

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 7:10 p.m., **Wednesday, January 19, 2010**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

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

Commissioners Absent: None

Staff Present: Deborah Woldruff, Community Development Director
Richard Holdaway
Jeffrey Peterson, Associate Engineer
James Gray, Fire Marshal
Ron Espalin, CBO
James Barrett, PE

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-11-01 – TIME EXTENSION FOR PRECISE PLAN OF DESIGN (PPD) NO. 09-65 – Director Woldruff explained that the project as a request for a one-year extension of time for the Loma Linda Seventh-day Adventist Church. The proposed project would be a demolition of a 3,000 square-foot existing chapel area to construct a 21,500 square-foot addition to the existing church facility.

Commissioner Uber-Zak asked the reason for the extension of time.

Director Woldruff answered that it was probably the economy.

Ken Scofield, the project architect, 1355 Page Lane, Redlands, stated the reason was due to economy and some civil engineering problems.

Motion by Uber-Zak, seconded by Palmieri, carried 5-0 to recommend approval of the time extension to the City Council.

PC-11-02 – WORKSHOP ON CALIFORNIA GREEN BUILDING AND RESIDENTIAL CODES AND INTERNATIONAL PROPERTY MAINTENANCE CODE – James Barrett, Willdan, City of Loma Linda Building Division, presented an overview of the basic green codes:

International Property Maintenance Code – Replaces uniform housing code, covers lights, ventilation, space, heating, sanitation, safety, and other hazards. Covers administration, enforcement, and penalties, mainly for building maintenance violations for existing residential and commercial buildings. The requirements and standards are for premises, structures, and facilities.

California Residential Code – The new code applies to detached one- and two-family dwellings, structural requirements. Residential fire sprinklers are required in new dwellings, town homes are now included in the residential code, occupancy separation ½” of drywall instead of 5/8” between garage or carport and residence, and carbon monoxide alarms required in new dwellings.

The definition of green building: The practice of creating structures that significantly reduce and eliminate the negative impact of buildings on the environment and occupants. Green building reduces energy consumption. Poor indoor quality leads to health problems, etc. California had proactive legislators who put green standards into place. Resulted in CALGreen. CALGreen sets new standards for design and construction. Reduces construction waste and the impacts on environment.

The Green Building Code consists of two measures; mandatory and voluntary. Unique conditions must exist to go above and beyond standards. Non-residential mandatory measures include, exterior light pollution reduction, waste water reduction by 20%, and commissioning of projects over 10,000 square feet. Residential mandatory measures include meeting California Energy Code, achieving a 20% indoor water savings, and using low VOC paints and sealants.

CalGreen categories: Planning and design, SWPPP, bike parking, carpool parking, light pollution reduction, grading for water protection.

Cal Green water efficiency, 20% indoor water savings, limits of multiple shower heads, 20% waste water reduction, sub-meter landscape water, and use of weather/moisture based controllers.

CalGreen material Conservation and resource efficiency – reduce construction waste 50%, reuse land clearing debris, design recycling processes, commissioning of all buildings over 10,000 s.f., testing and adjusting of buildings under 10,000 s.f.

Environmental Quality – limit VOC's in paints, carpets, sealants, limit toxins in composite woods, outside air delivery (fresh air), carbon dioxide monitoring, and acoustical control.

Vice-Chair Uber-Zak asked several questions, but they were inaudible due to her microphone not being on

General discussion ensued regarding remodeling and permits.

Chairman Nichols invited audience to ask questions.

Commissioner Uber-Zak asked how much do the new codes increase construction costs (her other comments were inaudible).

Mr. Barrett stated that the only significant change was parking for fuel efficient vehicles and low VOC paints. He added that he had heard that reflective roofs were very expensive.

Tom Becker asked if the entire building would have to be commissioned for a remodel?

Mr. Barrett answered that it would be for new construction, not remodels.

Chairman Nichols asked why Loma Linda would adopt requirements above the building code.

Director Woldruff answered for public safety and the welfare the residents. She added that the fire department had been made up of volunteers consisting of physicians and nurses who had a strong interest in community policy.

Chairman Nichols asked about recycling standards.

Engineer Peterson answered that the City had been required by the State to create an ordinance for the policy that had been in place.

Director Woldruff presented additional points in the Green Building Code:

- Global warming
- Sustainable communities strategy
- Compliments requirements of AB32/SB375
- Assists with implementation
- California Air Resources Board recommended that emissions be reduced by 15% below current levels by 2020
- Reducing green house gas levels should assist in CEQA compliance
- SB 375, incorporation SCS into Regional Transportation Plans
- SCAG developing SCS for the Southern California region
- SANBAG created an interim draft long-range transit plan
- Incentive programs promote energy efficiency and renewable energy use
- Req/Intent SB 375
- Pedestrian/Bike zones, lanes, improvements
- Traffic calming measures
- Plans for local and regional alternative fuel infrastructure; education and community outreach
- Reduce CO₂
- Promote rooftop gardens, conservation areas, encourage smart growth
- Reduce waste through programs
- Wastewater treatment and discharge for new construction
- Energy action plan through SCE
- Encourage smart growth
- Recycle and divert construction and demolition waste
- Waste water treatment and discharge
- Solar power-up program, solar panels

Chairman Nichols asked the amount of the reduction.

Engineer Peterson answer that the City saves one-third of the energy

Director Woldruff explained water conservation and quality, including the treatment plant. Also LLCCP, fiber optic system for enhanced technology which reduces energy load and cooling needs for City services. She explained that the City has added thin client computers that operate on the network, reducing power consumption; co-location spaces for local businesses to eliminate redundant power and cooling needs. She added that the fiber optic network coordinates traffic signals which are all LED. She explained the City's SCADA.

Chairman Nichols stated that his clients look at the return on investment payback. He said he would be interested in what the Medical Center thought about the new codes and regulations.

Mr. Ken Breyer, Loma Linda Medical Center said that LLUMC finds ways to conserve; keeping track of recycling; considered going to LEED certification; and by welcoming voluntary standards. He added that the Medical Center applies for rebates routinely and received one for the Centennial Complex along with the new dorms. He added that the Medical Center would like to implement standards voluntarily.

Commissioner Uber-Zak asked if LLUMC will profit from standards on LLUMC buildings.

Mr. Breyer said he likes the savings, as long as they are ethical. He added that retention is not released to contractors until their recycling is documented.

Eric, HMC Architects, suggested creating mechanisms for feedback, consumption behavior, and community education.

General discussion ensued regarding energy savings and thermostat regulations and the measuring of data.

Fred Simental, Simental & Associates, stated that the Academy spent more for better air conditioners, no data yet, but will have it in 2 or 3 years. He stated that the voluntary system is working and contractors are required to recycle.

PC-11-03 – APPROVAL OF MINUTES – November 3, 2010 and December 1, 2010 and December 15, 2010.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Minutes approved at the meeting of .

Lisa Cruise
Executive Aide