

# Staff Report

# City of Loma Linda

From the Community Development Department

## PLANNING COMMISSION MEETING OF FEBRUARY 16, 2011

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

ARTICLE II, DEVELOPMENT STANDARDS (CONTINUED)

CHAPTER 17.36, WIRELESS COMMUNICATIONS & SATELLITE ANTENNAS  
CHAPTER 17.38, MEDICAL MARIJUANA DISPENSARIES

ARTICLE III, ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.56, GEOLOGICAL HAZARDS OVERLAY ZONE (GH)

### 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 17.36; 17.38; of Article II, Development Standards and Chapter 17.56 of Article III, Zoning Districts and Allowable Land Uses

Previously, the Planning Commission has reviewed Article I, Basic Provisions in its entirety and much of Article II, Development Standards, Chapters 17.08 through 17.34. This report addresses the chapters listed above in Article II and one chapter of Article III. The remaining chapters in Articles II and III and those in Articles IV and V will be reviewed by the Commission in several public hearings scheduled through April 2011.

The revisions to Article I Basic Provisions, Chapters 17.02, 17.04, and 17.06; and, Article II Development Standards, Chapter 17.08, §§ 17.08.010 through 17.08.180, and Chapters 17.10, 17.12, 17.16, 17.18, 17.20, 17.22, 17.24, 17.26, 17.28, 17.30, 17.32, and 17.34 may also be discussed.

## **RECOMMENDATIONS**

Staff recommends that the Planning Commission takes the following actions:

1. Review, comment and discuss the draft of Article II, Chapters 17.36; and 17.38; and Article III, Chapter 17.56.
2. Provide staff with direction regarding any revisions or changes.

## **ARTICLE II DEVELOPMENT STANDARDS**

### **Chapter 17.36, Wireless Communications And Satellite Antennas**

The purpose of Chapter 17.36 is to regulate the installation of wireless communications facilities and satellite antennas. It is the City's intent to encourage new and more efficient technology in order to enhance telecommunications within the City while permitting wireless facilities and satellite antennas where they can be installed without creating an adverse economic, safety and aesthetic impact on nearby properties and the overall community.

### **Chapter 17.38, Medical Marijuana Dispensaries**

The purpose of this chapter is to prohibit the operation or establishment of medical marijuana dispensaries within the City. Federal and state laws prohibiting the possession, sale and distribution of marijuana would preclude the lawful opening and operation of medical marijuana dispensaries sanctioned by the City of Loma Linda and in order to serve public health, safety, and welfare of the residents and businesses within the City.

## **ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES**

Article III contains the chapters on the different types of zoning districts that are applicable to public and private property within the city. These chapters list the specific types of land uses allowed in each zoning district and the type of land use/development permit that must be obtained prior to initiating each use. The chapters in Article III also contain basic development standards for each zoning district (e.g., maximum height limits and setback/yard requirements for new structures) and regulations for each land use.

### **Chapter 17.56 Geologic Hazards Overlay Zone (GH)**

The purpose of the GH zone is to safeguard life and personal property from the threat of loss due to seismic shaking and resultant ruptures or ground failure, landslides, and other potential geologic hazards. More specifically, the GH overlay zone will allow the city to exercise the mandated approval authority with special studies zones as established by the State Geologist in conformance with the Alquist-Priolo Earthquake Fault Zoning Act (PRC §§ 2621 – 2630).

## **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 Articles II and III presented in this report are consistent with the General Plan.

**ATTACHMENTS**

- A. Article II Development Standards, Chapter 17.36, Wireless Communications & Satellite Antennas
- B. Article II Development Standards, Chapter 17.38, Medical Marijuana Dispensaries
- C. Article III Zoning Districts And Allowable Land Uses, Chapter 17.56, Geologic Hazards Overlay Zone (GH)

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