

# 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, February 2, 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

### **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-11-05** – Director Woldruff gave a brief overview of the Development Code chapters to be reviewed.

The update began with Chapter 17.26, water efficient landscape requirements. Reclaimed water requirements were discussed, along with decreasing square footage requirements for new construction and rehabilitated landscaping.

Associate Engineer Peterson and Chairman Uber-Zak made suggestions/asked questions, but as their microphones were not on, they were not recorded.

Chairman Nichols stated that he thought discussing differentiating residential new construction versus rehabilitation was good, but that there should be discussion regarding minimum square footage.

Square footage requirements were discussed along with drought-tolerant plants (discussion ensued but was not recorded).

Commissioner Rojas suggested achieving goals using incentives rather than demands.

Director Woldruff stated that when times are better, there will be block grants available that can assist people with their landscaping.

The pros and cons of citrus trees were discussed.

Chairman Nichols suggested having the square footage requirements be 2,500 square feet for rehabilitation/residential and 5,000 square feet for rehabilitation/residential and no minimum square footage requirement for new construction. (Additional discussion was inaudible)

Director Woldruff stated that she wanted guidelines in place as soon as possible because code enforcement goes after property owners who allow yards to die or turn brown.

Mr. Dick Wiley, 10848 Pepper Way, Loma Linda suggested that the requirements contain a percentage of drought-tolerant plants, with a concentration toward the front of the property.

Commissioner Palmieri inquired about water feature standards.

Director Woldruff answered that she was not sure if water features could be engineered to be efficient and predicted seeing less water features.

Chairman Nichols asked the Commission if they would like new construction to have separate meters.

General discussion ensued regarding backflow devices and other metering options.

Vice-Chairman Uber-Zak had questions regarding the water budget provision.

Director Woldruff clarified that the provision is a requirement and that it does not have to specify residential or non-residential.

(Inaudible discussion)

It was agreed that the name Urban Forest Advisory Committee be changed to Planning Commission.

Commissioner Palmieri stated that she would like requirements in place to plant more trees.

Director Woldruff suggested that removal of orange or grapefruit groves be brought before the Historical Commission to issue a Certificate of Appropriateness, along with removal of landmark trees.

Attorney Holdaway pointed out typographical errors in the Historic Mission Overlay District:

- Page 13, Number 4, economic hardship, should be clarified for a Certificate of Appropriateness, the terms all reasonable uses and economic standards are too broad.

Attorney Holdaway stated that the Adult Business section is not an ordinance, but the standards and prior to adoption, there should be attachments as such.

General discussion ensued regarding the proximity for adult businesses and possible restrictions, along with legal ramifications pertaining to this type of business.

**REPORTS BY THE PLANNING COMMISSIONERS** – None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT** – Director Woldruff stated that there was not a lot of feedback regarding the workshop. The Commission discussed some of the important points brought up in the workshop.

**ADJOURNMENT**

The meeting was adjourned at 8:28 p.m.

Minutes approved at the meeting of .

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Lisa Cruise  
Executive Aide

**\*Much of the discussion was not included due to the fact that it had not been recorded.**

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