 17.26; 17.28; 17.30; 17.32; and 17.34.
2. Provide staff with direction regarding any revisions or changes.

ARTICLE II, DEVELOPMENT STANDARDS

Chapter 17.26, Water Efficient Landscape Requirements

Chapter 17.26 of the Development Code implements current state law regarding water efficient landscape regulations. These regulations have been created for the purpose of conserving water through efficient and responsible use of water resources with the intent of preserving existing natural vegetation and incorporating native plants, plant communities and ecosystems into landscape design in new development.

Chapter 17.28, Tree Placement, Tree Removal and Landscaping

Chapter 17.28 establishes trees and landscaping as a significant characteristic of the City through regulations which protect and maintain significant existing trees and regulate landscaping within new development. The result will be a City with landscaping which aesthetically enhances public and private property, aids in the conservation of energy, the reduction of noise, air pollution and soil erosion, and provides viable habitat for birds and other wildlife.

Chapter 17.30, Historic Preservation

Pursuant to the provisions of the National Historic Preservation Act of 1965, the purpose of Chapter 17.30 is to promote the preservation of the City's unique architectural, historical, aesthetic, and cultural heritage. This Chapter is presented without change from the existing Zoning Code

Chapter 17.32, Historic Mission Overlay District (HMOD)

The intent of the Historic Mission Overlay District is to provide a basic framework for future development that will preserve and enhance the Mission Road area and associated historical and cultural resources, its rural atmosphere and facilitate the continued use and enjoyment of existing properties. This Chapter is presented without change from the existing Zoning Code.

Chapter 17.34, Adult Oriented Businesses

The purpose of Chapter 17.34 to establish to establish reasonable and uniform regulations to prevent the overconcentration of adult-oriented businesses or their close proximity to incompatible use, while permitting the location of adult-oriented businesses in certain areas.

CONCLUSION

The Development Code must be amended to be consistent with the new General Plan (May 26, 2009). In addition, the Development Code implements the policies of the City's General Plan by classifying and regulating the development and uses of land and structures within the city. All of the chapters in Article II presented in this report are consistent with the General Plan.

ATTACHMENTS

1. Development Code Article II, Development Standards:
 - A. Chapter 17.26, Water Efficient Landscape Requirements
 - B. Chapter 17.28, Tree Placement, Tree Removal and Landscaping

- C.** Chapter 17.30, Historic Preservation
- D.** Chapter 17.32, Historic Mission Overlay District (HMOD)
- E.** Chapter 17.34, Adult Oriented Businesses

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